

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines as no such mines exist. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project is not located within an Airport Influence Area or near a private air strip. Therefore it will not expose people to excessive noise levels. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect noise. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is located approximately 5.7 miles from the nearest railroad line. The FTA (Federal Transit Administration) Transit Noise and Vibration Impact Assessment identifies screening distances for vibration assessment determining when an analysis if railroad related vibrations

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is required. The maximum screening distance identified in table 9-2 of the FTA Transit Noise and Vibration Impact Assessment is 200 feet for Category 2 land uses (e.g. residential) such as the project site. Therefore, since the distance from the project site to the railroad is 5.7 miles, the project will not expose persons to excessive ground-borne vibration or ground-borne noise levels due to railroad activity consistent with FTA screening criteria. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect railroad noise. Therefore, there is no impact.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials. Orchard Congregate Care Noise Impact Analysis, by Urban Crossroads, April 23, 2015

Findings of Fact: The project is located along Highway 74. It was determined within the noise study that the main source of noise to the project site will be transportation noise from Highway 74. The project will also experience some background traffic noise impacts from Georgia Avenue, Acacia Avenue, and the Project's internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect highway noise. With the following recommended noise mitigation measures, the on-site traffic noise impacts will be less than significant.

Mitigation:

MM- Noise1. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue (SR-74). With the recommended noise barriers shown Exhibit ES-A (Last Page of this MND) the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the v barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core) or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials.

The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. An 8 foot high noise barrier is required along the north property line.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM Noise 2. To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, units in buildings adjacent to Florida Avenue (SR-74) will require a Noise Level Reduction (NLR) of up to 22.8 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

- **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- **Doors:** All exterior doors shall be well weather stripped solid core assemblies at least one and three fourths inch thick.
- **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood at least one half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or fitted. Well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- **Attic:** Attic vents should be oriented away from Florida Avenue (SR-74). If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
- **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system *e.g. air conditioning) or active ventilation system (e.g. Fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.
- **Furnishings:** All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall to wall carpeting over a conventional pad.

With the interior noise mitigation measures provided in this study, the proposed Orchard residential care facility for the elderly is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

Monitoring: Compliance with Conditions of Approval and the Building permit process.

32. Other Noise
 NA A B C D

Findings of Fact:

No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects by the Project
 a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials. The Orchard Congregate Care Noise Impact Analysis April 23, 2015.

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect noise impacts. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

Fundamentals of Sound and Environmental Noise

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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own given the size of the proposed project.

Based on the residential land use noise criteria (for residential uses, exterior noise levels of 65 dBA CNEL, and indoor of 45 dBA CNEL with windows closed) and the transportation noise standards of the Noise Element, the noise study has been prepared. To ensure that the interior noise levels comply with the County of Riverside 45 dBA CNEL interior noise standards, future noise levels were calculated at the first floor building facades. To provide the necessary interior noise level reduction, the below table indicates that units within buildings adjacent to Florida Avenue will require a windows closed condition and a means of mechanical ventilation (e.g. air conditioning). The table shows that the future unmitigated noise levels at the first floor building façade are expected to range from 67.1 to 67.9 dBA CNEL. The first floor interior noise level analysis shows that the County of Riverside 45 dBA CNEL interior noise mitigation measures described in the Executive Summary, the Project will satisfy the County of Riverside 45 dBA CNEL interior noise standards for residential development. Therefore, with mitigation this impact is considered less than significant.

Building Number	Noise Level at Façade	Required Interior Noise Reduction	Estimated Interior Noise Reduction	Upgraded Windows	Interior Noise Level
150	67.2	22.2	25.0	No	42.2
30	67.6	22.6	25.0	No	42.6
32	67.8	22.8	25.0	No	42.8
33	67.2	22.2	25.0	NO	42.2
35	67.1	22.1	25.0	NO	42.1
36	67.9	22.9	25.0	NO	42.9

b) The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance No. 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance No. 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c)The proposed project is for a residential development which is not anticipated to result in substantial sources of noise. The proposed project is not anticipated to expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. An on site exterior noise impact analysis has been completed to determine the traffic noise exposure and to identify potential necessary noise abatement measures for the proposed project. It is expected that the primary source of noise impacts to the Project site will be traffic noise from Florida Avenue. The Project will also experience some background traffic impacts from Georgia Avenue, Acacia Avenue and the Project's internal streets, however, due to the distance, typography and low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

Using the FHWA traffic noise prediction model and the parameters outlined in Tables 4-1 to 4-3 in the noise study, the expected future exterior noise levels for individual buildings were calculated. Table 5-1 of the noise study presents a summary of future exterior noise level impacts in the outdoor living areas for the buildings within the project site. The on-site traffic noise level impacts indicate that the buildings adjacent to Florida Avenue will experience unmitigated exterior noise levels ranging from 75.6 to 76.1 dBA CNEL. The on-site traffic noise analysis calculations are provided in Appendix 5.1 of the noise study.

To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue. With the recommended noise barriers shown in exhibit ES-A, the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. This noise analysis shows that the recommended noise barriers will satisfy the County of Riverside 65 dBA CNEL exterior noise level standards. The recommendations identify the minimum required noise barrier height to satisfy the County of Riverside exterior noise level standards. The design of the project incorporates an 8 foot high noise barrier along Florida Avenue. This has been included as mitigation, and with the mitigation, the noise impacts will be reduces to less than significant.

Building Number	Roadway (dBA CNEL)	Unmitigated noise level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Noise (dBA)	Barrier Height (Feet)	Top of Barrier Elevation (Feet)
150	Florida Ave (SR-74)	75.6	64.7		8.0'	1808.7'
30	Florida Ave (SR-74)	75.7	64.8		8.0'	1809.0'
32	Florida Ave (SR-74)	75.8	65.0		8.0'	1809.5'
33	Florida Ave (SR-74)	76.1	64.2		8.0'	1812.0'
35	Florida Ave (SR-74)	76.0	64.0		8.0'	1813.0'
36	Florida Ave (SR-74)	76.0	64.9		8.0'	1813.0'

Therefore, the impact is considered less than significant.

d)The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to

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or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: MM- Noise 1. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue (SR-74). With the recommended noise barriers shown Exhibit ES-A (Last Page of this MND) the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the v barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core) or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials.

The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. An 8 foot high noise barrier is required along the north property line.

MM Noise 2. To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, units in buildings adjacent to Florida Avenue (SR-74) will require a Noise Level Reduction (NLR) of up to 22.8 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

- Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- Doors: All exterior doors shall be well weather stripped solid core assemblies at least one and three fourths inch thick.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or fitted. Well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Attic: Attic vents should be oriented away from Florida Avenue (SR-74). If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system *e.g. air conditioning) or active ventilation system (e.g. Fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.
- Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall to wall carpeting over a conventional pad.

With the interior noise mitigation measures provided in this study, the proposed Orchard residential care facility is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Compliance with Conditions of Approval and the Building permit process.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

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

Findings of Fact:

a)The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Therefore, the project has been conditioned to retain a qualified paleontologist to create and implement a project-specific plan for monitoring site grading and earthmoving activities (MM Paleo 1). Furthermore, the paleontologist will also be required to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (MM Paleo 2). The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect archaeological resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, impacts are considered less than significant with mitigations incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (50 MM Paleo 1), and said plan shall be submitted to County Geologist (50 MM Paleo 2).

Monitoring: Project Paleontologist, as selected by the Applicant.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

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

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect housing resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

- a) The project proposes the creation of 284 units as a part of a residential care facility for the elderly project. Therefore, the project shall not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- b) The proposed project proposed the creation of 284 units as a part of a residential care facility for the elderly project, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.
- c) The proposed project proposes the creation of 284 units as a part of a residential care facility project on a vacant lot. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.
- e) The proposed project will create proposed 284 dwellings. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 471,500 is projected for 2020 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.
- f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water and sewer is available to the property by the Lake Hemet Water District. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect fire services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area, as the proposed use of the site is not likely to generate a significant number of service calls. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to lessen the potential effects to sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect Sheriff Services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. This project will be conditioned to comply with School Mitigation Impact fees in order to lessen the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect schools. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to lessen the potential effects to library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect libraries. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project is not anticipated to result in a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project shall comply with County Ordinance No. 659 to lessen the potential effects to health services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect health services. Therefore, the impact is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect recreation resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a)The proposed project will include recreation facilities. The project is not a subdivision, and not required to pay QUIMBY fees. The project incorporates a Swimming pool, spa, club house, exercise room, a pet park, rose garden, peripheral promenade, nature path and orange orchard. Therefore, the impact is considered less than significant.

b)The proposed project may include the use of existing neighborhood or regional parks or other recreational facilities, however the physical deterioration of the facilities which may occur is not anticipated to be substantial or greatly accelerated. The payment of Development Impact Fees reduces the impact by providing for funds for additional recreational facilities and maintenance, in addition to the recreational resources planned for the project site. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c)The proposed project will be managed by a site manager which will be responsible for managing and maintaining the landscaping and community areas. Therefore, this impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: There are no County Designated Recreational Trails within or adjacent to the project site and this type of development is unlikely to result in a significant increase in the use of such trails. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan, The Orchard Congregate Care Focused Traffic Impact Assessment, December 19, 2017 by Urban Crossroads.

Findings of Fact:

a) The project is anticipated to generate 574 trip-ends per day, with 20 vehicles per hour (VPH) during the AM peak hour and 51 VPH during the PM peak hour. The Traffic Impact study has determined that the addition of project traffic to existing traffic conditions is not anticipated to result in any deficiencies to the study intersections and none of the study intersections are anticipated to warrant a new traffic signal. The Technical General Plan Amendment is a request to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

The land use policy was originally created to create a unified more aesthetic look to the highway, not to provide more lanes for traffic. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

b)The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Highway 74, which is located in the vicinity of the Project site. The payment of Development Impact Fees and the Transportation Uniform Mitigation Fee are still required to be paid. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, the project would have a less than significant impact.

c)The proposed project is a residential development, and not located within the vicinity of an airport. Therefore it will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, there is no impact.

d)The proposed project is not located adjacent to any water rail or an airport, therefore it will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.

e)The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The Traffic Impact study has determined that the addition of project traffic to existing traffic conditions is not anticipated to result in any deficiencies to the study intersections and none of the study intersections are anticipated to warrant a new traffic signal. The design of the project will not create any new design features such as sharp curves. The only new design features will be access points off of the existing roads, which have been analyzed by the Riverside County Transportation Department. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, there is no impact.

f)The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 461. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

g)During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on

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applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, the impact is considered less than significant.

h)The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, this impact is considered less than significant.

i)The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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,

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: Staff review, Project Application Materials

Findings of Fact:

a-b) Project notifications were sent out to six consulting tribes on August 22, 2016. A response was received from the Rincon Band of Luiseno Indians deferring to the Pechanga or Soboba Bands. Responses were received from the San Manuel Band informing planning that the project lies outside of Serrano territory and as such, they would not be requesting consultation. The Cahuilla Band of Indians deferred to the Soboba Band who is located nearer the project. A request to consult was received from the Soboba Band of Luiseno Indians requesting consultation. A meeting was held on November 15, 2016 in which Soboba requested that conditions be placed upon the project for procedures to follow in the event unanticipated resources or human remains are identified during any ground disturbing activities associated with the project. A copy of the conditions of approval were provided to the tribe and consultation was concluded the same day. The technical amendment to the General Plan will not affect tribal cultural resources. No tribal cultural resources were identified by any of the tribes. As such, there will be no impacts to tribal cultural resources because there are none present within the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

Findings of Fact:

- a) The project is, and will continue to be served by Lake Hemet Water District. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending their conditions of approval have been met. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.
- b) The project has sufficient water supplies available to its establishment and is currently served by Home Gardens County Water District and will not require new or expanded entitlements. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate water supplies and entitlements exist from the district to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<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:

- a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines and payment of applicable connection fees. The project and

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General Plan Amendment will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b)The project will not require a determination from a wastewater treatment provided that adequate processing capacity is available. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 correspondence

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. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect solid wastes regulations. 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, and there will be a less than significant impact.

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,

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

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect solid wastes regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

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. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

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 residential uses to the east and west 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

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associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, 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, 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.

This request to revise a Technical General Plan Amendment in the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate at least a 50-foot setback* from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*" will not in this instance affect electricity, natural gas and communications systems, street lighting, storm water drainage, public facilities maintenance, and other governmental services. The policy change will not in itself, create any impact to these utilities, and in the instance the difference of design of any future project were to create any impact, it would be analyzed in the Environmental Review of the project individually.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Energy Conservation

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

Source:

Findings of Fact:

a) Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 284 dwelling units. 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.

The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on any energy conservation plans, these projects are required by CEQA to analyze this in the environmental review, if one is required.

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. 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 proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: EA42936

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

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

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

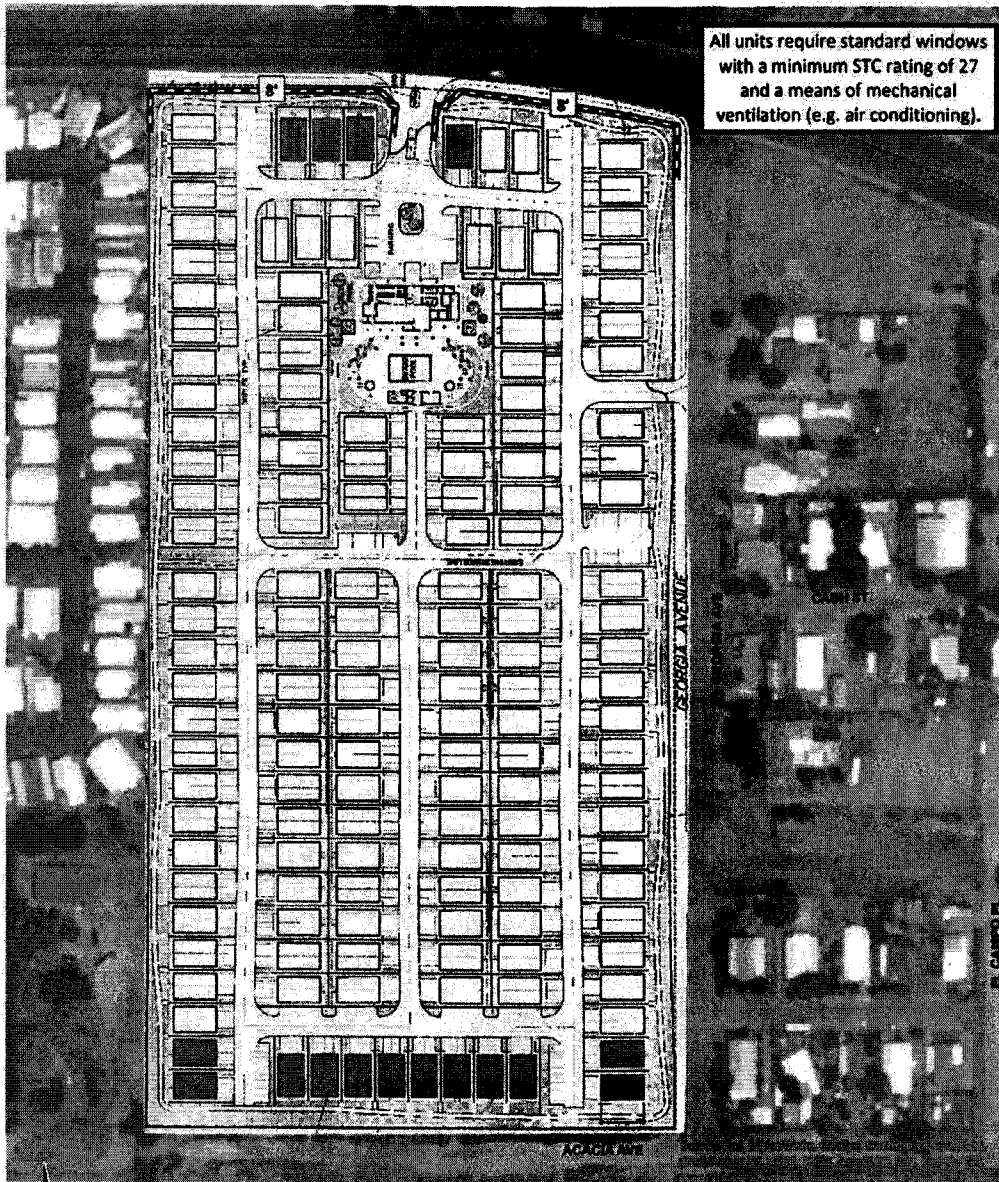
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The Orchard Congregate Care Noise Impact Analysis

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS

- [!] Recommended Noise Barrier Height (in feet)
- Recommended Noise Barrier

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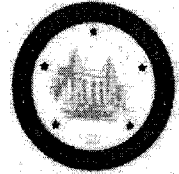
LEGEND:



08674-05 Noise Study



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

10/31/18, 8:37 am

CUP03724

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03724. 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 - 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.

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.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP03724 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. 3 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Project Description & Operational Limits (cont.)

CONDITIONAL USE PERMIT NO. 3724 is a proposal to develop a 284 unit, modular, rental only, residential care facility for the elderly on 17.78 acres. The project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide affordable rental housing for Senior Citizens.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED CUP3724 EXHIBIT(S)

Exhibit A, A.2, A.3 and A.4 (Site Plan) Dated 10/10/2018 Exhibit B B.2, B.3 (Elevations) Dated 10/10/2018 Exhibit C (Floor Plans) Dated 10/10/2018 Exhibit L and L.2 (Conceptual Landscaping and Irrigation Plans), Dated 4/12/2018

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. 421 (Excavation Covering & Swimming Pool Safety) {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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

• Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS} • Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 555 (Surface Mining and Reclamation) {for SMPs} • Ord. No. 625 (Right to Farm) {Geographically based} • Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries} • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • 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. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • 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} • Ord. No. 916 (Cottage Food Operations) • Ord. No. 925 (Prohibiting Marijuana Cultivating) • Ord. No. 927 (Regulating Short Term Rentals) • Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 Gen - Causes for Revocation

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

Advisory Notification. 7 Gen - Maintain Liscensing

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 Gen - Maintain Liscensing (cont.)

Pursuant to Riverside County Ordinance No. 348, Article XIXe, Section 19.101.C, at all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the State of California, 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.

Advisory Notification. 8 Gen - Phase by new Permit

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

Advisory Notification. 9 Gen - 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.

Advisory Notification. 10 No Sales

Any subdivision including Condominiums are required to be reviewed and approved by the County of Riverside prior to sales of lots or buildings.

E Health

E Health. 1 0010-E Health - Phase II ESA Required

For the review of CUP3724, Sal Osio (representative of the applicant) has requested that the requirement of a Limited Phase II Environmental Site Assessment (ESA) be required at a later time of project development. The Environmental Cleanup Program (ECP) has accepted this request with the applicant's understanding that no disturbance of the site can take place and that additional items may be required upon review of the ESA document that may impact clearances of any actual development at the site. Please call ECP at 951-955-8980 for any additional questions.

E Health. 2 0010-E Health-USE - LHMWD ORD. 176

At the time of review of the entitlement of CUP3724, Lake Hemet Water District (LHMWD) has in effect Ordinance 176 for water conservation. Due to this ordinance, CUP3724 has additional requirements in order to be able to get water service. Additional confirmation/documentation from LHMWD will be needed prior to any building permits issued for the project. **Note: A preliminary statement of water and sewer service availability was issued on April 28, 2016 by Mike Gow of LHMWD.

E Health. 3 0010-E Health-USE - NOISE STUDY

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3

0010-E Health-USE - NOISE STUDY (cont.)

Noise Consultant: Urban Crossroads 41 Corporate Park, Suite 300 Irvine, CA 92606

Noise Study: "Mobile Home Park, Noise Impact Analysis, County of Riverside," April 23, 2015 (08674-04 Noise Study)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP3724 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated November 14, 2016 c/o Steve Uhlman.

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

Flood

Flood. 1

0015 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff facility shall be shown on the exhibit and calculations supporting the size of the facility shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All facilities must have positive drainage; dead storage basins shall not be acceptable. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention facility(ies) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS) 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0015 Increased Runoff Criteria (cont.)

evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. If basin(s) is/are proposed, then no outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged. ***The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Flood. 2 0015-FLOOD HAZARD REPORT

Conditional Use Permit (CUP) 03724 is a proposal for a modular senior residential housing development with other amenities on a 17.8-acre site in the Valle Vista area. The site is located on the west side of Georgia Avenue between Florida Avenue (State Highway 74) and Acacia Avenue. The District previously reviewed this proposal as Pre-Application Review (PAR) 1417 back in October 2014. The topography of the site is relatively level with a mild northeasterly slope. A drainage area of approximately 250-acres is tributary to the southwesterly corner of the site. Another drainage area of approximately 115-acres is tributary to the southeasterly corner of the site. The District's Valle Vista Channel, Stage 1 (District Project No. 4-0-0180 and Drawing No. 4-00223) is located within the western side of the Georgia Avenue right of way and along the easterly boundary of the site. The upstream end of this facility begins just north of Acacia Avenue and continues northerly until these flows confluence with the San Jacinto River. The existing facility is an 8-foot wide by 6.5-foot high rectangular channel at the upstream end for approximately 650-feet where it then transitions to a 78-inch underground storm drain pipe for approximately 1,000-feet before flows are discharged into a graded channel and joins the San Jacinto River. The District's as-built construction drawings show a design flow rate of 730 cfs at the upstream limit of the facility. The District has conducted some preliminary design work for extending the existing Stage I Valle Vista Channel to the west along Acacia Avenue approximately 700-feet (called "Line A-2 Extension"). However, the funding for continuing with the design and construction of this facility has been redirected to other projects at this time and the further design and construction of this project is not anticipated for several years. The applicant has proposed to complete the design and construction of an equivalent

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

0015-FLOOD HAZARD REPORT (cont.)

open channel for the Line A-2 Extension in order to provide the site with adequate flood protection. The open channel will collect the tributary offsite stormwater runoff and convey these flows to the existing Valle Vista Channel. The proposed alignment for the facility is within the road right-of-way for Acacia Avenue along the southerly boundary of the site. It is anticipated that this proposed facility will be maintained by the District, therefore the facility shall be designed to the District's standards with 100-year capacity. The majority of the tributary watershed is unimproved and/or agricultural, therefore the potential of debris will need to be considered in the design of the inlets and channel (i.e. bulking factors and emergency escape). Any Georgia Avenue road improvements required by the Transportation Department may require that the open rectangular channel portion of Valle Vista Channel be converted to an underground facility. The District does not oppose to this concept provided the storm drain has the same capacity and capabilities as the concrete-lined channel and the new facility is constructed to the District's standards. The exhibit and BMP Design supplemental to the preliminary Water Quality Management Plan (WQMP) indicate the use of porous pavers in all the driveways and drive lanes throughout the site for water quality mitigation. The BMP Design supplemental indicates the use of the porous pavers and landscaping throughout the site to create self retaining areas using LID principles and a 2 to 1 ratio (2 parts of impervious area to 1 part pervious area) per the publish guidelines. This concept is acceptable to obtain entitlement. Final design will be done prior to the issuance of permits for the project. According to the Hydrological Conditions of Concern (HCOC) Applicability Map, this project site does not have to mitigate Hydrological Conditions of Concern (HCOC). The applicant's engineer proposes to discharge stormwater runoff generated onsite on to privately owned channel offsite and not a publicly maintained facility. This project must mitigate for the incremental increased runoff this project would generate. Also, the runoff discharged into this channel cannot exceed the capacity of the channel. This may require onsite retention to route down the 100-year storm as well. The onsite drainage plan shall demonstrate the adequacy of the appropriate mitigation with supporting calculations that shall be submitted to the District for review and approval prior to the issuance of permits for the project.

Planning

Planning. 1

0010-Planning-USE - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

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

Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1) The MLD identified fails to make a recommendation; or (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 2

0010-Planning-USE - PDA04925R1 ACCEPTED

County Archaeological Report (PDA) No. 4925 submitted for this project (CUP03724) was prepared Jean A. Keller Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Conditional Use Permit 03724," dated June 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant June 30, 2015. Revised County Archaeological Report (PDA) No. 4925r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015. This report was received on July 10, 2015 and accepted by the County Archaeologist on the same day. (PDA) No 4925 concludes that no cultural resources were identified within the project area. (PDA) No 4925 recommends no further research or mitigation. These documents are herein incorporated as a part of the record for

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - PDA04925R1 ACCEPTED (cont.)
project.

Planning. 3 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 4 Gen - Custom

The Georgia street access shall be Exit Only.

Planning. 5 Hooded Lights

All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 MM AQ-1 (cont.)

Planning. 6 MM AQ-1

MM AQ-1 The project shall utilize "Super Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113 (BACM AQ-2). Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize buildings materials that do not require the use of architectural coatings.

Planning. 7 MM AQ-2

MM AQ-2 For construction equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall use off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all the site preparation phase and will ensure that all construction equipment be turned and maintained in accordance with the manufacturer's specifications.

Planning-All

Planning-All. 1 Gen - Custom

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

Planning-GEO

Planning-GEO. 1 Gen - GEO02434 ACCEPTED

County Geologic Report (GEO) No. 2434, submitted for this project (CUP03724) was prepared by Earth Strata Geotechnical Services, Inc. and is entitled: "Response to County of Riverside Comments Regarding GEO 112434, Proposed Mobile Home Park Project, Assessor's parcel Numbers 584-150-004, -007, and -008, City of Hemet, Riverside County, California," dated June 20, 2016. In addition, the following reports have been submitted for the project: "Geotechnical Investigation and Infiltration Study for the Proposed Mobile Home Park Project, APN: 548-160-004, -007, and -008, Approximate 17.79 Acres, Located at the Southwest Corner of California State Highway 74 (Florida Avenue) and Georgia Avenue, City of Hemet, County of Riverside, California," by Matrix Geotechnical Consulting, dated November 18, 2013. "Updated Geotechnical Investigation, Proposed Mobile Home Park Project, Assessor's Parcel Numbers 548-160-004, -007, and -008, Located at the Southwest Corner of California State Highway 74 (Florida Avenue) and Georgia Avenue, City of Hemet, Riverside County, California", by Matrix Geotechnical Consulting, dated November 18, 2013. These reports are hereby incorporated into GEO02434. GEO02434 concluded: 1. No active faults are known to project through the site and the site is not located

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

Gen - GEO02434 ACCEPTED (cont.)

within an Alquist-Priolo Earthquake Fault Zone. 2. Based on our mapping of the subject site, and review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote. 3. Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site. 4. Groundwater data indicates that the local groundwater high mark sits at approximately 91 feet below ground surface; therefore, the potential for liquefaction at the site is considered low. 5. When properly constructed, cut and fill slopes up to 10 feet high with inclinations of 2:1 (h:v) or flatter are considered to be grossly stable. GEO02434 recommended: 1. Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite. 2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented fill, should continue until firm competent alluvium is encountered. 3.

Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. 4. Keyways are required at the toe of all fill slopes higher than 5 feet and steeper than 5:1 (h:v), and should be a minimum 10 feet wide and 2 feet into competent earth materials, as measured on the downhill side. GEO No. 2434 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2434 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1

0015 - 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0015 - Landscape Requirement (cont.)

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. 2 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. 3 Standard Introduction (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. 4 TS/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.

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

Project Driveway 1 (Street A) (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 TS/Conditions (cont.)

State Route 74 (Florida Avenue) (EW)

Georgia Avenue (NS) at:

Florida Avenue (SR-74) (EW) As such, the proposed project is consistent with this General Plan policy.

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Waste Resources. 2 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

Plan: CUP03724

Parcel: 548160004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE - USE - 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 - USE - 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 - USE - 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.

E Health

060 - E Health. 1 0060-E Health - ECP Clearance Not Satisfied

Based on the information provided in the Phase I Environmental Site Assessment report and historic agricultural activity associated with the property, soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). Based on the results of the soil sampling additional investigation or remediation may be required. Imported fill material was observed on the property associated with this project. Soil sampling and analysis is required to ensure the imported soil is uncontaminated and acceptable. The soil sampling and analysis shall be conducted in accordance to the "Informational Advisory Clean Imported Fill Material" (DTSC, October 2001). For further information, please contact RCDEH-ECP at (951) 955-8980.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

060 - Flood. 2 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the

Plan: CUP03724

Parcel: 548160004

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 Erosion Control After Rough Grading (cont.) Not Satisfied
District for review and approval.

060 - Flood. 3 Increased Runoff Mitigation Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project. See "Increased Runoff Criteria" in 15-series of informational conditions.

060 - Flood. 4 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 5 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all

Plan: CUP03724

Parcel: 548160004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied
earth-moving activities in the project area.

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

Plan: CUP03724

Parcel: 548160004

60. Prior To Grading Permit Issuance

Planning

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP03724, GPA180003, CZ07866 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 Lake Hemet Water District Conditions Not Satisfied

1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District, 2. Payment of all applicable fees and charges to Eastern Municipal Water District, and 3. Construction of water and sewer facilities in accordance with District approved plans and the District's standards and specifications. 4. Conditions in LHMWD Ordinance No. 176 are met or exemptions confirmed.

060 - Planning. 4 MM Fire 1 Not Satisfied

MM Fire 1 Prior to grading, the project shall note the fuel modification zones.

060 - Planning. 5 Reqd Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 180003, and Change of Zone No. 7866 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - MBTA Not Satisfied

Prior to Grading Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the

Plan: CUP03724

Parcel: 548160004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - MBTA (cont.) Not Satisfied

survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

Planning-GEO

060 - Planning-GEO. 1 MM Paleo 1 Not Satisfied

Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan.

060 - Planning-GEO. 2 MM Paleo 2 Not Satisfied

Prior to grading activities, he paleontologist shall to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance.

Transportation

060 - Transportation. 1 File L&LMND Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation. If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 Prior to Road Construction 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 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT 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-USE - 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

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied
his/her certification of the project.

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building 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 0080-E Health-USE - POOL PLANS REQD Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 3 0080-E Health-USE - WATER SERVICE Not Satisfied

At the time of the entitlement review of CUP03724, Lake Hemet Water District (LHWD) has in place Ordinance 176 as part of a water conservation program. A will-serve letter was issued but did not address how this project was to meet the requirements of Ord. 176 in order to be able to actually receive water for this project. Confirmation in the form of specific documentation that states that water service is being provided for this site will be required prior to building permit issuance. Please contact (951)955-8980 for additional details.

080 - E Health. 4 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied

Provide documentation of water and sewer service from Lake Hemet Municipal Water District (LHMWD). Additional confirmation/documentation from LHMWD will be needed prior to any building permits issued for the project due to LHMWD Ordinance 176.

Fire

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit Not Satisfied

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. 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 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

080 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 Conform to Elevations Not Satisfied

Prior to issuance of Building Permits, Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B

080 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for CUP03783, GPA180003, CZ07833 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 Minimum Floor Area Not Satisfied

Prior to issuance of Building Permits, ALL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Minimum Floor Area (cont.) Not Satisfied
demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

080 - Planning. 4 Required applications Not Satisfied

No building permits shall be issued until General Plan Amendment No. 180003 and Change of Zone No. 7866 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

080 - Planning. 5 School District Not Satisfied

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

Survey

080 - Survey. 1 Access Restriction Not Satisfied

By the project's design, lot access on State Route 74 (Florida Avenue) shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on State Route 74 (Florida Avenue).

Transportation

080 - Transportation. 1 Annex L&LMD/Other District 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 State Route 74 (Florida Avenue) and Georgia Avenue. (2) Street lights. (3) Graffiti abatement of walls and other permanent structures. (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. 2 Caltrans Encroachment Permit Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 3 Corner Cutback Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 3 Corner Cutback (cont.) Not Satisfied
intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.
- 080 - Transportation. 4 Landscaping Comm/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 State Route 74 (Florida Avenue and Georgia Avenue and submitted to the Transportation Department. plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

- 080 - Transportation. 5 Lighting Plan Not Satisfied

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. 6 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

- 080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN 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 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.

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED (cont.) Not Satisfied

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. 8 LSP - LANDSCAPE REQUIRED IN ROW Not Satisfied

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: Florida Avenue (HWY 74), Georgia Avenue. Irrigation cross-overs in the road shall be shown on road improvement plans.

080 - Transportation. 9 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: 1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water. 2. Project shall prepare water use calculations as outlined in Ord 859.3. 3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document. 4. Trees shall be hydrozoned separately. 5. Hydroseeding is not permitted in stormwater BMP areas particularly on slopes, container stock will be required. 6. Project shall use County standard details for which the application is available in County Standard Detail Format. 7. Improvements located within STATE maintained ROW (FLORIDA AVE/SR-74) shall be annexed and design/installed per LLMD 89-1-C standards.

080 - Transportation. 10 R-O-W Dedication Not Satisfied

Sufficient public street right-of-way along State Route 74 (Florida Avenue) shall be conveyed for public use to provide for a 59-foot half-width right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation. 11 TS/Geometrics Not Satisfied

The intersection of Driveway 1 (Street A) (NS) at Florida Avenue (SR-74) (EW) shall be improved to provide the following geometrics:

Northbound Approach: One right turn lane – Stop controlled.

Southbound Approach: N/A

Eastbound Approach: One through lane, one shared through/right-turn lanes.

Westbound Approach: Two through lanes.

A raised curbed median along the frontage boundary shall be constructed at the center of the street to restrict the driveway access to right-in/right-out only.

Georgia Avenue (NS) at Driveway 2 (EW): Install a stop control on the eastbound approach and construct the intersection with the following minimum lane geometrics:

Northbound Approach: One shared left-through lane.

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 TS/Geometrics (cont.) Not Satisfied

Southbound Approach: One shared through-right turn lane.

Eastbound Approach: One shared left-right turn lane.

Westbound Approach: N/A

The intersection of Georgia Avenue (NS) Florida Avenue (SR-74) (EW) at State Route 74 (Florida Avenue) (EW) shall be improved to provide the following geometrics:

Northbound Approach: One shared left-through -right turn lane – Stop controlled.

Southbound Approach: One shared left-through-right turn lane

Eastbound Approach: One left turn lane with a minimum 50 feet of storage, one through lane and one shared through-right turn lane.

Westbound Approach: One left turn lane, one through lane and one shared through-right turn lane.

Or as approved by the Transportation Department.

080 - Transportation. 12 Utility Plan Not Satisfied

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.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

Plan: CUP03724

Parcel: 548160004

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE - USE - 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. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 MM Fire 1 Not Satisfied

MM Fire 1 Prior to building final, the project shall note the fuel modification zones.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any buildings within the project until the new storm drain and the drainage system are deemed substantially complete.

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 1

Accessible Parking

Not Satisfied

Prior to building permit final inspection approval, A minimum of 8 accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owners 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. 2

EV Vehicle Parking

Not Satisfied

Per Parking Ordinance 10.12.A.2.c All development projects that require fifty or more parking spaces shall designate three spaces for electrical vehicles and designate one additional space for electrical vehicles for each additional fifty parking spaces. The project is required to provide 363 parking spaces, whereby 9 of those spaces shall be designated for electrical vehicles.

090 - Planning. 3

MM Noise 1

Not Satisfied

MM- Noise1. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue (SR-74). With the recommended noise barriers shown Exhibit ES-A (Last Page of this MND) the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the v barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core) or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials. The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. An 8 foot high noise barrier is required along the north property line.

090 - Planning. 4

No Roof Equipment

Not Satisfied

Prior to building permit final inspection approval, roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 5

Ord 659

Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Ord 659 (cont.) Not Satisfied

set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for CUP No. 3724 has been calculated to be 17.78 net acres.

090 - Planning. 6 Ord 81- OS Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit CUP03784 is calculated to be 17.76 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 Parking Paving Material Not Satisfied

Prior to building permit final inspection approval, a minimum of 303 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete, or permeable concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 Phases must be complete Not Satisfied

Prior to building permit final inspection approval, If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 9 Pool and Spa Fencing Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

090 - Planning. 10 Trash Enclosures Not Satisfied

Prior to building permit final inspection approval, trash enclosures shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 11 Utilities Underground Not Satisfied

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

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 Annex L&LMD/Other District Not Satisfied

Prior to the issuance of an occupancy 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 State Route 74 (Florida Avenue) and Georgia Avenue. (2) Street lights. (3) Graffiti abatement of walls and other permanent structures. (4) Street sweeping.

090 - Transportation. 2 Construct Ramp Not Satisfied

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

090 - Transportation. 3 Dedications Not Satisfied

Street "A" (Entry Street) is a reserved private street and shall be improved with 50' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (both sides) within a 60' reserved private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (50'/60') (Modified for reduced easement width from 74' to 60' and increased improvement from 44' to 50' AC pavement). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles. NOTE: 1. A 5' sidewalks (both sides) shall be constructed adjacent to the curb line within the parkway.

2. A 10' curbed raised median shall be constructed at the centerline.

3. The nose of the median shall be 35' radial from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

All other interior private streets/driveways shall be improved with 24' to 26' full-width AC pavement or porous pavers as shown on CUP 3724 Exhibit dated on 2/5/18. The easement shall provide private street public utility purposes along with the right of ingress and egress for emergency vehicles.

Note:

1. All permanent structures shall be constructed outside the boundaries of existing utilities easements.
2. If permanent structure proposed within the existing utilities easement, the project proponent shall obtain a permit from utility easements holder(s).

090 - Transportation. 4 Existing Caltrans Maintained Not Satisfied

SH-74 (Florida Avenue) along project boundary is a paved CALTRANS maintained Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline, 8" concrete curbed raised median, and shall match up with asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the CALTRANS within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461 and/or as approved by CALTRANS. NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway. 2. A raised curbed median along the frontage boundary shall be constructed at the center of the street to restrict the driveway access to right-in/right-out only. 3. All Street improvement plans within the CALTRANS jurisdiction shall be submitted to CALTRANS for review and

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Existing Caltrans Maintained (cont.) Not Satisfied

approval. 4. Parkway improvement plans shall be submitted to County Transportation Department for review and approval. 5. Prior to start of any work within CALTRANS Right of way the project proponent shall obtain an encroachment permit from CALTRANS. 6. In order to secure adequate sight distance TREES, WALLS, or any other obstructions over 30-inch high shall NOT be allowed in accordance with County Standard No. 821, Ordinance 461.

090 - Transportation. 5 Improvement Plans Not Satisfied

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. 6 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 State Route 74 (Florida Avenue) and Georgia Avenue.

090 - Transportation. 7 Landscaping Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within State Route 74 (Florida Avenue) and Georgia Avenue.

090 - Transportation. 8 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. 9 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 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. 10 Part-Width Improvements Not Satisfied

Georgia Avenue from SH-74 (Florida Avenue) to Street "E" along project boundary shall be improved with 36' part-width AC pavement (20' on the project side and 16' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (project side), within a 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) and shall match up with asphalt concrete paving, reconstruction; or resurfacing of

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 Part-Width Improvements (cont.) Not Satisfied

existing paving as determined by the Director of Transportation in accordance with County Standard No. 105, Section "C", Ordinance 461. NOTE:

1. A 5' concrete sidewalk (project side) shall be constructed at the right-of-way line within the 10' parkway.
2. Perimeter wall and its foundation shall be outside the road right-of-way.
3. Gate shall be installed 35' radial (minimum) from the flow line.

Acacia Avenue along project boundary shall be improved with 32' (7' adjacent to the new trapezoidal concrete drainage channel and 25' on the other side of the centerline), acceptable Aggregate Base (0.33' thick), 6" AC Dike (project side), and graded shoulder within a 60 full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) as directed by the Director of Transportation in accordance with County Standard No. 105, Section "D", Ordinance 461. (Modified for constructing trapezoidal concrete drainage channel within the road right-of-way and constructing acceptable Aggregate Base or Class II decompose granite roadway as directed by the Director of Transportation.

NOTE:

1. A 5' trapezoidal concrete drainage channel shall be constructed per the Direction of Transportation and Flood Control District.
2. The project proponent shall enter into the maintenance agreement with County Flood Control Department or as directed by the Director of Transportation/Flood Control District.
3. A 6" AC Dike and a 5' graded shoulder shall be constructed as directed by the Director of Transportation.
4. Perimeter wall and its foundation shall be constructed outside the road right-of-way.

090 - Transportation. 11 Signing and Striping Not Satisfied

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. 12 Streetlight Authorization Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following: "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 13 Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 14 Utility Install Not Satisfied

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

10/31/18
08:41

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 18

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 Utility Install (cont.) Not Satisfied
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. 15 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.

NOTE:

The project shall utilize the appropriate TUMF worksheet (i.e. Worksheets A.2.1 and A.2.3, TUMF Calculation Handbook) for the land use proposed.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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

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

DATE: April 3, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - Heidi Barrios
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Dept. of Bldg. & Safety - Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-M. Hughes
P.D. Archaeology Section-H. Thomson
City of Hemet

CONDITIONAL USE PERMIT NO. 03724 - EA42784 - Applicant: 17 acre Heme LLC - Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) - Location: Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue - 17.7 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** A Change of Zone is needed to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit proposes to develop a 300 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreation building, pool, lawn bowling and dog park. - APN: 548-160-004,548-160-007,548-160-008 - Related Case: PAR03181, PAR01417, HANS2013, JPR14010326

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on April 23, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctma.org / **MAILSTOP# 1070**.

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.

Dawson, Brett

From: Larry R. Markham <lrmarkham@markhamdmg.com>
Sent: Wednesday, July 19, 2017 8:16 PM
To: DCornejo@wrcog.us
Cc: Gray, Christopher; JD Sal Osio; Sherrie L. Munroe; Dawson, Brett
Subject: RE: The Orchard Community Care project - Hemet Area
Attachments: image001.jpg; image002.png; image003.jpg; image004.png

Thx

Sent from my Verizon Wireless 4G LTE DROID

On Jul 19, 2017 6:59 PM, "Ramirez-Cornejo, Daniel" wrote:

Hi Sherrie,

We've reviewed the attached documentation, which included a detailed project description, and determined that the TUMF for the development would be calculated using the congregate care facility component of the TUMF Calculation Handbook. For reference we have attached the TUMF Calculation Handbook for which Worksheet A.2.3 (Congregate Care/Nursing Home TUMF Calculation Worksheet) would be used to calculate the TUMF based on the number of beds in the development. The result of the calculation using from A.2.3 will be used in entered into Worksheet A.2.1 to calculate the TUMF obligation. For the TUMF Program, Congregate Care/Nursing Homes are categorized under the Service land use, which is currently \$4.19/square foot.

Please note that last week (July 10, 2017), the WRCOG Executive Committee approved the 2016 TUMF Nexus Study and below fee implementation schedule:

Land Use type	October 1, 2017	2019	2020	2021
Single-family residential	\$8,873	\$8,873	\$9,146	\$9,418
Multi-family residential	\$6,134	\$6,134	\$6,134	\$6,134
Industrial	\$1.77	\$1.77	\$1.77	\$1.77
Retail	\$7.50	\$7.50	\$7.50	\$7.50
Service	\$4.56	\$4.56	\$4.56	\$4.56

A separate action that the WRCOG Executive Committee made was for the approval a policy for the immediate implementation of the retail TUMF fee reduction, while the other fees will become effective once member jurisdictions approve updated TUMF Ordinances/Fee Resolutions, which we anticipate to be on October 1, 2017. As you know, TUMF can be paid at issuance of building permit or certificate of occupancy. If the TUMF is paid before adoption by the County of the updated TUMF Ordinance/Fee Resolution, the development would be assessed TUMF at the current (\$4.19/square foot) rate.

We spoke with Brett Dawson at the County earlier today, who stated that an e-mail would be sufficient to verify the TUMF calculation using the worksheet for Congregate Care Facilities/Nursing Homes from the TUMF Calculation Handbook. However, if needed, we can prepare a formal letter for the County.

Please let us know if you have any additional questions. Thank you,

-Daniel

Daniel Ramirez-Cornejo

Senior Analyst

Western Riverside Council of Governments

4080 Lemon Street

3rd Floor, MS 1032
Riverside, CA 92501-3609
Phone: (951) 955-8307
Fax: (951) 787-7991

"Respect Local Control...Provide Regional Perspective"



From: Sherrie L. Munroe [mailto:slm@markhamdmg.com]
Sent: Wednesday, July 19, 2017 11:36 AM
To: Ramirez-Cornejo, Daniel
Cc: Larry R. Markham ; Sal Osio, JD
Subject: The Orchard Community Care project - Hemet Area

Hi Daniel,

Larry and I spoke with Russell Brady and Larry Ross yesterday, regarding a project we are entitling in the Hemet area of Riverside County. CUP No. 03724. They suggested we reach out to you regarding acquiring a TUMF fee determination letter. CUP site plan is attached.

This project is a Congregate Care Community. Assisted living services will be provided by Empacare, a licensed assisted living services contractor (attached) A Place for Mom, a nationally recognized expert in assisting living referrals has been retained as the principle referral source. The facility will be age restricted to 62 yrs+. Attached is also the statement of operations for the business model for this project, which is very detailed as to licensing, health services, costs and community plan and amenities for the community. In order to continue forward with this project as an affordable housing option for seniors, we need to ensure that WRCOG is on board for the per bed rate of TUMF fees under Section 5.3 of the handbook for group quarters. We feel that the project description and business model, per the statement of operations, meets or exceeds the requirements needed under this section of the handbook. We respectfully request that WRCOG provide a letter for the planning department to include in their staff report and conditions of approval for this project, noting that section 5.3, with Worksheet A.2.3 should be applied in the calculation and payment of the TUMF fees. Our case planner is Brett Dawson.

Please feel free to call myself or Larry with any questions, and thank you in advance for your consideration on this.

Sherrie Munroe

MDMG

41635 Enterprise Circle N., Suite B
Temecula, CA 92590
951-296-3466 ext. 213
slm@markhamdmg.com

Board of Directors

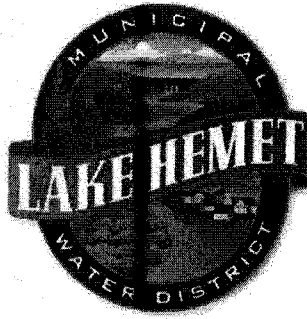
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Division 4

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Secretary / Treasurer
Division 3

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Thomas W. Wagoner
General Manager

Mike Gow
AGM / Chief Engineer

Karen Hornbarger
Asst. Secretary/Treasurer

LeAnn Markham
Admin Services Mgr

Mitchell J. Freeman
Operations Mgr.

Richard Johnson
Construction Mgr

Mailing Address: P.O. Box 5039, Hemet, CA 92544-0039
26385 Fairview Avenue, Hemet, CA
Phone: 951/658-3241 Fax 951/766-7031
www.lhmwd.org

WILL SERVE LETTER:
STATEMENT OF WATER & SEWER SERVICE AVAILABILITY

Date: April 28, 2016
Project: Citrus Gardens CUP 03724
APN: 548-160-004/7/8
Location: SWC SR74/Georgia

To Whom It May Concern:

CUP 03724 is located within Lake Hemet Municipal Water District's service area for water and sewer service. The District will provide water and sewer service to the proposed project when all conditions of approval have been met. These include:

1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District,
2. Payment of all applicable fees and charges to Eastern Municipal Water District, and
3. Construction of water and sewer facilities in accordance with District approved plans and the District's standards and specifications.
4. Conditions in LHMWD Ordinance No. 176 are met or exemptions confirmed.

This letter shall not constitute a vested right to receive water service and/or sewer collection services in any particular amount or with any particular consistency. Service shall be provided in accordance with the District's authority and discretion as a public agency. This letter shall be null and void within 2 years from the above date.

If you have any questions regarding this matter, please contact me at (951) 658-3241.

Sincerely,

Mike Gow
AGM/Chief Engineer

LAKE HEMET MUNICIPAL WATER DISTRICT
CUP 03724 - Citrus Gardens
26385 Fairview Avenue, Hemet, CA 92544-0039
Phone: 951/658-3241 Fax: 951/766-7031
www.lhmwd.org

COMMENT LEGEND

1	1 - Initial Review
2	2 - Final Review
3	3 - Final Approval
4	4 - Final Approval (with conditions)
5	5 - Final Approval (with conditions)
6	6 - Final Approval (with conditions)
7	7 - Final Approval (with conditions)
8	8 - Final Approval (with conditions)
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50	50 - Final Approval (with conditions)



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: November 14, 2016
To: Riverside County Planning Dept.
Attention: Brett Dawson

Reviewed Approved by: Steven T. Uhlman, CIH, REHS
Senior Industrial Hygienist



Riverside County, Department of
Environmental Health
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3724
SR Number: SR 33315
Applicant: 17 Acre Heme, LLC.
Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606
Review Stage: First review
Information Provided: "Mobile Home Park, Noise Impact Analysis, County of Riverside",
April 23, 2015. (08674-04 Noise Study).

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (or CNEL).
3. The exterior noise level shall not exceed 65 Ldn (or CNEL).
4. Assume that the standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 3 foot elevation.
6. Interior calculations based on first floor receptors at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant.

Exterior Noise Mitigation (Noise Barriers / Sound Walls):

Noise barriers of the following height shall be placed as follows (see attachment, "Exhibit ES-A"):

Eight (8) foot high noise barrier is required for buildings adjacent to Florida Avenue (SR 74)

Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block

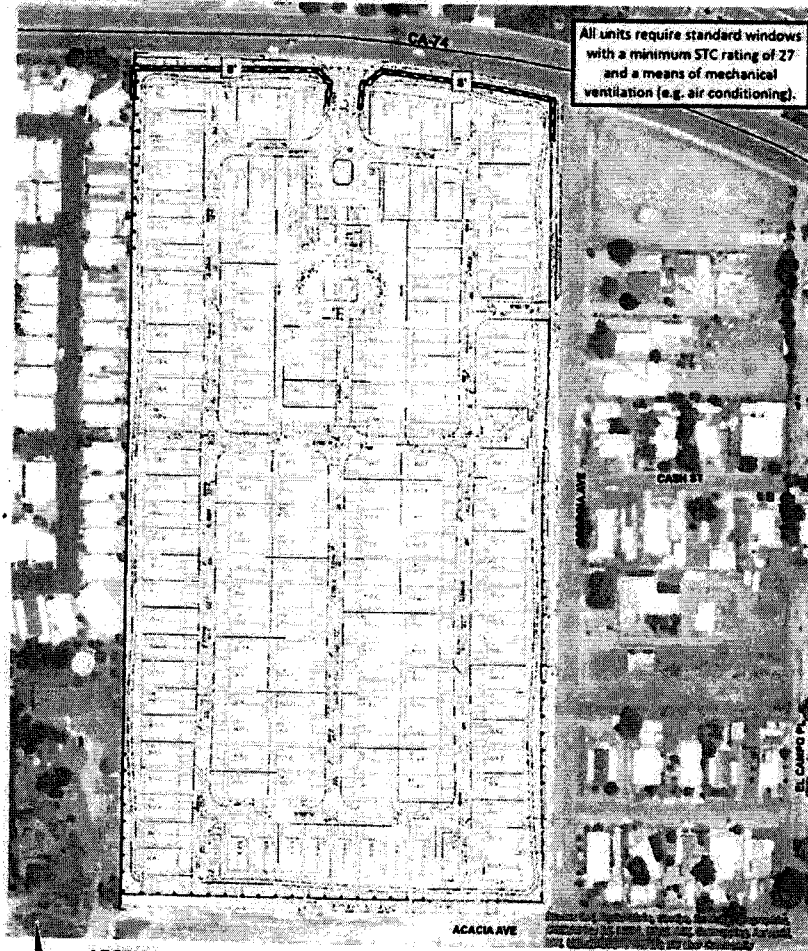
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior Noise Mitigation (Architectural Mitigation):

The following construction details shall be applied:

- 1) **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- 2) **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- 3) **Doors:** All exterior doors, for all lots, shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
- 4) **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal.
- 5) **Attic:** Attic vents should be oriented away from Florida Avenue. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.
- 6) **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS



LEGEND:

- 8 Recommended Noise Barrier Height (in feet)
- Recommended Noise Barrier

Board of Directors

Frank D. Gorman
President
Division 2

Larry Minor
Vice President
Division 4

Todd A. Foutz
Secretary / Treasurer
Division 3

Cornelius T. Schouten
Division 1

Rick Hoffman
Division 5



Staff

Thomas W. Wagoner
General Manager

Mike Gow
AGM / Chief Engineer

Karen Hamberger
Asst. Secretary/Treasurer

LeAnn Markham
Admin Services Mgr

Mitchell J. Freeman
Operations Mgr.

Richard Johnson
Construction Mgr

Mailing Address: P.O. Box 5039, Hemet, CA 92544-0039
26385 Fairview Avenue, Hemet, CA
Phone: 951/658-3241 Fax 951/766-7031
www.lhmwd.org

WILL SERVE LETTER:
STATEMENT OF WATER & SEWER SERVICE AVAILABILITY

Date: April 28, 2016
Project: Citrus Gardens CUP 03724
APN: 548-160-004/7/8
Location: SWC SR74/Georgia

To Whom It May Concern:

CUP 03724 is located within Lake Hemet Municipal Water District's service area for water and sewer service. The District will provide water and sewer service to the proposed project when all conditions of approval have been met. These include:

1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District,
2. Payment of all applicable fees and charges to Eastern Municipal Water District, and
3. Construction of water and sewer facilities in accordance with District approved plans and the District's standards and specifications.
4. Conditions in LHMWD Ordinance No. 176 are met or exemptions confirmed.

This letter shall not constitute a vested right to receive water service and/or sewer collection services in any particular amount or with any particular consistency. Service shall be provided in accordance with the District's authority and discretion as a public agency. This letter shall be null and void within 2 years from the above date.

If you have any questions regarding this matter, please contact me at (951) 658-3241.

Sincerely,

Mike Gow
AGM/Chief Engineer

ORDINANCE NO. 176

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE
LAKE HEMET MUNICIPAL WATER DISTRICT
DECLARING A WATER SHORTAGE EMERGENCY CONDITION
AND ADOPTING TEMPORARY CONDITIONS
ON NEW OR ADDITIONAL CONNECTIONS AS REGULATIONS AND RESTRICTIONS
UNDER A WATER CONSERVATION PROGRAM**

WHEREAS, Water Code Section 350 provides that the District may declare a water shortage emergency condition to prevail within the service area of the District whenever the District finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the District to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. Said findings and determinations may be made upon adoption of an ordinance in accordance with the authority and procedures set forth in Water Code Section 350 et seq.; and

WHEREAS, Water Code Section 353 provides that when the District has so determined and declared the existence of an emergency condition of water shortage within its service area, it shall thereupon adopt such regulations and restrictions on the delivery and consumption of water within its service area as will, in the sound discretion of the District, conserve the water supply for the greatest public benefit with particular regard to domestic use, sanitation, and fire protection; and

WHEREAS, Water Code Section 356 provides that the regulations and restrictions may include the right to deny applications for new or additional service connections; and

WHEREAS, Water Code Section 375 et seq. provides the District with the authority to adopt a water conservation program to reduce the quantity of water used by persons within the District's service area for the purpose of conserving the water supplies of the District; and

WHEREAS, in accordance with Water Code Sections 350 et seq. and 375 et seq., the Board desires to adopt this Ordinance in order to make certain findings and determinations as to the existence of an emergency condition of water shortage and to then adopt temporary conditions on new or additional connections as regulations and restrictions under a water conservation program; and

WHEREAS, in accordance with Water Code Sections 351, 352, and 376, a Notice of a public hearing was published and a public hearing was held on August 20, 2015 at 3:00 p.m. The purpose of the hearing was to provide District customers with the opportunity to be heard, to protest or support the proposed declaration of a water shortage emergency condition and temporary conditions on new or additional connections as regulations and restrictions under a water conservation program.

THE BOARD OF DIRECTORS OF THE LAKE HEMET MUNICIPAL WATER DISTRICT DOES HEREBY ORDAIN AS FOLLOWS:

1. Incorporation of Recitals The Recitals set forth above are incorporated herein and made an operative part of this Ordinance.

2. Authority for Adoption of Ordinance This Ordinance is adopted pursuant to Water Code Sections 350 et seq. and 375 et seq.

3. Declaration of Water Shortage Emergency Condition Pursuant to Water Code Section 350, the purpose of this Ordinance is to declare a water shortage emergency condition to prevail within the service area of the District. The District hereby finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the District to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. Said declaration is made based on the following findings and determinations:

(a) On April 1, 2015, Governor Edmund G. Brown Jr. issued Executive Order B-29-15 (the "Executive Order") pursuant to Government Code Section 8567 and 8571 in which he ordered that the State Water Resources Control Board shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016.

(b) On May 5, 2015, the State Water Resources Control Board issued Resolution No. 2015-0032 (the "Resolution") adopting the specific actions called for in the Governor's Executive Order.

(c) Pursuant to Resolution No. 2015-0032, the District is mandated to reduce its overall potable urban water use by 28%.

(d) The Board of Directors believes that compliance with the State Board's Resolution and the Executive Order cannot be achieved if the District permits new or additional water connections for continued development within the District's service area during the time that the current, and any subsequent, State Board restrictions remain in effect.

4. Adoption of Regulations and Restrictions Under A Water Conservation Program As a result of the declaration of a water shortage emergency condition under Section 3 of this Ordinance, the District hereby adopts the following regulations and restrictions under the water conservation program:

(a) Temporary Conditions on any new or additional service connections
Pursuant to the authority set forth in Water Code Section 356, any applications for new or

additional service connections, which are received at the District offices on or after the effective date of this Ordinance, shall be denied subject to Section 4(b) below.

(b) Exemptions The following shall be exempt from this Ordinance:

- (i) Single family home projects consisting of four (4) or less homes;
- (ii) Final tract maps approved by the County of Riverside, or any other applicable land use agency, prior to the adoption of this Ordinance;
- (iii) Projects in which the developer or owner can sufficiently establish that the net water usage for the project will be less than net water usage prior to the development of the project;
- (iv) The project can import its own water or use reclaimed water;
- (v) Commercial or industrial projects;
- (vi) The project, as determined by the board, is necessary to protect the public's health, safety and welfare;
- (vii) The repair, maintenance, or renovation of existing structures or facilities, which have a water service connection on the effective date of the passage of this Ordinance. Such repair or replacement of water service connections that are lawfully existing as of the effective date of this Ordinance shall be performed in compliance with all applicable laws, rules and regulations;
- (viii) An increase in water meter service size only in instances in which the increase is solely to accommodate installation of fire sprinklers in a structure which already has a water service connection; or
- (ix) Upon application to the board and the board makes a finding that the project will meet the requirements of the Resolution and Executive order.

5. Duration and Effective Date of Ordinance

(a) Pursuant to Water Code Section 376, this Ordinance shall be effective upon adoption. Within 10 days after the date of adoption, this Ordinance shall be published one time in full in a newspaper of general circulation.

(b) In accordance with Water Code Section 355 and other applicable provisions of California law, the regulations and restrictions set forth in this Ordinance shall remain in full force and effect until the District takes the applicable action to determine that this Ordinance should be rescinded, in whole or in part, based on a finding that the period of the emergency has expired and that the supply of water available for distribution within the District's service area has been replenished or augmented or when the Resolution expires, whichever shall occur first. In the event the Resolution is extended, then this Ordinance shall be extended for the same period of time unless the District takes the applicable action to determine that this

Ordinance should be rescinded, in whole or in part, based on a finding that the period of the emergency has expired and that the supply of water available for distribution within the District's service area has been replenished or augmented. The District's determination as to the length of time that the temporary condition will remain in effect shall be made based on the factors set forth herein as well as the Board of Directors' determinations as to the scope, effective period and impact of any and all regulations which are currently in effect or may be adopted by the State Water Resources Control Board ("SWRCB"). For example, and not by way of limitation, as of the effective date of this Ordinance, Drought Emergency Water Conservation Regulations have been adopted by the SWRCB and are currently in effect under Title 23 of the California Code of Regulations, Sections 863, 864, 865 and 866.

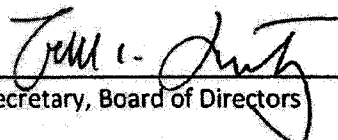
6. This Ordinance was introduced at a meeting of the Board held on August 20, 2015, following a public hearing, the notice of which was published in the Press Enterprise on August 6, 2015.

ADOPTED by the Board of Directors of the Lake Hemet Municipal Water District at a Regular Meeting of the Board of Directors held on August 20, 2015.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(SEAL)

I, KAREN HORNBARGER, Assistant Secretary of the Board of Directors of the Lake Hemet Municipal Water District, do hereby certify that the foregoing Ordinance No. 176 was duly adopted by said Board of Directors at a general meeting thereof held on the 20th day of AUGUST, 2015, and that it was so adopted by the following vote:

AYES: FOLTZ, HOFFMAN, GORMAN, SCHAUTEN
NOES: NONE
ABSTAINED: NONE
ABSENT: MINOR

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of Lake Hemet Municipal Water District this 24th day of AUG, 2015.



Assistant Secretary, Board of Directors

(SEAL)



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

Subject: Conditional Use Permit No. 03724

Please be advised that the division of the property shown on Conditional Use Permit No. 03724 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

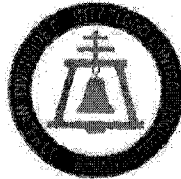
In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties

JASON E. UHLEY
General Manager-Chief Engineer



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

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

December 13, 2016

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

Attention: Brett Dawson, Contract Planner

Ladies and Gentlemen:

Re: Change of Zone 7866
Area: Valle Vista

Change of Zone 7866 is a proposal to change the current zoning classification from Rural Residential (R-R) to Residential Incentive (R-6) for a 17.7-acre site in the Valle Vista area. This project is being processed concurrently with Conditional Use Permit (CUP) 3724, which is a proposal for an affordable, modular senior housing project on the site.

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

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

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Henry Olivo".

HENRY OLIVO
Flood Control Principal Engineer

c: CUP 3724

MMM:mcv
P8\209547

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST FOURTH STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4147

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation
a California way of Life.*

August 7, 2018

RIV 74 PM 46.28

Mr. Brett Dawson

Riverside County Planning Department - Mailstop #: 1070

P.O. Box 1409

Riverside, 92502-1409

Subject: Land Development Committee Review [Conditional Use Permit (CUP) No. 03724, Change of Zone (CZ) No. 7866, EA42784] – “The Orchard – Senior Housing Congregate Care Community”

Dear Mr. Dawson

The California Department of Transportation (Caltrans) has completed the review of the Site Plan and Traffic Impact Assessment prepared for “The Orchard – Senior Housing Congregate Care Community”. The project proposes the development of a 284 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreational building, pool, lawn, bowling and dog park. The project site is located in unincorporated Riverside County and is approximately 2 miles (4 minutes driving distance) east of the City of Hemet. The site is bounded by Georgia Avenue to the east, Florida Avenue (State Route 74) to the north, Grant Avenue to the west and Acacia Avenue to the south.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside, it is also subject to the policies and regulations that govern the SHS due to the project’s potential impact to State facilities.

After reviewing the revisions submitted, we have no further comments. The IGR review has been completed. The street improvement plans and associated design considerations will be evaluated during the encroachment permit stage.

Encroachment Permits

This development will need an encroachment permit for the work to be performed within the State right-of-way. Furthermore, the applicant’s environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

Project Costs

- Where work in the State Highway Right-of-Way is estimated to be less than \$1 million in value, the issuance of a Caltrans Encroachment Permit will be required prior to any construction begins within the State R/W. In addition, all work undertaken within the SR-74 R/W shall be in compliance to all current design standards, applicable policies, and

*“Provide a safe, sustainable, integrated and efficient transportation system
to enhance California’s economy and livability.”*

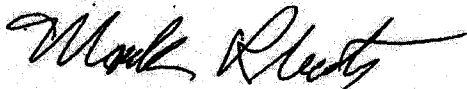
Mr. Dawson
August 7, 2018
Page 2

construction practices. Detailed information regarding permit application and submittal requirements is available at (909) 383-4526

- Where work in the State Highway Right-of-Way will be **less than \$1 million in value but is complex in nature**, a Streamlined Oversight Process review is required. Please contact our Streamlined Oversight Engineer Bahar Bakhtar at (909) 381-1772.
- Where work in the State Highway Right-of-Way will be **more than \$1 million in value**, a Streamlined Oversight Process review is required. Please contact our Streamlined Oversight Engineer Bahar Bakhtar at (909) 381-1772.
- Where work in the State Right-of-Way is estimated to be **more than \$3 million**, development of a Project Initiation Document (PID) and other project development steps will be required. Please contact Catherine Barron at (909) 383-6050 in our Pre-Programming/Engineering Studies Unit.

We appreciate the opportunity to offer comments concerning this project. If this proposal is revised in any way, please forward the appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have any questions regarding this letter, please contact Kwasi Agyakwa at (909) 806-3955 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS, AICP
Office Chief
Intergovernmental Review, Community and Regional Planning

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST FOURTH STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4147

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation
a California way of Life.*

January 19, 2018

RIV 74 PM 46.28

Mr. Brett Dawson
Riverside County Planning Department - Mailstop #: 1070
P.O. Box 1409
Riverside, 92502-1409

Subject: Land Development Committee Review [Conditional Use Permit (CUP) No. 03724, Change of Zone (CZ) No. 7866, EA42784] – “The Orchard – Senior Housing Congregate Care Community”

Dear Mr. Dawson

The California Department of Transportation (Caltrans) has completed the review of the Site Plan and Traffic Impact Assessment prepared for “The Orchard – Senior Housing Congregate Care Community”. The project proposes the development of a 284 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreational building, pool, lawn, bowling and dog park. The project site is located in unincorporated Riverside County and is approximately 2 miles (4 minutes driving distance) east of the City of Hemet. The site is bounded by Georgia Avenue to the east, Florida Avenue (State Route 74) to the north, Grant Avenue to the west and Acacia Avenue to the south.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside, it is also subject to the policies and regulations that govern the SHS due to the project’s potential impact to State facilities.

After reviewing the documents submitted for this proposal, we have the following comments:

Traffic Operations/Forecasting

Caltrans aims to enhance the operation of the SHS to facilitate and optimize the movement of people, goods, and services in a safe and efficient manner. In regards to traffic operations and forecasting, we have the following comments:

*“Provide a safe, sustainable, integrated and efficient transportation system
to enhance California’s economy and livability”*

A) Traffic Impact Assessment

1. The AM Peak and PM Peak values are underestimated. (Page 3 of 5) states "The Project is anticipated to generate a net total of 574 trip-ends per day, with 20 vehicles per hour (VPH) during the AM Peak hour and 51 VPH during the PM Peak hour. Please update the trip generation values to those found in the table below.

Day / Period	Trips	Rate	% Enter	% Exit	Enter	Exit
Weekday Daily	574	2.02	50%	50%	287	287
Weekday AM Peak	40	0.14	50%	50%	20	20
Weekday PM Peak	57	0.2	60%	40%	34	23

B) Proposed Driveway Access (Street A)

1. The proposed new driveway access should be right-in/right-out with a raised median on the centerline of SR-74 from the western property line to Georgia Avenue.
 - (a) The Two-Way-Left-Turn (TWTL) at Georgia Avenue and SR-74 intersection should be restriped to a left-turn pocket.
 - (b) Please update the traffic signal warrant analysis once the changes to the proposed driveway access and trip generation values have been made.

Design

Caltrans is responsible for ensuring the consistent and uniform application of statewide policies, standards, procedures, guidelines and practices. The Division of Design establishes, maintains and monitors the project development process in accord with all applicable State and Federal laws and regulations; establishes engineering standards and procedures for application of standards on a statewide basis; approves exceptions to non-delegated mandatory design standards; monitors project development related reports, facilitates performance management and process improvement activities. We have the following comments as they relate to roadway design:

A) Propose Driveway Access (Street A)

1. It appears that the monument sign at the center of the new driveway access on SR-74 may negatively impact sight corner sight distance. We recommend the County and the project proponent consider the following:
 - (a) No plantation or utility within the sidewalk area should block sight distance.
 - (b) Please indicate if the corner sight distance conforms to the Sight Distance Standards found in Table 201.1 of the Caltrans Highway Design Manual 6th Edition (HDM).

- (a) The HDM was recently updated on November 20, 2017 and can be found at the following link:

<http://www.dot.ca.gov/design/manuals/hdm.html>

1. The maximum driveway width for a residential driveway serving multiple dwellings should be 30 feet per Section 205.3 of the HDM.
2. In terms of pedestrian accessibility and connectivity across the driveway, please consider the following:
 - (a) The current version of the Standard Plans for Curbs and Driveways A87A and Curb Ramp Details A88A should be used for designing accessible facilities.
 - (b) Additionally, please refer to Design Information Bulletin (DIB) 82 for further requirements:

<http://www.dot.ca.gov/design/stp/dib/dib82-06.pdf>

B) Right of Way (ROW)

1. The footing for the retaining wall will be in the State ROW.
 - (a) Prior to submitting an encroachment permit application, submit Structural plans for review.
2. A Longitudinal Utility Exception will need to be filed for the proposed Power Poles within the ROW.
 - (a) If the project proponent wishes to avoid filing for this exception, we suggest revising the design by removing them from the ROW.

Encroachment Permits

When development does occur a need for an encroachment permit will be necessary for any work performed within the State right-of-way. Furthermore, the applicant's environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

A) Project Costs

1. Where work in the State Highway Right-of-Way is estimated to not exceed **\$1 million** in value, the issuance of a Caltrans Encroachment Permit will be required prior to any construction begins within the State R/W. In addition, all work undertaken within the SR-74 R/W shall be in compliance to all current design standards, applicable policies, and

Mr. Dawson
January 19, 2018
Page 4

construction practices. Detailed information regarding permit application and submittal requirements is available at (909) 383-4526

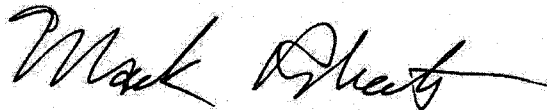
2. Where work in the State Highway Right-of-Way will exceed \$1 million in value, a Streamlined Oversight Process review is required. Please contact our Streamlined Oversight Engineer Bahar Bakhtar at (909) 381-1772.
3. Where work in the State Right-of-Way is estimated to be over \$3 million, development of a Project Initiation Document (PID) and other project development steps will be required. Please contact Catherine Barron at (909) 383-6050 in our Pre-Programming/Engineering Studies Unit.

B) Project Schedule

4. In order to avoid any substantial delay during the Encroachment Permit process, we recommend submitting the following documents for review prior to submitting the Encroachment Permit Application:
 - (a) Cultural Resources Report
 - (b) Geotechnical/Soils Investigation
 - (c) Biological Survey
 - (d) Grading and Drainage Report
 - (e) Traffic Management Plan

We appreciate the opportunity to offer comments concerning this project. If this proposal is revised in any way, please forward the appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have any questions regarding this letter, please contact Kwasi Agyakwa at (909) 806-3955 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS, AICP
Office Chief
Intergovernmental Review, Community and Regional Planning



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: November 14, 2016
To: Riverside County Planning Dept.
Attention: Brett Dawson

Reviewed Approved by: Steven T. Uhlman, CIH, REHS
Senior Industrial Hygienist



Riverside County, Department of
Environmental Health
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3724
SR Number: SR 33315
Applicant: 17 Acre Heme, LLC.
Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606
Review Stage: First review
Information Provided: "Mobile Home Park, Noise Impact Analysis, County of Riverside",
April 23, 2015. (08674-04 Noise Study).

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (or CNEL).
3. The exterior noise level shall not exceed 65 Ldn (or CNEL).
4. Assume that the standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 3 foot elevation.
6. Interior calculations based on first floor receptors at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant.

Exterior Noise Mitigation (Noise Barriers / Sound Walls):

Noise barriers of the following height shall be placed as follows (see attachment, "Exhibit ES-A"):

Eight (8) foot high noise barrier is required for buildings adjacent to Florida Avenue (SR 74)

Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block

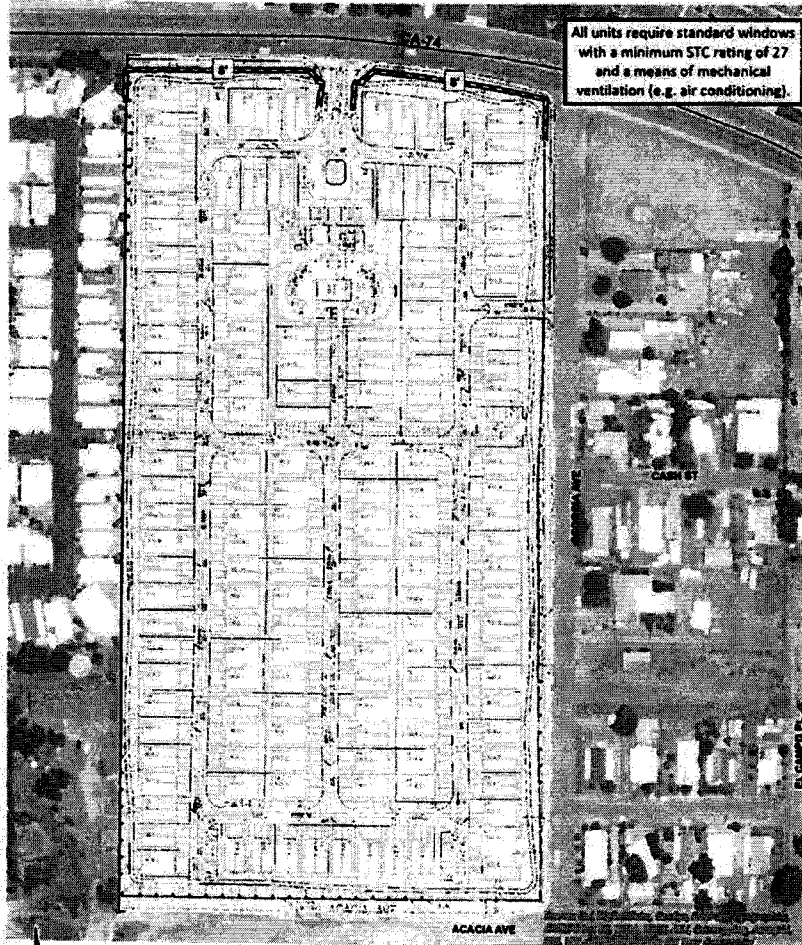
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior Noise Mitigation (Architectural Mitigation):



The following construction details shall be applied:

- 1) **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- 2) **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- 3) **Doors:** All exterior doors, for all lots, shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
- 4) **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal.
- 5) **Attic:** Attic vents should be oriented away from Florida Avenue. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.
- 6) **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS



LEGEND:

-  Recommended Noise Barrier Height (in feet)
-  Recommended Noise Barrier

Dawson, Brett

From: Ramirez-Cornejo, Daniel
Sent: Wednesday, July 19, 2017 6:59 PM
To: Sherrie L. Munroe
Cc: Larry R. Markham; Sal Osio, JD; Gray, Christopher; Dawson, Brett
Subject: RE: The Orchard Community Care project - Hemet Area
Attachments: FeeCalculationHandbook(10072015).pdf

Hi Sherrie,

We've reviewed the attached documentation, which included a detailed project description, and determined that the TUMF for the development would be calculated using the congregate care facility component of the TUMF Calculation Handbook. For reference we have attached the TUMF Calculation Handbook for which Worksheet A.2.3 (Congregate Care/Nursing Home TUMF Calculation Worksheet) would be used to calculate the TUMF based on the number of beds in the development. The result of the calculation using from A.2.3 will be used in entered into Worksheet A.2.1 to calculate the TUMF obligation. For the TUMF Program, Congregate Care/Nursing Homes are categorized under the Service land use, which is currently \$4.19/square foot.

Please note that last week (July 10, 2017), the WRCOG Executive Committee approved the 2016 TUMF Nexus Study and below fee implementation schedule:

Land Use type	October 1, 2017	2019	2020	2021
Single-family residential	\$8,873	\$8,873	\$9,146	\$9,418
Multi-family residential	\$6,134	\$6,134	\$6,134	\$6,134
Industrial	\$1.77	\$1.77	\$1.77	\$1.77
Retail	\$7.50	\$7.50	\$7.50	\$7.50
Service	\$4.56	\$4.56	\$4.56	\$4.56

A separate action that the WRCOG Executive Committee made was for the approval a policy for the immediate implementation of the retail TUMF fee reduction, while the other fees will become effective once member jurisdictions approve updated TUMF Ordinances/Fee Resolutions, which we anticipate to be on October 1, 2017. As you know, TUMF can be paid at issuance of building permit or certificate of occupancy. If the TUMF is paid before adoption by the County of the updated TUMF Ordinance/Fee Resolution, the development would be assessed TUMF at the current (\$4.19/square foot) rate.

We spoke with Brett Dawson at the County earlier today, who stated that an e-mail would be sufficient to verify the TUMF calculation using the worksheet for Congregate Care Facilities/Nursing Homes from the TUMF Calculation Handbook. However, if needed, we can prepare a formal letter for the County.

Please let us know if you have any additional questions. Thank you,

-Daniel

Daniel Ramirez-Cornejo
Senior Analyst
Western Riverside Council of Governments
4080 Lemon Street
3rd Floor, MS 1032
Riverside, CA 92501-3609

Phone: (951) 955-8307
Fax: (951) 787-7991

"Respect Local Control...Provide Regional Perspective"



From: Sherrie L. Munroe [mailto:slm@markhamdmg.com]
Sent: Wednesday, July 19, 2017 11:36 AM
To: Ramirez-Cornejo, Daniel <DCornejo@wrcog.us>
Cc: Larry R. Markham <lrmarkham@markhamdmg.com>; Sal Osio, JD <osio1938@gmail.com>
Subject: The Orchard Community Care project - Hemet Area

Hi Daniel,

Larry and I spoke with Russell Brady and Larry Ross yesterday, regarding a project we are entitling in the Hemet area of Riverside County. CUP No. 03724. They suggested we reach out to you regarding acquiring a TUMF fee determination letter. CUP site plan is attached.

This project is a Congregate Care Community. Assisted living services will be provided by Empacare, a licensed assisted living services contractor (attached) A Place for Mom, a nationally recognized expert in assisting living referrals has been retained as the principle referral source. The facility will be age restricted to 62 yrs+. Attached is also the statement of operations for the business model for this project, which is very detailed as to licensing, health services, costs and community plan and amenities for the community. In order to continue forward with this project as an affordable housing option for seniors, we need to ensure that WRCOG is on board for the per bed rate of TUMF fees under Section 5.3 of the handbook for group quarters. We feel that the project description and business model, per the statement of operations, meets or exceeds the requirements needed under this section of the handbook. We respectfully request that WRCOG provide a letter for the planning department to include in their staff report and conditions of approval for this project, noting that section 5.3, with Worksheet A.2.3 should be applied in the calculation and payment of the TUMF fees. Our case planner is Brett Dawson.

Please feel free to call myself or Larry with any questions, and thank you in advance for your consideration on this.

Sherrie Munroe
MDMG
41635 Enterprise Circle N., Suite B
Temecula, CA 92590
951-296-3466 ext. 213
slm@markhamdmg.com



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

August 22, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 03724 – EA42784 – Applicant: 17 acre Heme LLC – **Engineer/Representative:** MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – **Location:** Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue – 17.7 Gross Acres - Zoning: Rural Residential (R-R)

REQUEST: A Change of Zone is needed to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit proposes to develop a 300 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreation building, pool, lawn bowling and dog park. – APN: 548-160-004, 548-160-007, 548-160-008 – Related Case: PAR03181, PAR01417, HANS2013, JPR14010326

Sincerely,

PLANNING DEPARTMENT

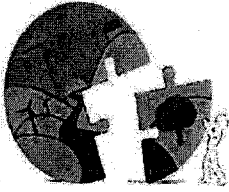
A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rctlma.org
Attachment: Project Vicinity Map
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

Steve Weiss, AICP
Planning Director

August 22, 2016

Morongo Cultural Heritage Program
Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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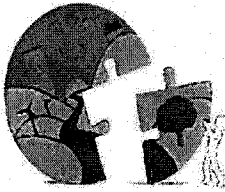
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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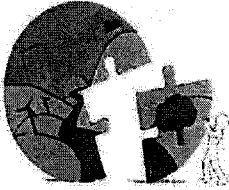
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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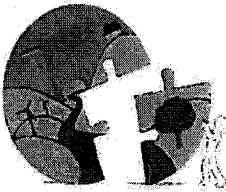
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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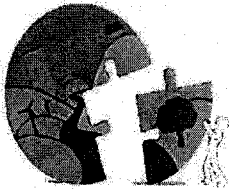
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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 22, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

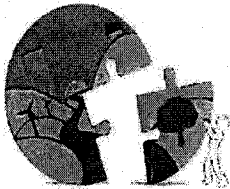
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 22, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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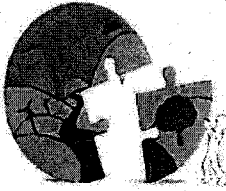
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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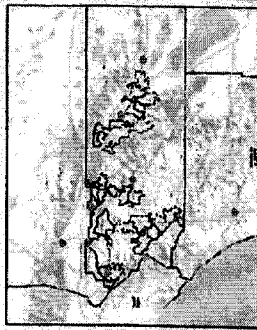
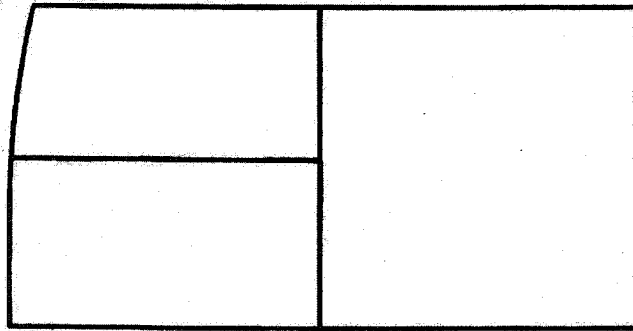
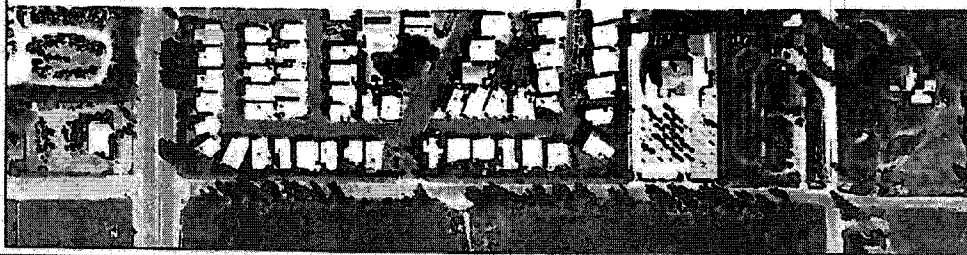
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CUP03724, EA42936



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes

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367

775 Feet

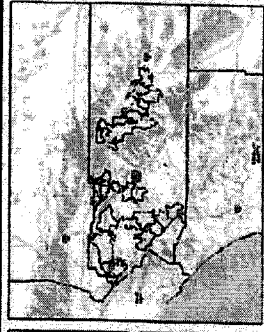


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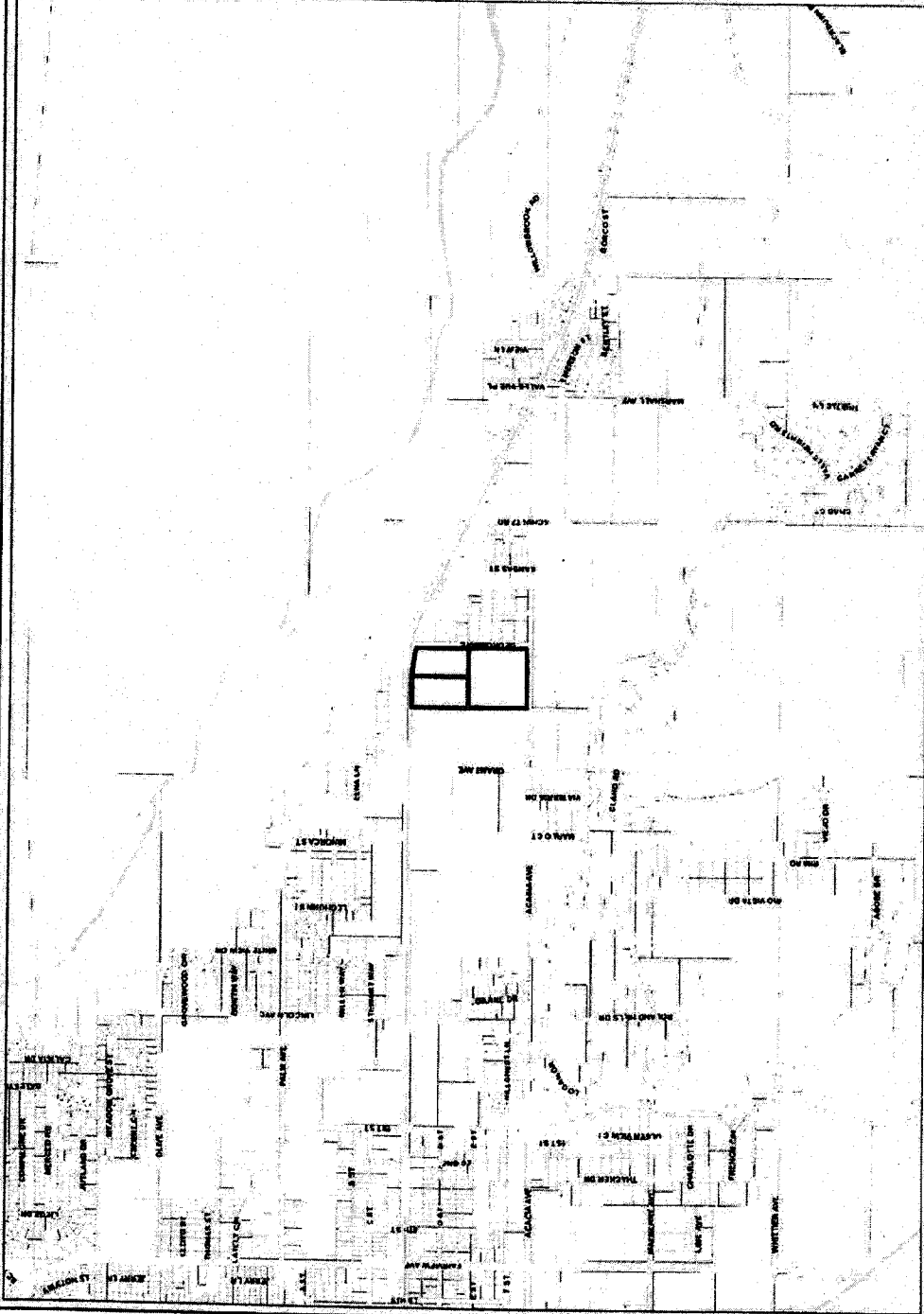
CUP03724, EA42936



Legend

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