

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



ITEM
1.4
(ID # 10264)

MEETING DATE:
Tuesday, July 23, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37678 / PLOT PLAN NO. 190007 and the ADOPTION OF THE NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – Engineer: Egan Civil, Inc. - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) – Location: North of Varner Road, south of Wildcat Drive, east of Berkey Drive, and west of Washington Street – Acres: 2.77 Acres - Zoning: Industrial Park (I-P) – REQUEST: Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse. Plot Plan No. 190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. District 4. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on June 5, 2019, in Riverside.

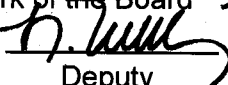
ACTION: Consent


Charles L. Lewis, Assistant TLMA Director 6/28/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 23, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

**The Planning Department recommended APPROVAL; and,
THE PLANNING COMMISSION BY A 4-0 VOTE:**

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 190015, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

APPROVED TENTATIVE PARCEL MAP NO. 37678, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and

APPROVED PLOT PLAN NO. 190007, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37678 proposes a Schedule "E" subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

Plot Plan No. 190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

Tentative Parcel Map No. 37678 and Plot Plan No. 190007 were approved at the June 5, 2019, Planning Commission meeting in Riverside. Staff provided a Memorandum dated June 5, 2019 with minor text amendments to the staff report and initial study document (CEQ190015) as outlined in Attachment C, Planning Commission Memorandum.

Additionally, it was read into the record at the June 5, 2019, hearing that the 17 parking spaces along the southerly project boundary could not be used for RV or Boat Storage since the

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

Industrial Park (I-P) zone specifically prohibits outdoor storage of RV or Boats which must be within enclosed buildings, which enclosed buildings are approved as part of Plot Plan No. 190007.


Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10-days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the June 5, 2019, public hearing.

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MEMORANDUM**


Jason Farin, Senior Management Analyst

7/16/2019


Gregory V. Priamos, Director County Counsel

6/28/2019



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JUNE 5, 2019**

Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST:** A Tentative Parcel Map for a Schedule “E” commercial subdivision of 17.56 acres into nine (9) commercial parcels, a Conditional Use Permit for a Mini Warehouse Facility, two (2) drive-thru restaurants and sales of beer and wine for off-site consumption and a Plot Plan to construct a shopping center. The shopping center will consist of eight (8) buildings, including a gas station and convenience store totaling approximately 90,900 sq. ft. The plot plan includes a 16,800 sq. ft. water quality basin. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

APPROVED Conditional Use Permit No. 3782; and,

APPROVED Plot Plan No. 26367, subject to the conditions of approval as modified at hearing.

4.2 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – **Engineer/Representative:** Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – **Zoning:** Controlled Development Zone (W-2-20) – **Location:** Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

CONTINUED to July 17, 2019.

4.3 TENTATIVE PARCEL MAP NO. 37678 and PLOT PLAN NO. 190007 – Intent to Adopt a Negative Declaration – CEQ190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – **Engineer:** Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – **Location:** Northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive, and westerly of Washington Street – **Acres:** 2.77 Acres – **Zoning:** Industrial Park (I-P) – **REQUEST: Tentative Parcel Map No. 37678** proposes a Schedule “E” subdivision that will create a single parcel (2.77 acres) with 36 commercial condominium units for vehicle, recreational vehicle (R-V), and boat storage. The condominium units consist of 24 (24x50) units and 12 (30x50) units including one (1) unit for an office/members clubhouse. **Plot Plan No. 190007** proposes to construct two (2) 23,400 sq. ft. concrete tilt-up buildings up to 26 ft. in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. The plot plan also proposes approximately 17 outdoor R-V and Boat storage spaces along the southerly property boundary. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 190015; and,

APPROVED Tentative Parcel Map No. 37678, subject to the conditions of approval as modified at hearing.

5.0 WORKSHOP

5.1 ENVIRONMENTAL JUSTICE WORKSHOP

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

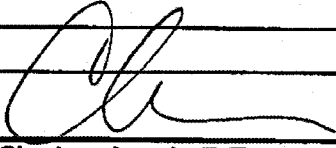
Agenda Item No.:

4.3

Planning Commission Hearing: June 5, 2019

PROPOSED PROJECT

Case Number(s):	TPM37678 & PPT190007	Applicant: Allen Grant
EA No.:	CEQ190015	
Area Plan:	Western Coachella Valley	Representative: Egan Civil. Inc.
Zoning Area/District:	Bermuda Dunes District	
Supervisory District:	Fourth District	
Project Planner:	Jay Olivas	
Project APN(s):	748-370-042	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The proposed Project includes two entitlement requests:

Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

Plot Plan No. 190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

The project is located north of Varner Road, south of Wildcat Drive, east of Berkey Drive, and west of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190015**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37678, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 190007, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Light Industrial
East:	Light Industrial
South:	Commercial Retail
West:	Commercial Retail
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P); Scenic Highway Commercial (C-P-S)
East:	Industrial Park (I-P); Specific Plan (S-P)
South:	General Commercial (C-1/C-P)
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Industrial Park
South:	Commercial Retail; Fast Food Restaurants; Hotels
East:	Vacant
West:	Mini-Warehouse Complex

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.77	No Minimum Lot Size

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	46,800	N/A
Floor Area Ratio:	0.10	FAR 0.25 – 0.60
Building Height (FT):	26 feet	35 feet
Proposed Minimum Lot Size:	2.77 Acres	20,000 SF
Total Proposed Number of Lots:	One (1) Parcel; 36 Units	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Uses	46,800	1 space per 2-employees	1	21

Located Within:

City's Sphere of Influence:	City of Palm Desert
County Service Area ("CSA"):	N/A
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B)
CVMSHCP Conservation Boundary:	Yes – No Conservation Area
Airport Influence Area ("AIA"):	Yes – Bermuda Dunes, Zone C

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The project for TPM37678 and PP190007 was filed on March 1, 2019. The proposed tentative parcel map and plot plan for vehicle, recreational vehicle, and boat storage is proposed to be located on approximately 2.77 acres of vacant land north of Varner Road and east of Berkey Drive.

TPM37678 would create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

PP190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

The project includes three (3) drive way entrances with shared access easements and fire access driveway.

The project has been modified to provide approximately 21 parking/staging area spaces along the southern project boundary since the I-P zone does not allow RV or Boat Storage outside an enclosed building.

General Plan Consistency

The project site is designated Community Development: Light Industrial (CD:LI) on the Western Coachella Valley Area Plan, which allows for development of industrial related land uses including warehousing/distribution, assembly and light manufacturing, and repair facilities. The Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities which are available to the project including partially improved streets. Berkey Drive is to be further improved with curbs, gutters, sidewalks, with available domestic water and sewer from the

Coachella Valley Water District. The proposed project would provide vehicle and boat related storage consistent with Light Industrial as storage related land use.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), Environmental Assessment No. 190015, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On May 15, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the in-fill project is located in an urbanized area which includes land uses such as vacant land, industrial buildings, fast food restaurants, hotels, mini-warehouse complex, and commercial retail buildings. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The project is located along Berkey Drive (110' right-of-way). Due to proposed project for tentative parcel map for a single-parcel and 36 condominium units and a plot plan for vehicle and boat storage, additional road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 90.TRANSPORTATION.2-IMP PLANS and 90.TRANSPORTATION.2- IMPROVEMENTS.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project proposes a single parcel with 36 condominium units and therefore will comply with Ordinance No. 460 subject to tentative map being approved and final map being completed.

6. Due to proposed the tentative parcel map and plot plan for new buildings, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property boundary.

7.

The proposed land use, for vehicle and boat storage, is consistent with the development standards set forth in the Industrial Park (I-P) zone in that:

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The subject land is approximately 292 feet in width and is 2.77 acres and therefore is in compliance.
- B. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance. The project buildings are up to 26-feet in height and therefore complies with maximum height limits.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. Project landscaping along the Berkey Drive frontage and along the southern boundary total approximately 15-percent and therefore comply with the criteria.
- D. A minimum 25-foot setback shall be required on any street. The project is setback a minimum of 25-feet from Berkey Drive and therefore is in compliance. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The project maintains a 25-foot wide landscape buffer adjacent to Berkey Drive and therefore complies.

The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. The project with two 23,400 square foot storage buildings is greater than 10-feet combined side yard setbacks.

The minimum rear yard setback shall be 15 feet. The rear yard setback is 24-feet and therefore complies. A minimum 50-foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. The project abuts C-1/C-P zone at the northeast property corner and is a minimum of 50-feet from the northeast building corner.

- E. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The project is conditioned to provide walled trash enclosure with overall perimeter treatment such as fencing/walls, and landscaping, and therefore is in compliance.
- F. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line. The project

proposes landscaping and fencing/walls including along the southern project boundary to screen parking areas located in that area of the project, while the majority of the site is within enclosed buildings with no outside storage, and therefore is in compliance with these criteria.

- G. Automobile parking shall be provided as required by Section 18.12. of this ordinance. Based on one (1) permanent employee, and 1-parking space per 2 employees per Section 18.12 for industrial uses, and the proposed project providing up to 21-parking spaces, minimum parking requirements are met.
- H. All new utilities shall be underground. The project is required to underground utilities as outlined in COA 90.Planning.8-Utilities Underground and therefore will be in compliance.
- I. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is required to screen all roof mounted equipment from ground elevation in accordance with COA 90.Planning.6-Roof Equipment Shielding and therefore will be in compliance.
- J. All signs shall be in conformance with Article XIX of this ordinance. The project will permit signs separately and shall be in compliance with these criteria In accordance with AND Planning.17-Permit Signs Separately.
- K. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project shall comply with lighting standards as indicated by AND Planning.10-Lighting/Hooded Directed.

Other Findings:

1. The project site has a land use designation of Light Industrial (L-I) on the Western Coachella Valley Area Plan.
2. The existing zoning classification for the subject site is Industrial Park (I-P).
3. The proposed land use for vehicle and boat storage is consistent with the Light Industrial (L-I) Land Use Designation since these type facilities are considered storage and warehousing land uses as specifically identified under L-I.
4. The project site is surrounded by properties, which are designated Light Industrial to the north and east, and Commercial Retail south and west.
5. The site contains vacant land with surrounding land uses consisting of industrial buildings, fast food restaurants, hotels, mini-warehouse complex, and commercial retail buildings. The proposed project would not conflict with the existing surrounding land uses.
6. The proposed project is permitted in the Industrial Park (I-P) zone with the approval of a Plot Plan as conditioned, including the Exhibits and Conditions relating to such features as varied building facades with earth tone colors and proposed desert landscaping.

7. The project site is surrounded by properties which are zoned Industrial Park (I-P), Scenic Highway Commercial (C-P-S), General Commercial (C-1/C-P), and Specific Plan (S-P).
8. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes, fire extinguishers, fire sprinklers as outlined in Advisory Notification Document (AND) FIRE.1-General Fire Conditions.
9. The project site is located within Zone B as Identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in AND PLANNING.11-Mt. Palomar Lighting Area.
10. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated March 25, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (COA 80 – E. Health. Water Will Serve, COA 80 – E. Health. Sewer Will Serve).
11. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the Bermuda Dunes Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated May 16, 2019 including recommended measures, such as, but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document.
12. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for vehicle and boat storage is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered to be CEQA mitigation.
13. Potential impacts to archaeological resources were analyzed and reviewed. In addition, notification letters as a result of AB 52 were mailed to various local tribes on April 11, 2019. No request to consult were received regarding AB 52. However, ground disturbing activities are proposed for site preparation on 2.77-acre site to accommodate proposed vehicle and boat storage building. In the unlikely event any unanticipated resources are located, all ground disturbing activity within 100-feet of the discovered resource shall be halted and the applicant shall contact the County Archaeologist as outlined in the measures of AND Planning-CUL-2.
14. The findings of the initial study performed pursuant to Environmental Assessment No. 190015 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and no mitigation is required.
15. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with proposed improvements for storm water control and soil erosion control located on the subject site.

16. The proposed project consists of a Schedule "E" parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37678 is consistent with the minimum Improvements as outlined in Section 10.10 (Schedule "E" Subdivision) of Ordinance No. 460 as stated below:
- a) **Streets - Section 10.10.A. Streets, Items 1-6,** the applicant is required to complete certain street improvements such as concrete curb, gutter, and 6-foot wide sidewalk located 43-feet from centerline to match up asphalt concrete paving within the 55-half-width dedicated right-of-way in accordance with County Standard No. 92 (COA 90-Transportation—Improvements). Improvements shall also include County Standards for commercial driveways. Through this condition, the minimum required road and driveway improvements would be met.
 - b) **Domestic Water and Sewage Disposal –** Existing domestic water and sewage infrastructure currently serve the site from Berkey Drive and has been approved by the Coachella Valley Water District for the purposes of this subdivision.
 - c) **Fire Protection –** The applicant will be required to submit fire prevention maintenance measures such as driveway entrances, fire lanes and fire extinguishers, sprinklers as outlined in AND 15.FIRE.1-General Fire Conditions.
 - d) **Fences –** There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.
 - e) **Electrical and Communication Facilities –** Electrical or communication facilities currently exist which will be connected underground from Berkey Drive.
17. Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. PM37562 is consistent with all of these requirements:
- a. The proposed map and its design and improvements are consistent with the General Plan in that the proposed land uses are consistent with the intended uses for the L-I land use designation. The proposed vehicle and boat storage project on 2.77 acres which includes enclosed buildings and outdoor parking is consistent with the L-I designation which is intended to allow for the development of Floor area ratios range from 0.25 to 0.60. The proposed vehicle and boat storage would be consistent with the L-I designation as it provides vehicle storage for the neighborhood and visitors to the regional area. Furthermore, the project specifically addresses land use policies 8.1 (LU8.1), which states, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

The project site has been designed to provide the minimum road improvements that would facilitate the ultimate right-of-way for Berkey Drive, thus consistent with the General Plan Land Use Designation, meeting all applicable circulation policies of the General Plan. The project has been reviewed by the Transportation Department and meets all development and design standards.

The proposed parcel map subdivides 2.77 acres into a single parcel with 36-condominium units ranging in size from 1,200 square feet to 1,500 square feet with required Property Owners Association (COA 50.Planning.1-CC&R C/I POA COM Easement). The 2.77 acre parcel is sufficient and physically suitable for the project as proposed. The proposed lot sizes meet the minimum requirements of the I-P zoning classification and will be sufficient to support future development. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. There is no applicable Specific Plan. The project has met all applicable development standards including parking and landscaping and is seeking no variances. In addition, an Initial Study was prepared through the California Environmental Quality Act (CEQA) to determine that the project, as designed, would not result in an impact to the environment or injury fish and/or wildlife or their habitat.

- b. The design of Tentative Parcel Map No. 37678 will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat and will not cause serious public health problems. The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the proposed development of the site were analyzed in the Initial Study/Negative Declaration prepared for the project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts.
- c. The design of Tentative Parcel Map No. 37678 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and easements.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Public hearing notices were mailed to property owners within 800-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. Project information was forwarded to the City of Palm Desert on May 22, 2019, and no comments have been received as of this writing.

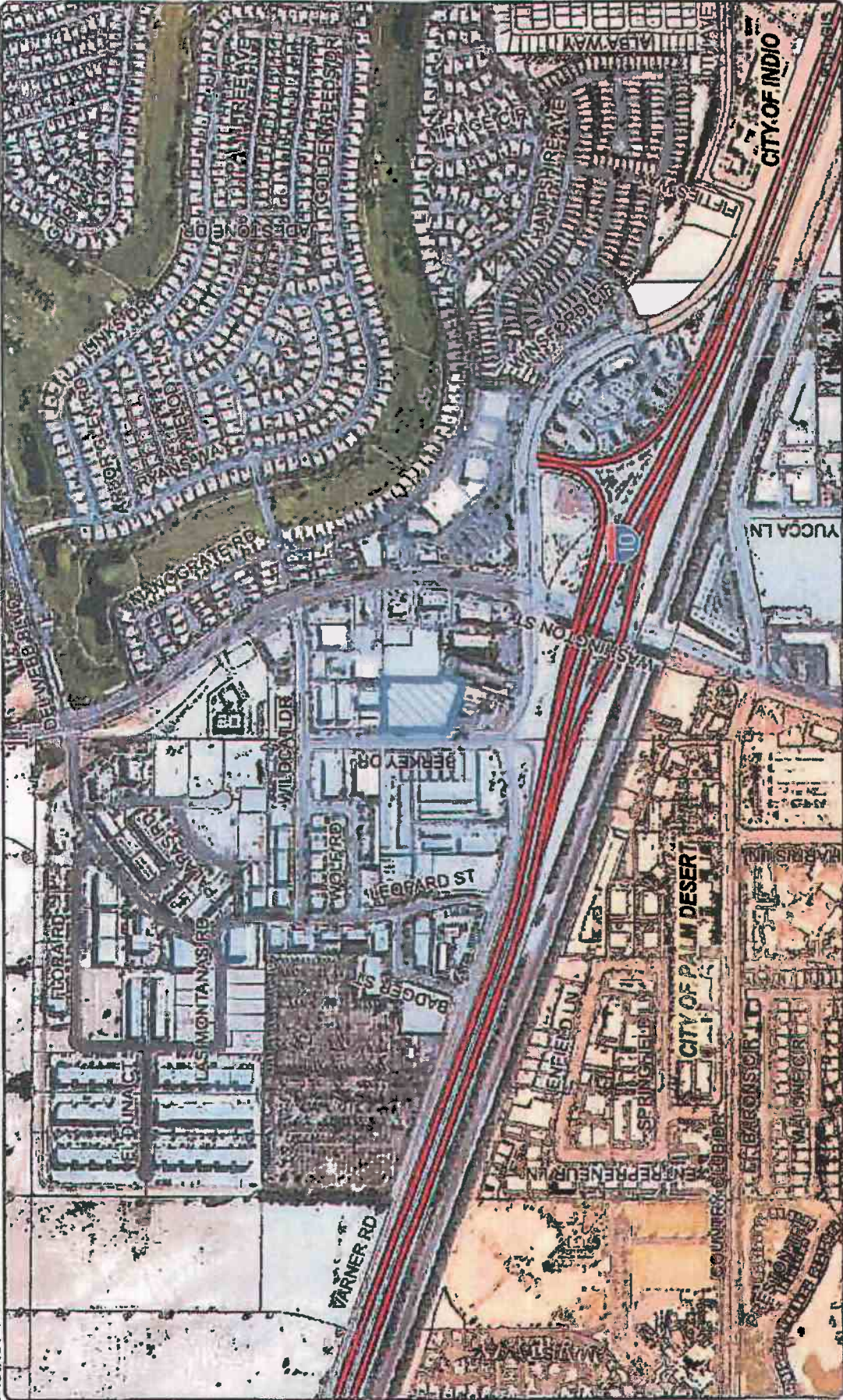
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37678 PPT190007
VICINITY/POLICY AREAS

Supervisor: Perez
 District 4

Date Drawn: 04/25/2019
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



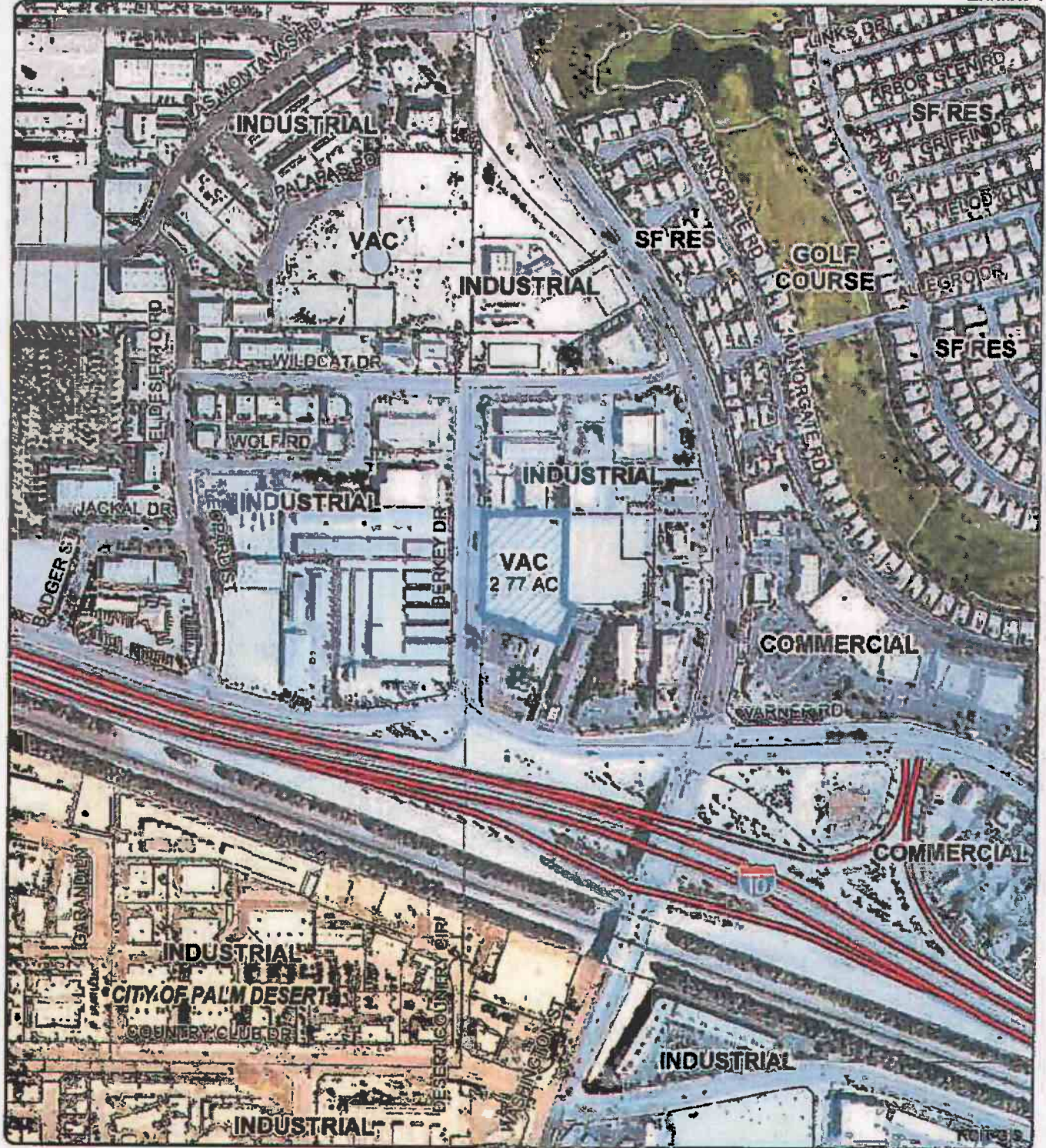
Map created on October 7, 2016. All County of Riverside selected items shown. This vicinity map is for informational purposes only. Riverside County Planning Department does not warrant the accuracy of the information provided. The user assumes all responsibility for the use of this map. Riverside County Planning Department is not responsible for any errors or omissions. Contact us at (951) 955-1000 for more information.

RIVERSIDE COUNTY PLANNING DEPARTMENT
 PM37678 PPT190007

Supervisor: Perez
 District 4

Date Drawn: 04/25/2019
 Exhibit 1

LAND USE



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



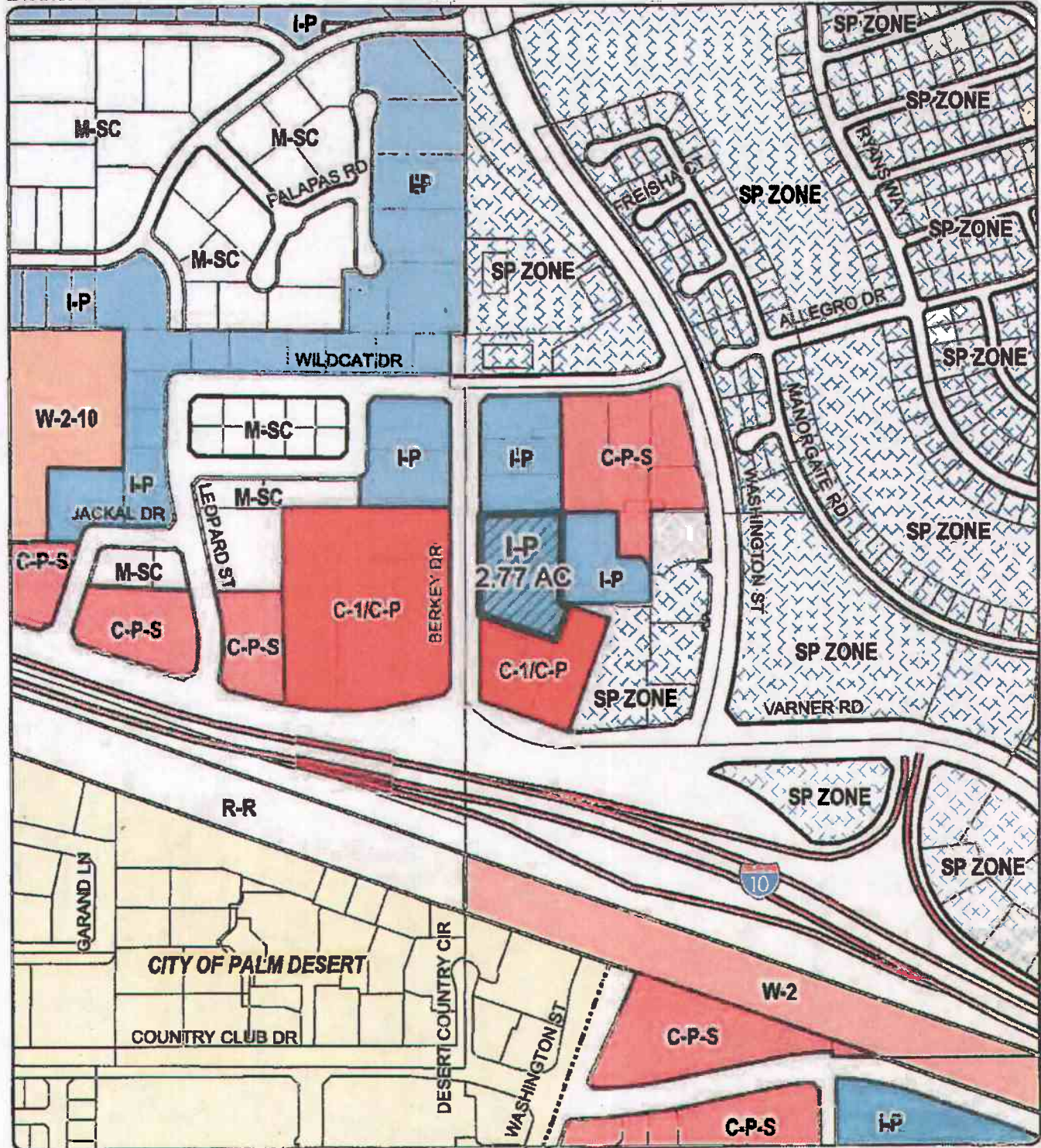
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 953-3500 (Western County) or in Palm Desert at 760-863-9277 (Eastern County) or Website: www.riverside.ca.gov

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37678 PPT190007**

Supervisor: Perez
District 4

Date Drawn: 04/25/2019
Exhibit 2

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen

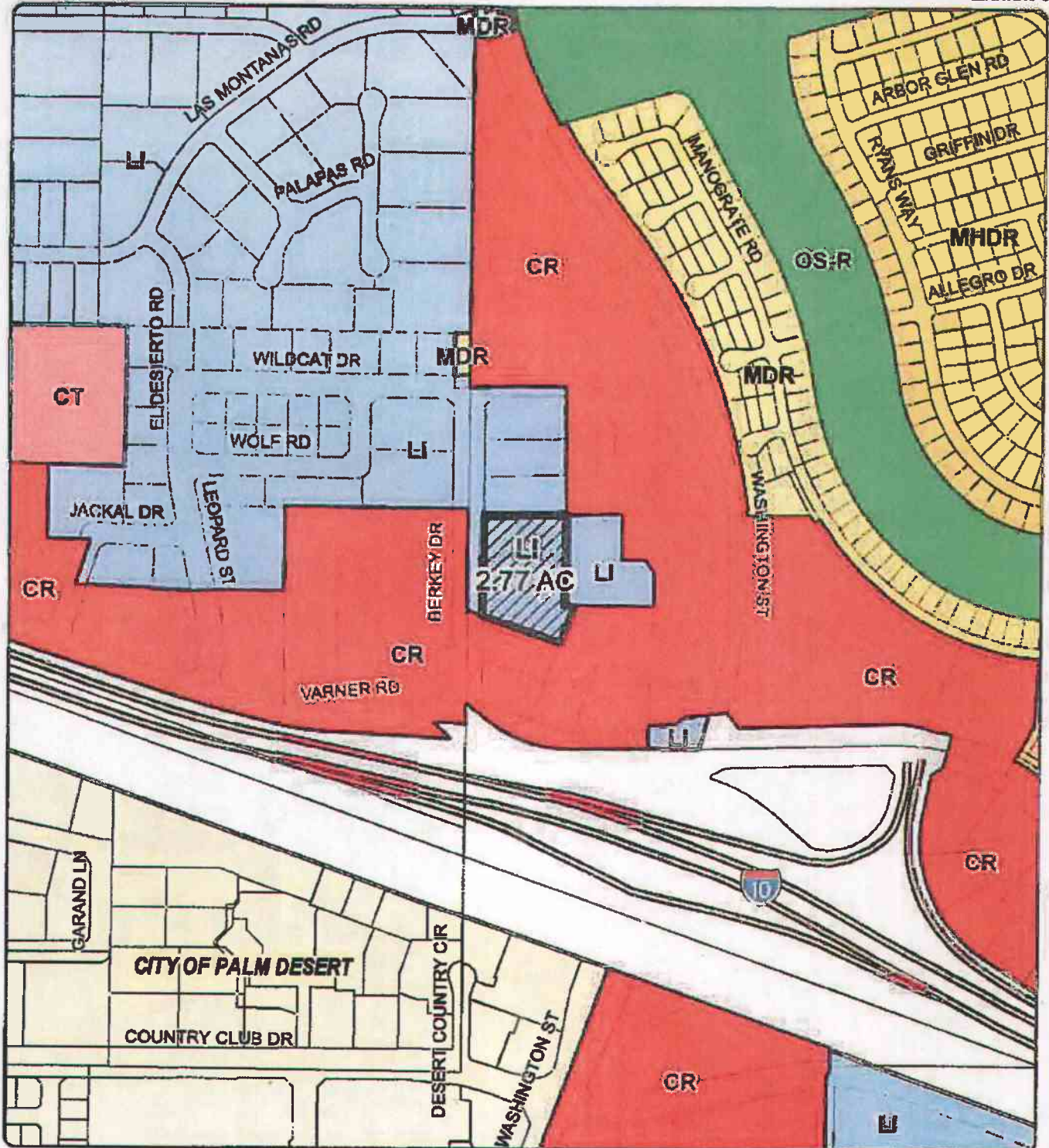


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department either in Riverside at (951)950-9150 (Western Office) or in Palm Desert at (951)950-8177 (Eastern Office) or Website <http://riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37678 PPT190007
EXISTING GENERAL PLAN

Supervisor: Perez
 District 4

Date Drawn: 04/25/2019
 Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department's office in Riverside at (951)988-8200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://zoninginfo.rcta.ca.gov>

PROPOSED ZONE: R-1 (RESIDENTIAL SINGLE-FAMILY)

PROPOSED LAND USE: CONDOMINIUM APARTMENTS

LAND DIMENSION: 100.00' x 100.00'

GENERAL PLAN: PALM BEACH COUNTY GENERAL PLAN, CHAPTER 10, ARTICLE 10.01, SECTION 10.01.01 (RESIDENTIAL SINGLE-FAMILY)

QUALITY CONSIDERATIONS: THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE QUALITY STANDARDS OF THE GENERAL PLAN. THE DEVELOPMENT WILL PROVIDE A HIGH QUALITY OF ARCHITECTURE, DESIGN, AND CONSTRUCTION. THE DEVELOPMENT WILL BE SENSITIVE TO THE SURROUNDING ENVIRONMENT AND WILL PROVIDE A HIGH QUALITY OF LIFE FOR THE RESIDENTS.

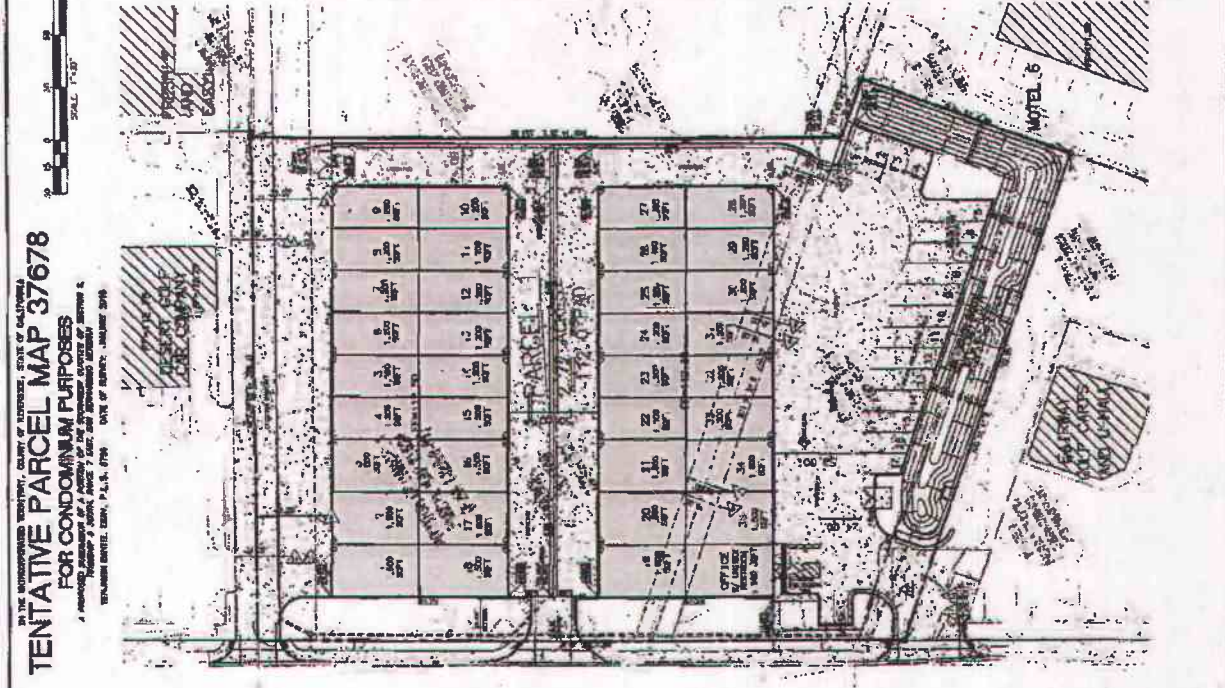
PROPOSED ZONE: R-1 (RESIDENTIAL SINGLE-FAMILY)

PROPOSED LAND USE: CONDOMINIUM APARTMENTS

LAND DIMENSION: 100.00' x 100.00'

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CA. BERKEY DRIVE

OFFICE

MOTEL 6

PROPOSED DEVELOPMENT

PROPOSED ZONE: R-1 (RESIDENTIAL SINGLE-FAMILY)

PROPOSED LAND USE: CONDOMINIUM APARTMENTS

LAND DIMENSION: 100.00' x 100.00'

GENERAL PLAN: PALM BEACH COUNTY GENERAL PLAN, CHAPTER 10, ARTICLE 10.01, SECTION 10.01.01 (RESIDENTIAL SINGLE-FAMILY)

QUALITY CONSIDERATIONS: THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE QUALITY STANDARDS OF THE GENERAL PLAN. THE DEVELOPMENT WILL PROVIDE A HIGH QUALITY OF ARCHITECTURE, DESIGN, AND CONSTRUCTION. THE DEVELOPMENT WILL BE SENSITIVE TO THE SURROUNDING ENVIRONMENT AND WILL PROVIDE A HIGH QUALITY OF LIFE FOR THE RESIDENTS.

THE PROPERTY AVAILABLE & CONDITIONS:

1. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

2. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

3. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

4. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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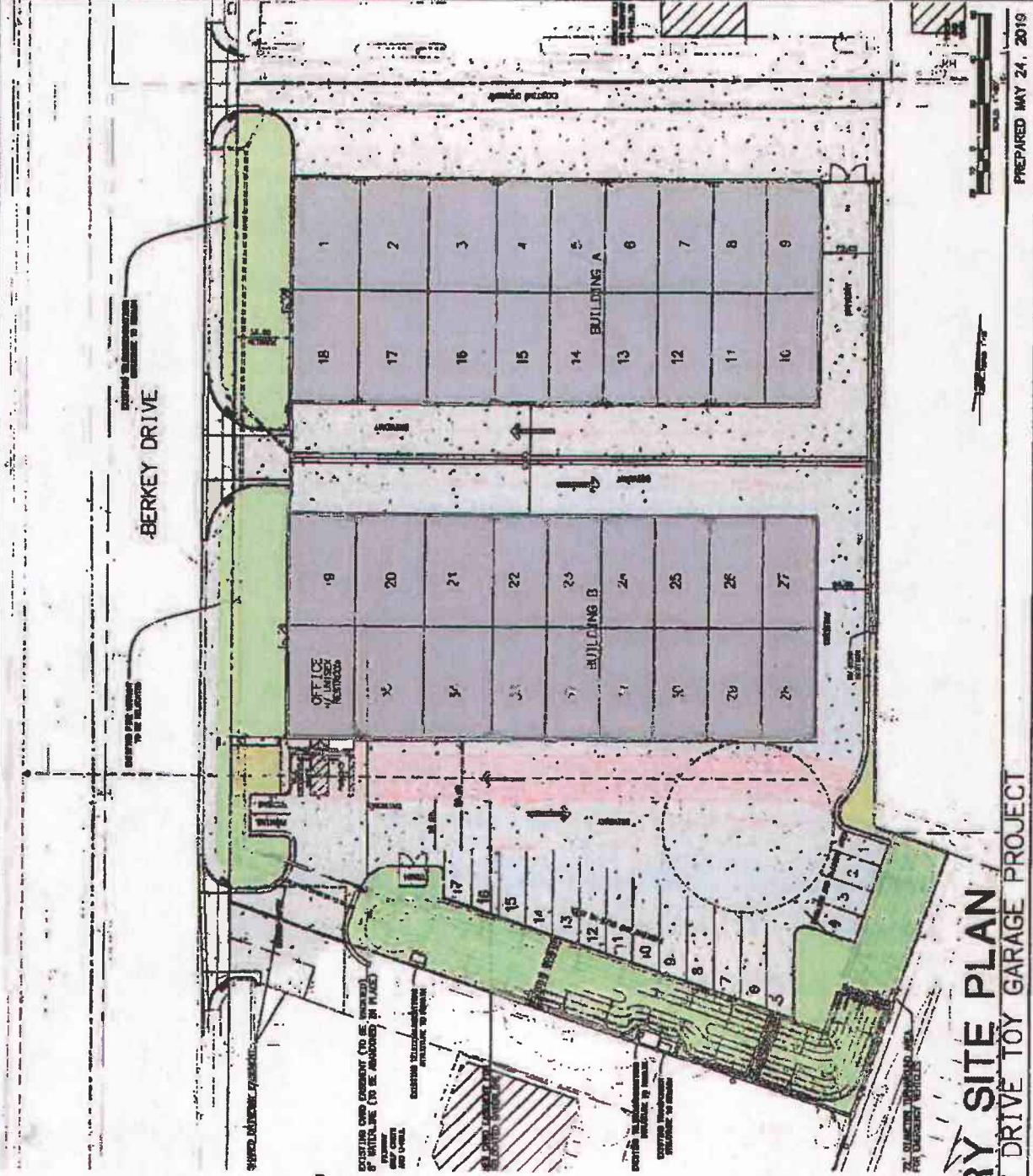
6. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

7. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

8. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

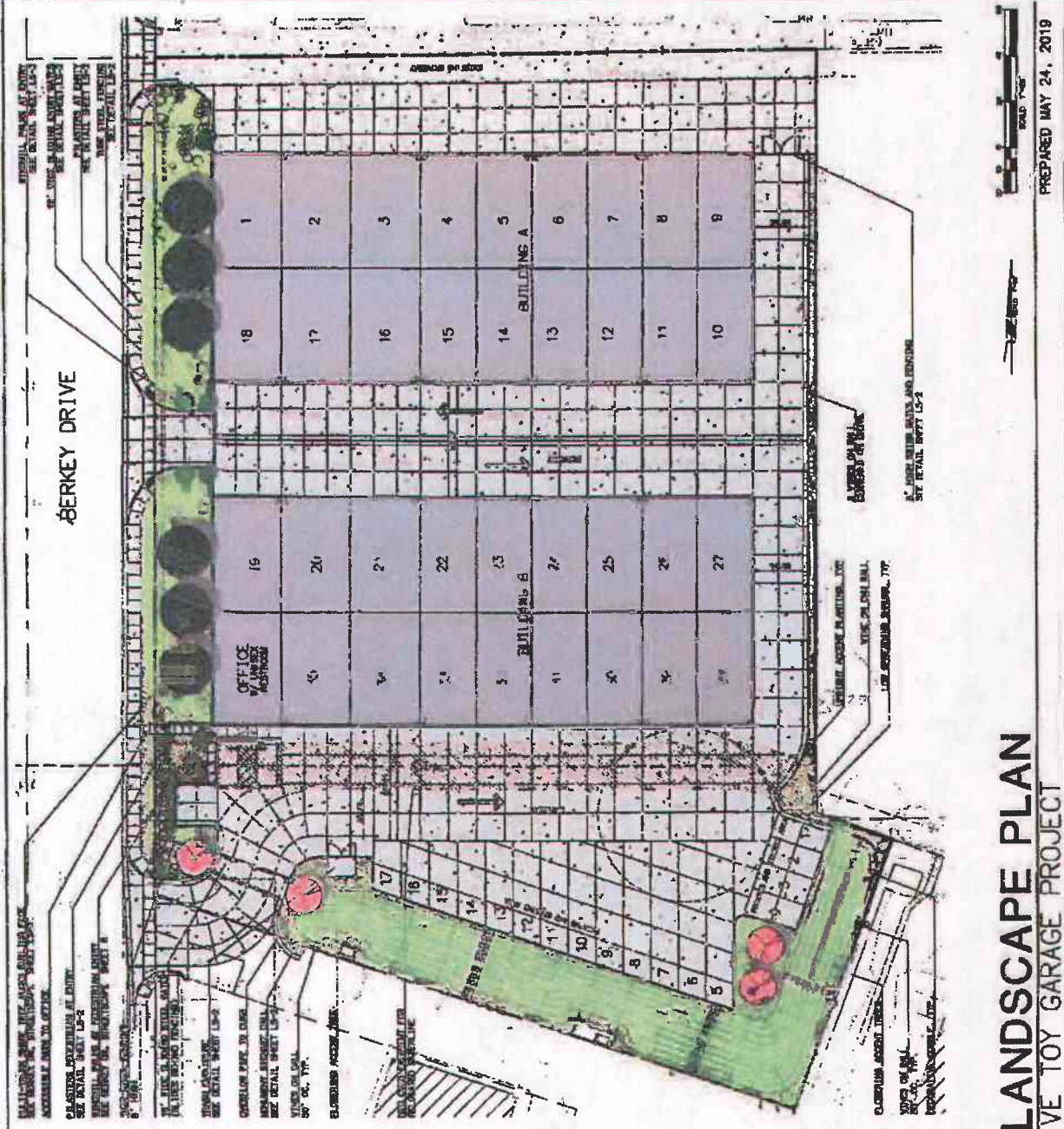
9. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

10. THE PROPERTY IS AVAILABLE FOR CONDOMINIUM DEVELOPMENT. THE PROPERTY IS LOCATED IN THE UNINCORPORATED TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.



SITE PLAN SUMMARY
 TOTAL SITE AREA: 120,725 SQ. FT. (APPROX. 2.77 ACRES)
 BUILDING A AREA: 23,400 SQ. FT.
 BUILDING B AREA: 23,400 SQ. FT.
 BUILDING C AREA: 46,800 SQ. FT.
 ASSESSOR'S PARCEL AREA: 60,225 SQ. FT.
 EXISTING ON-SITE WAREHOUSE TO REMAIN: 3,435 SQ. FT.
 TOTAL ON-SITE NON-PERVIOUS AREA: 57,665 SQ. FT.
 LANDSCAPED AREA: 19,170 SQ. FT. (15.8% OF TOTAL AREA)
 OFF-SITE LANDSCAPE IMPROVEMENTS (INCL. NEW ACCESSIBLE PUBLIC SIDEWALKS, 3 NEW DRIVEWAY APPROXS. AND FURNISHED PAVING IN SHARED SOUTH DRIVEWAY): 4,825 SQ. FT.
 LANDSCAPED AREA IN RIGHT-OF-WAY: 1,360 SQ. FT.

PRELIMINARY SITE PLAN
 PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT



PLANT MATERIAL LEGEND

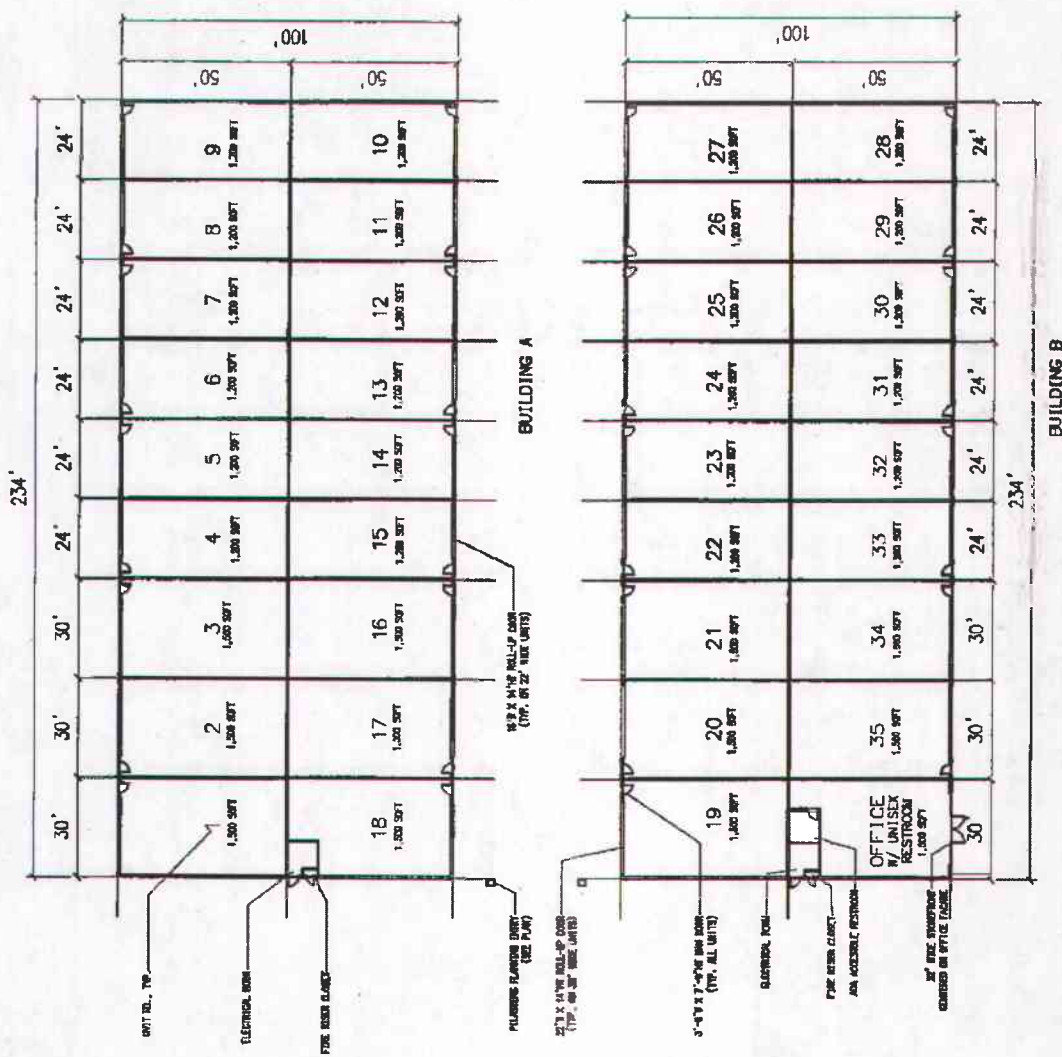
SYMBOL	PLANT MATERIAL	QUANTITY
○	1" Calceolola	1.0
○	2" Calceolola	1.0
○	3" Calceolola	1.0
○	4" Calceolola	1.0
○	5" Calceolola	1.0
○	6" Calceolola	1.0
○	8" Calceolola	1.0
○	10" Calceolola	1.0
○	12" Calceolola	1.0
○	14" Calceolola	1.0
○	16" Calceolola	1.0
○	18" Calceolola	1.0
○	20" Calceolola	1.0
○	24" Calceolola	1.0
○	30" Calceolola	1.0
○	36" Calceolola	1.0
○	42" Calceolola	1.0
○	48" Calceolola	1.0
○	54" Calceolola	1.0
○	60" Calceolola	1.0
○	66" Calceolola	1.0
○	72" Calceolola	1.0
○	78" Calceolola	1.0
○	84" Calceolola	1.0
○	90" Calceolola	1.0
○	96" Calceolola	1.0
○	102" Calceolola	1.0
○	108" Calceolola	1.0
○	114" Calceolola	1.0
○	120" Calceolola	1.0
○	126" Calceolola	1.0
○	132" Calceolola	1.0
○	138" Calceolola	1.0
○	144" Calceolola	1.0
○	150" Calceolola	1.0
○	156" Calceolola	1.0
○	162" Calceolola	1.0
○	168" Calceolola	1.0
○	174" Calceolola	1.0
○	180" Calceolola	1.0
○	186" Calceolola	1.0
○	192" Calceolola	1.0
○	198" Calceolola	1.0
○	204" Calceolola	1.0
○	210" Calceolola	1.0
○	216" Calceolola	1.0
○	222" Calceolola	1.0
○	228" Calceolola	1.0
○	234" Calceolola	1.0
○	240" Calceolola	1.0
○	246" Calceolola	1.0
○	252" Calceolola	1.0
○	258" Calceolola	1.0
○	264" Calceolola	1.0
○	270" Calceolola	1.0
○	276" Calceolola	1.0
○	282" Calceolola	1.0
○	288" Calceolola	1.0
○	294" Calceolola	1.0
○	300" Calceolola	1.0

LANDSCAPE SUMMARY

ITEM	QUANTITY	UNIT
TOTAL SITE AREA	120,725	SQ. FT.
TOTAL LANDSCAPED AREA	19,170	SQ. FT.
TOTAL AREA	101,555	SQ. FT.

SUMMARY OF LANDSCAPE MATERIALS: ALL PROPOSED LANDSCAPE MATERIALS ARE PROPOSED TO BE PLANTED IN THE SPRING. PLANTING IS MINIMIZED IN RELATION TO SHADINGS AND NEAR OUTSIDE VEHICLE STORAGE AREAS. MEDIUM WATER USE PALMS ARE INCORPORATED TO HIGHLIGHT SITE ENTRANCES AND GROUPED WITH PROPOSED OTHER CENTRE PLANTINGS WITH SIMILAR WATER REQUIREMENTS.

PRELIMINARY LANDSCAPE PLAN
PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT



BUILDING A & B DESCRIPTION
 TWO 23,400 GROSS SQ. FT. TILT-UP CONCRETE BUILDINGS. CONCRETE TILT-UP PANELS 6" THICK, 24" HIGH AND 24', 25', OR 30' WIDE. 28' HIGH CORNER ELEMENT WITH CORNICE DETAIL ON UNITS 1, 18, 19, AND OFFICE. (SEE ELEVATIONS). ROOFING COMPOSITION ASPHALT OVER CLAY TILE WITH 1/2" GYPSUM BOARD ROOFING SYSTEM, SEE TYP. SECTION SHEET 6.

PRELIMINARY BUILDING FLOOR PLANS
PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT

NO.	DATE	REVISIONS

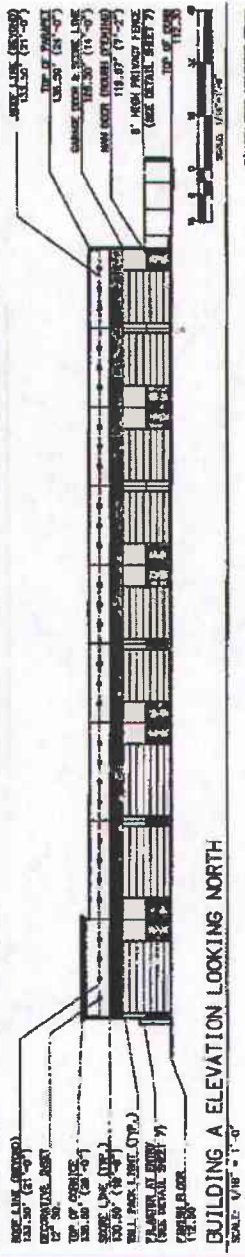
EGAN CIVIL, INC.
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 100
 BERKELEY, CA 94702
 TEL: 415-841-1111
 FAX: 415-841-1112



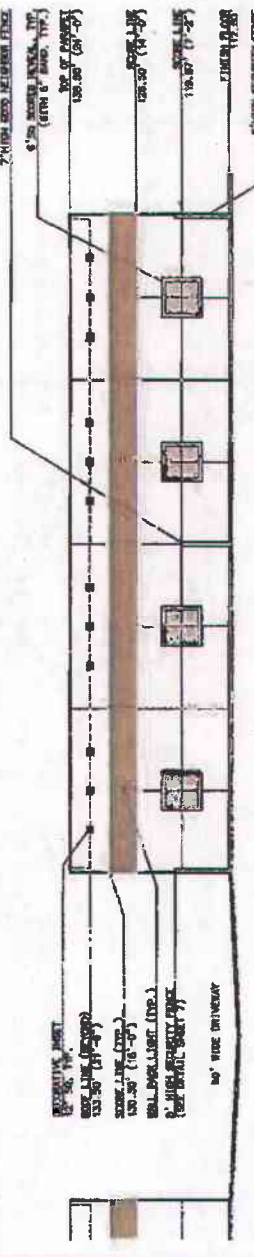
PROJECT NO. 2019-001
 SHEET NO. A-2
 DATE: FEB 28, 2019

BUILDING A ELEVATIONS
 PARCEL D OF IIA 4740
 PALM GARDENS, CA 92011
 PROJECT NO. 2019-001
 SHEET NO. A-2

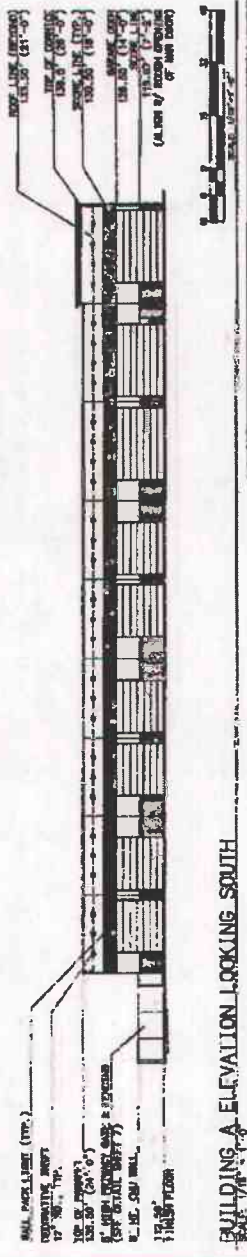
SHEET A-2



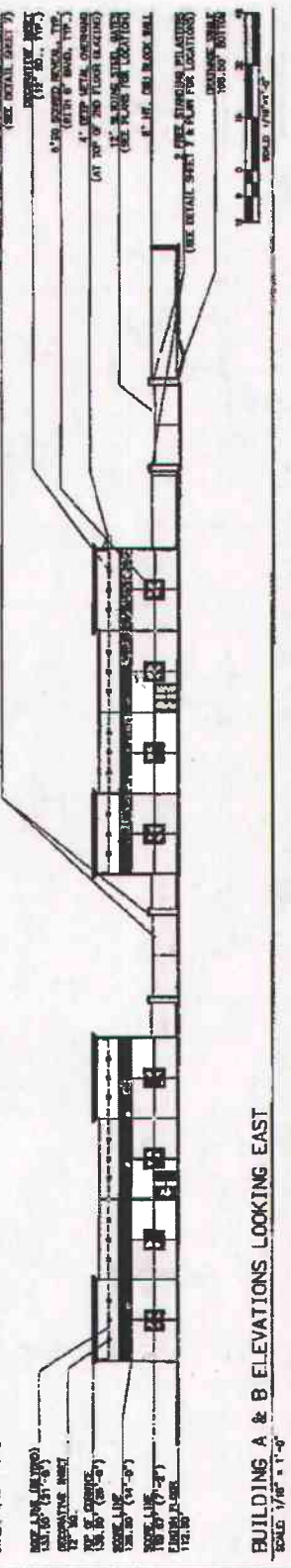
BUILDING A ELEVATION LOOKING NORTH
 SCALE: 1/8" = 1'-0"



BUILDING A ELEVATION LOOKING WEST
 SCALE: 1/8" = 1'-0"



BUILDING A ELEVATION LOOKING SOUTH
 SCALE: 1/8" = 1'-0"



BUILDING A & B ELEVATIONS LOOKING EAST
 SCALE: 1/8" = 1'-0"

PRELIMINARY BUILDING A ELEVATIONS
 PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 190015
Project Case Type (s) and Number(s): TPM37678 / PPT190007
Lead Agency Name: Riverside County Planning Department
Address: 77-588 El Duna Ct Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-7050
Applicant's Name: Allen Grant
Applicant's Address: 72325 Manufacturing Road, Suite A
 Thousand Palms, CA 92276

I. PROJECT INFORMATION

The proposed Project, as depicted on Figure 1 (Site Plan) includes two entitlement requests:

Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/member's clubhouse.

Plot Plan No. 190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

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

B. Total Project Area: 2.77 Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 2.77	Lots: 1+36	Sq. Ft. of Bldg. Area: 23,400	Est. No. of Employees: 1
Other:			

C. Assessor's Parcel No(s): 748-370-042

Street References: The project is located north of Varner Road, south of Wildcat Drive, east of Berkey Drive, and west of Washington Street.

D. Section, Township & Range Description or reference/attach a Legal Description:
 Township 5 South, Range 7 East, Section 6

E. Brief description of the existing environmental setting of the project site and its surroundings: The parcel contains vacant land with industrial buildings to the north, commercial retail and fast food restaurant to the south, hotels to the east, and mini-warehouse to the west. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: The project site has a General Plan Foundation Component of Community Development (CD), and land use designations of Light Industrial (L-I). The proposed vehicle and boat storage on 2.77 acres is consistent with the L-I designation which is intended to allow for the development of warehousing and storage, including for vehicles, for existing residents and visitors to the area. Floor area ratios range from 0.25 to 0.60 and the project has a proposed floor area of approximately 0.38 within required range.

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The project implements Policy LU 30.1, accommodating the development of industrial uses in areas appropriately designated by the General Plan and area plan land use maps. The project is an intended use in the LI designation, and has meet all of the applicable development and design standards.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The project has been reviewed by the Transportation Department and meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies. The project will be required to adhere to the County's adopted Noise Ordinance.
6. **Housing:** The project is for proposed industrial land division with vehicle storage; the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The site is not located within an area identified as a Healthy Community.

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

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Light Industrial (LI)

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley, Pass Area Plan, Palo Verde Valley Area Plan
2. **Foundation Component(s):** Community Development (CD)
3. **Land Use Designation(s):** Light Industrial (LI) & Commercial Retail
4. **Overlay(s), If any:** Not Applicable
5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Industrial Park (I-P)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Industrial Park (I-P), General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), and Specific Plan (S-P) for all surrounding parcels.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

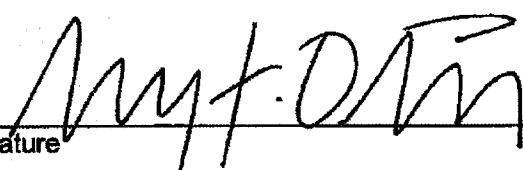
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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



Signature

May 15, 2019

Date

Jay Olivas, Project Planner

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.
- b) The proposed tentative parcel map with single parcel and 36 condominium units totaling 2.77 acres and plot plan for vehicle and boat storage, would not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project includes low-profile building elevations with 2-main storage buildings totaling 46,800 square feet designed as single-story up to 26-feet in height, in the central portion of the property with on-site parking. The storage buildings will be painted in earth tone colors consistent with surrounding industrial and commercial buildings. The proposed project shall also comply with advertising regulations Advisory Notification Document (AND) Planning.17 Permit Signs Separately along with required desert landscape plan. Therefore, impacts would be less than significant.

c) The project is located in an urbanized area with land use designation of Light industrial in the unincorporated community of Bermuda Dunes. Due to proposed building design and required desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) Planning.11-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not considered mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of proposed tentative parcel map and plot plan for vehicle storage would create a new light source, but any future sources of lighting are not anticipated to reach a significant level due to the size and scope of the project. Approximately 20 downcast low-pressure sodium or equivalent light fixtures less than 4,080 lumens are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any potential lighting impacts (AND Planning.10-Lighting Hooded/Directed). Desert landscaping will also provide partial buffering including along Berkey Drive including southern project boundary. Therefore, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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b) Surrounding land uses include commercial and industrial buildings and vacant land uses. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND Planning.10-Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "urban built up lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing or proposed agriculture use is located on the 2.77 acre-site. The site is not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). No impacts will occur.

d) The project would not involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the site is considered "urban built up land" with proposed parcel map and plot plan for vehicle storage. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<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
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlements for tentative parcel map and plot plan that are required to comply with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, and project is not considered a significant with these measures.

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

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

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

Assuming build-out of the site with proposed storage buildings on 2.77 acres, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

The proposed project will result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations. Due to the project's relatively small size and scope and therefore likelihood to exceed established thresholds, an air quality report to quantify the anticipated construction emissions was not required for this project. Threshold exceedance for construction impacts typically occurs with much larger projects that would involve a greater amount of construction equipment, worker trips, and construction equipment/material delivery to a particular project site. Since the project is of a relatively small size and scope, it is not anticipated that any daily construction thresholds would be exceeded. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (2.77 acres) with PM10 Dust Control Plan as a requirement, a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. The project is a trailer, recreational vehicle, and boat storage facility with limited parking. Such a use would not likely receive a large number of daily trips, let alone more than one expected trip per day since the use would simply accommodate such storage and occasional visits to the site to take out or bring back trailers, recreational vehicle, or boats. Landscaping maintenance would result in low levels of emissions, especially given the relatively small area of landscaping proposed that would need to be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintained. Other indirect operational emissions would result from electricity use on the site which would be limited to lighting primarily. Based on this, it is reasonably assumed that maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

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

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and outdoor athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter and less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively low number of nearby residences, limited commercial and limited industrial businesses in immediate vicinity, approximately 500 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

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

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan as indicated by Condition of Approval (COA) 90.Planning.3.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st ^h, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials; Phase I Cultural Resources Assessment by Cogstone dated May 2019

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

Source(s): On-Site Inspection, Project Application Materials; Phase I Cultural Resources Assessment by Cogstone dated May 2019

Findings of Fact:

a-b) No significant cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project. The Phase I Cultural Resources Assessment did not observe any archaeological or built-environment resources within the Project Area and terrain had been previously disturbed with rough grading. Additionally, in compliance with Assembly Bill 52 (AB52),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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notifications regarding this project were mailed to various local area tribes on April 11, 2019. No request to consult was received as a result AB52 process. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to grading of 2.77 acres on relatively flat topography.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA Planning-CUL.). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage with installation of mainline electrical connection for the vehicle storage buildings and outdoor grounds. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. However, it is anticipated that energy usage and demand would be incremental and would not be significant. 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 any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

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

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 190020, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report (GEO190020)

Findings of Fact:

a) According to the County Geologic Report No. 190020 and review by the County Geologist, the potential for liquefaction is moderate at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to adhere to the California Building Code as applicable and measures as outlined under AND PLANNING-GEO such as existing surface soil within building pad area be removed to 24-inches or 48-inches below the original grade, whichever is deeper, extending 5-feet beyond all exterior wall/column lines, impacts from liquefaction are less than significant.

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

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (GEO190020)

Findings of Fact:

a) According to GEO190020, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (AND PLANNING-GEO). California Building Code (CBC) requirements pertaining to storage tilt-up building development will reduce the potential impact to less than significant. As CBC requirements are applicable to all related building development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report (GEO190020)

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report (GEO190020)

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to potential subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Geology Report (GEO190020)

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since site preparation for the 2.77- acre site is located on flat topography. No impacts are expected.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are existing or proposed. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from minor grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to tilt-up storage buildings will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of tilt-up storage buildings and will not require the use of septic or alternative disposal systems. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

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

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP")

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

With limited scope of project for RV and Boat Storage, incorporation of California Building Codes using energy efficient building materials, and anticipated motor vehicles being smog compliant, along with desert landscaping, the total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for industrial projects established by the CAP.

Therefore, the proposed project would be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a) The project does not propose a use that would involve the transport, use, or disposal of hazardous materials due to the nature of project that is for storage and parking of vehicles, including recreational vehicles and boats, other than minor household cleaning products. Less than significant impacts are expected due existing and proposed site improvements such as paving and driveway areas, including compliance with building, health, and fire codes such as fire sprinklers and recommended conditions of approval such as AND Fire. General Fire Conditions (Ord. 787).

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Materials such as minor amounts of gasoline and diesel fuel and propane i.e. liquid petroleum will remain in the stored recreational vehicles. No exterior fuel storage facilities such as above ground fuel tanks are proposed. Less than significant impacts are expected.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Varner Road and Berkey Drive. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on May 9, 2018 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan with less than significant impacts.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated May 16, 2019 recommendations are summarized as follows, including, but not limited to: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND Planning.2-ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the May 16, 2019 letter from ALUC; therefore, the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," GIS database; Coachella Valley Water District Letter dated March 25, 2019; Preliminary Hydrology Study for Berkey Garages by Egan Civil, Inc. dated revised April 4, 2019

Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project on approximate 2.77 acres including proposed retention and water quality basin along southeastern boundary with driveway access from Berkey Drive. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since domestic water service will be provided by the Coachella Valley Water District and limited domestic water use due to nature of recreational vehicle storage facility and desert landscaping. Less than significant impacts are expected.

c) The project would not substantially alter the existing drainage pattern of the site or area due to required improvements. No alteration of a course of a stream or river is proposed or located on the site. The site, however, is located within Flood Zone A0, depth 3.0 feet, and will require improvements to address flood hazard area such as raised building pad elevations of approximately 112.00 (finished floor elevations of 112.50), 9,535 square foot retention basin and 9,615 square foot planter area along the southeastern property boundary and Berkey Drive street frontage. The raised pad elevations and retention basin areas are designed to accommodate drainage impacts for approximately 50,225 square feet of concrete paving and 46,800 square foot of building area. Impacts will be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope to 2.77 acres of site improvements with drainage features including retention basin, raised pad elevations, and road improvements such as curb, gutter, and sidewalk along Berkey Drive. Impacts are therefore less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of project of 2.77 acres with required urban improvements. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is required to provide flood protection improvements such as retention basin and curbs gutters sidewalks along Berkey Drive. Therefore, impacts are less than significant.

g) The project is located in Flood Zone A0 which is in area of potential flood hazard which could impede or redirect flood flows, however, based on project design with storage buildings in central portion of 2.77-acre property with parking paving, and proposed retention basin, flood impacts are less than significant.

h) The project is located in a flood hazard area, but is not located in a tsunami area, or seiche zone, nor will risk the release of pollutants due to project inundation with required improvements and water quality management plan. Impacts are less than significant.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore, no impacts are expected.

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
LAND USE/PLANNING Would the project				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project for a land division of 2.77 acres into a single parcel with 36 condominium units and plot plan for vehicle storage as an infill project will not cause a significant environmental impact since project is located within an existing urban area that has been previously disturbed and partially improved along Berkey Drive. The project is consistent with the General Plan land use designation of Community Development: Light Industrial (CD: LI) in the Western Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation since storage and warehousing is a consistent land use. The project site is presently vacant, and zoned Industrial Park (I-P). The I-P zone allows for vehicle storage subject to plot plan within enclosed buildings. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City Sphere of City of Palm Desert. This project was transmitted to the City of Palm Desert on May 22, 2019, and no comments have been received as of this writing.

Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a land division and vehicle storage project. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the industrial project is approximately 0.5 miles from the airport in Airport Zone C. The Airport Land Use Commission (ALUC) Director found the project consistent with the Airport Land Use Compatibility Plan and determined that the type of use will not result in people residing at all or working in the project area except for a very short-term during construction, maintenance, and occupancy of small office/clubhouse inside proposed industrial storage building. In addition, the project building materials will be subject to California Building Code requirements. Therefore, less than significant impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant:

b) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, the County Paleontologist has not required a Paleontological Report. However, in a very unlikely circumstance, should fossil remains be discovered during site development, all site earthmoving shall be ceased in the area of the fossil remains are encountered along with further measures described under COA Planning-PAL-1. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

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

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

Findings of Fact:

a) The project is a land division with plot plan for proposed vehicle storage and will not displace existing people or housing, necessitating the construction of replacement housing elsewhere, due to the industrial nature of the project with no housing units or residents. Therefore, project will have no impact.

b) The proposed project would create a slightly increased demand for additional housing due to the industrial nature of the project with approximately 30 temporary construction workers as result of the proposed storage buildings. However, this would create a minor amount of additional housing need due to the very small increase of temporary workers at the site with existing housing units located in the surrounding areas such as Bermuda Dunes, Palm Desert, Thermal, Coachella, and Indio. Because the increase is so small, there will be no impact.

c) The project would add a new business with up to approximately one (1) permanent employee and 30 temporary construction jobs. This population increase will not exceed official regional or local population projections and impacts are less than significant.

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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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 following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented 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 prevent any potential effects to fire services. (COA 90.PLANNING.4). This is a standard Condition of Approval and is not considered mitigation under CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. It is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.4). This is a standard Condition of Approval and is not considered mitigation under CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): 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 Desert Sands Unified School District

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boundaries. As an industrial land division with storage buildings, this project will create minor housing demand, approximately one (1) permanent job and 30 temporary construction jobs, and attract people to the area with minor customer traffic. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.4). This is a standard Condition of Approval and is not considered mitigation under CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately one (1) permanent job and 30 temporary construction workers who could potentially work at the project site. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial physical deterioration of the facility would occur or be accelerated?				
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.
- c) The project is not located within Community Service Area, and industrial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict with an applicable congestion management program, including, but not limited to level of	<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
service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The project will generate a minor increase traffic to the area and regional transportation system; however, the proposed project is not a traffic generating facility as a recreational vehicle storage facility with up to 36 condominium units for RV and Boat storage which vehicle remain stored for long permits with limited traffic trips. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to required road improvements along Berkey Drive (110' Half Width ROW) including three (3) driveway's as described in COA 90.TRANSPORTION.3-Improvements. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Right of way improvements such as 6-foot wide sidewalks along Berkey Drive are conditioned with the project to reduce traffic impacts below significance (COA 90.TRANSPORTION.3-Improvements). The project provides temporary parking during construction and permanent on-site parking lot with parking spaces depicted on the site plan of approximately 21 spaces (COA.90.PLANNING.5-Parking Paving). Therefore, the project will have less than significant impact.

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Berkey Drive street frontage with required road improvements including installation of a curb, gutter, and sidewalk. Impacts are less than significant.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Berkey Drive for access with minor increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.4) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Berkey Drive via Varner Road or Wildcat Drive. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not cause inadequate emergency access or access to nearby uses due to immediate driveway access from Berkey Drive via Varner Road or Wildcat Drive including from an existing Fire Station located along Washington Street approximately 1/2 mile north of the project site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or 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:

39. Tribal Cultural Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on April 10, 2019. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site including based on findings of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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completed Phase I Cultural Resources Report, and any ground disturbing activities are limited to site preparation on approximate 2.77-acre site to accommodate storage buildings and paved parking. AND PLANNING-CUL 2 Unanticipated Resources requires any site disturbances within 100-feet to be halted if any unanticipated cultural resources are located with additional measures as indicated in the COA referenced above. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company; San 53; Coachella Valley Water District letter dated March 25, 2019

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water at proposed vehicle storage facility, and would result in the expansion of existing domestic water line connections to the proposed storage buildings including office/clubhouse unit. The site will also contain desert landscaping with irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the proposed landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Department of Environmental Health Review; Coachella Valley Water District dated March 25, 2019

Findings of Fact:

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) for sanitation service and would result in the construction of new waste water treatment facilities such extension of sewer main lines from Berkey Drive to the proposed storage buildings including office/clubhouse unit. No RV dump station is currently proposed on the project site. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence letter dated March 25, 2019. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed RV and Boat Storage buildings with proposed waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services will be located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste Resources.3 - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.

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
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a,b,c) The project will require utility services in the form of electricity, natural gas and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) Existing street lights are located at the along Berkey Drive. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the project. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

e) The project will contribute to the need for maintenance of public facilities including Berkey Drive. TUMF fees are required. This impact is considered less than significant.

f) The project will not require additional government services. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<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
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11: "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes tilt-up storage buildings. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Berkey Drive. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consists of proposed storage buildings with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as road improvements, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the engineering codes and California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project for storage buildings related California building code materials along with Fire Codes such as fire access drive, portable fire extinguisher, addressing criteria, and inspections. Less than significant Impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source(s): 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.

46. 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(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 2.77-acre site for proposed tentative parcel map for 36 condominium units and plot plan for recreational vehicle storage buildings with parking paving and driveways. The site is surrounded by existing industrial buildings, fast food restaurants, mini-warehouse complex, hotels, commercial retail, and RV dealership, and would largely serve traffic and customers who would normally visit this area even without the proposed project which is limited in scope for RV and Boat Storage. Future development in the immediate vicinity is considered to be limited due to existing buildout and existing, proposed urban improvements along Berkey Drive. So, impacts as result of the proposed project as in-fill development would be less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets known as Berkey Drive which is partially improved to be further improved with curbs, gutter, and sidewalks and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles, RVs and automobiles that access the property with three (3) proposed driveways, with up to three (3) gates limiting access, and proposed on-site parking spaces, would not be cumulatively considerable. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 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: None

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

Location: County of Riverside Planning Department
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211

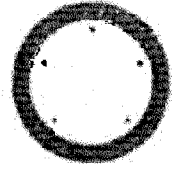
VII. AUTHORITIES CITED

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



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

*Juan C. Perez
Agency Director*



05/28/19, 10:57 am

TPM37678

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37678. 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 - Project Description & Operational Limits

Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

Advisory Notification. 2 AND - Exhibits

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

Tentative Parcel Map No. 37678 dated March 13, 2019 by Egan Civil, Inc.

Advisory Notification. 3 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- 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}
 - 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)

E Health

E Health. 1 RV Dump Station

RV dump station must connect to CVWD sewer and shall be used exclusively by

ADVISORY NOTIFICATION DOCUMENT

E Health

**E Health. 1
members.**

RV Dump Station (cont.)

Fire

Fire. 1

GENERAL FIRE CONDITIONS

ACCESS

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.

WATER

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.

FIRE SPRINKLER SYSTEM REQUIRED

Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation. Phased inspections will be required to be completed in association with the rough piping and final acceptance. (Currently: Riverside County Fire Department – Office of the Fire Marshal, 77933 Las Montanas Rd. #201, Palm Desert, CA 92211, (760)863-8886)

Planning

Planning. 1

Gen - 90 Days to Protest

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

Planning. 2

Gen - Expiration Date

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

Planning. 3

Gen - Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Gen - Fees for Review (cont.)
requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 Gen - Final Map Preparer

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

Planning. 5 Gen - 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 project or its associated environmental documentation; 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 6 Gen - Map Act Compliance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **Gen - Map Act Compliance (cont.)**

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

Planning. 7 **Gen - Off-Site Signs Ord. 679.4**

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

Planning. 8 **Gen - Submit Building Plans**

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

Planning. 9 **Gen - Zoning Standards**

The single lot created by this TENTATIVE MAP shall be in conformance with the development standards of the Industrial Park (I-P) zone.

Transportation

Transportation. 1 **DRAINAGE 1**

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

Transportation. 2 **DRAINAGE 2**

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 STD INTRO 3(ORD 460/461) (cont.)
correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TPM37678

Parcel: 748370042

50. Prior To Map Recordation

Planning

050 - Planning. 1

Gen - CC&R C/I POA COM EASEMENT

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One copy original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '____', attached hereto. The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department-Survey Division-for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division-shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 2

Gen - Fee Balance

Not Satisfied

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

050 - Planning. 3

Gen - Landscape Common Area

Not Satisfied

Plan: TPM37678

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50. Prior To Map Recordation

Planning

050 - Planning. 3 Gen - Landscape Common Area (cont.) Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's: 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping. 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto). 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 4 Gen - Prepare a Final Map Not Satisfied

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

050 - Planning. 5 Gen - Surveyor Check Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. The single lot on the FINAL MAP shall be in-substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. The single lot on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. C. The common open space area shall be shown as approved on the tentative map on the FINAL MAP. D. The total number of industrial lots on the final map shall be 1 (one), with a common parking and common landscape area.

050 - Planning. 6 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

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

050 - Planning. 7 Map - ECS Shall be Prepared Not Satisfied

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

Transportation

050 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Berkey Drive and so noted on the final map, with the exception of projects access openings as approved by the Transportation Department.

050 - Transportation. 2 FINAL MAP DRAIN EASEMENT Not Satisfied

The land divider shall delineate the locations of the retention basins and drainage channels on the final

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 FINAL MAP DRAIN EASEMENT (cont.) Not Satisfied
map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

050 - Transportation. 3 RELOCATION OF EASEMENTS Not Satisfied

The project proponent shall abandon existing public utility easements that conflict with the proposed structures and shall prepare record easements for public utility purposes by separate instrument. All utility easements shall be recorded by separate instrument and noted as follows, "Utility Easement - no building, obstructions, or encroachments are allowed."

The project proponent shall relocate the utilities at their sole expense and shall provide approved copies of all utility plans to the County prior to commencing with utility relocation work. Please note that the Utility purveyor shall have approval authority over the design of the relocated facilities.

050 - Transportation. 4 RETENTION BASIN MAINTENANCE Not Satisfied

Maintenance of each detention basin shall be the responsibility of the individual landowner or maintained by a Home Owners Association. Proper documentation will be provided in the form of an operational and maintenance agreements with County Parks and Recreation or Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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 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 for additional information and requirements.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

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

Fire

060 - Fire. 1 Prior to grading Not Satisfied

FIRE GRADING PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for Precise Grading permit will be required.

Planning

060 - Planning. 1 Gen - Grading Plan Review Not Satisfied

All grading permits shall be subject to the conditions of Plot Plan No. 190007.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to obtaining Rough Grade Approval, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County 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.

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied

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Riverside County PLUS
CONDITIONS OF APPROVAL

Page 5

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Water Will Serve (cont.) Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

080 - Planning. 1 Gen - Building Permit Not Satisfied

All building permits shall be subject to the conditions of Plot Plan No. 190007.

90. Prior to Building Final Inspection

BS-Grade

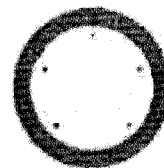
090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/28/19, 11:02 am

PPT190007

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190007. 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 - Project Description & Operational Limits

The use hereby permitted is to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces as condominium units including office unit along with common areas for parking, landscaping and retention basin.

Advisory Notification. 2 AND - Exhibits

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

Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit G (Conceptual Grading Plan), Exhibit L (Conceptual Landscaping and Irrigation Plans), dated May 24, 2019 by Egan Civil, Inc.

Advisory Notification. 3 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)
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}
 - 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. 855 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 871 (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)

BS-Plan Check

BS-Plan Check. 1

Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Please include a revised site plan with the building submittal to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

PERMIT ISSUANCE:

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

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

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

At no time shall the approval of the planning case exhibit allow for the construction or

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)
use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 RV Dump Station

RV Dump station must connect to CVWD sewer and used exclusively by members.

Fire

Fire. 1 GENERAL FIRE CONDITIONS

ACCESS

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.

WATER

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.

FIRE SPRINKLER SYSTEM REQUIRED

Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation. Phased inspections will be required to be completed in association with the rough piping and final acceptance. (Currently: Riverside County Fire Department – Office of the Fire Marshal, 77933 Las Montanas Rd. #201, Palm Desert, CA 92211, (760)863-8886)

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - 90 Days to Protest (cont.)

Planning. 1 Gen - 90 Days to Protest

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

Planning. 2 Gen - Agency Letter ALUC

The permit holder shall remain in compliance with the County of Riverside Airport Land Use Commission (ALUC) requirements of the conditional letter (summarized below) dated May 16, 2019, a copy of which is on file with the Riverside County Planning Department or with ALUC, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501 CONDITIONS: Any outdoor lighting shall be hooded or shielded; Prohibit the following: 1. Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. 2. Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. 3. Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. 4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 5. The following uses/activities are specifically prohibited at this location, due to inclusion in Compatibility Zone C: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; day care centers; libraries; hospitals; nursing homes. 6. The attached notice (restated below) shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice. 7. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. 8. This project has been evaluated as 46,800 square feet of vehicle storage facility. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission. If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Planning. 3 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **Gen - Causes for Revocation (cont.)**
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.

Planning. 4 **Gen - Ceased Operations**

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

Planning. 5 **Gen - Expiration Date-Use Case**

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of proposed construction and the actual occupancy of proposed buildings or land under the terms of the authorized use. The Planning Director, at his/her discretion, may grant additional time beyond the two (2) years stated above. Should the time be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning. 6 **Gen - Exterior Noise Levels**

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

Planning. 7 **Gen - Fees for Review**

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

Planning. 8 **Gen - 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 project or its associated environmental documentation; 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

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Planning

Planning. 12 Gen - No Outdoor Advertising (cont.)
directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 13 Gen - No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises.

Planning. 14 Gen - No RV or Car Camping

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

Planning. 15 Gen - No Second Floor

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards. A mezzanine or an interior balcony may be permitted for storage use only and shall not exceed 700 square feet per unit.

Planning. 16 Gen - No Vehicle Dealership

No approval is given for automobile, recreational vehicle, or boat dealership on the project site.

Planning. 17 Gen - Permit Signs Separately

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

Planning. 18 Gen - Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

Planning. 19 Gen - Temp Outdoor Events

Any Temporary Outdoor Events that are proposed shall be subject to permit requirements of Article XIXa (Temporary Events) as indicated in Zoning Ordinance No. 348.

Planning-CUL

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 HUMAN REMAINS (cont.)

Planning-CUL. 1 HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.

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

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

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

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

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

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

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

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Planning-CUL

Planning-CUL. 1 HUMAN REMAINS (cont.)

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

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

Comments: RECOMMEND DLJONES 20190517

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

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

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

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

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

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

Comments: RECOMMEND DLJONES 20190517

Planning-GEO

Planning-GEO. 1 GEO190020 ACCEPTED

County Geologic Report GEO No. 190020, submitted for the project (PPT190007), was

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Planning-GEO

Planning-GEO. 1 GEO190020 ACCEPTED (cont.)
prepared by Landmark Consultants, Inc. The report is titled; "Geotechnical Report, Proposed Commercial Development, APN 748-370-042, Palm Desert, California," dated February, 2018. In addition, Landmark has submitted the following report for the project:

"Geotechnical Report, Proposed Commercial Development, APN 748-370-042, Palm Desert, California," dated February, 2018 (Revised April 2019).

GEO190020 concluded:

1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. Based on a review of historical aerial photography, surface rupture is considered unlikely at the project site due to lack of lineaments in the area.
3. Liquefaction is unlikely to be a potential hazard at the site, due to groundwater deeper than 50 feet.
4. The differential settlement due to seismic settlement is estimated at ½ inch over a distance of 50 feet.
5. The risk of hydrocollapse within the onsite soils is considered slight, and not required to be mitigated.
6. The risk of regional subsidence is considered moderate.
7. The hazard of landsliding is unlikely due to the regional planar topography.
8. The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.
9. The site does not lie near any large bodies of water, so the threat of tsunami and seiches, or other seismically-induced flooding is unlikely.
10. The near surface soils at the project consist of silty sands and sands, which are non-expansive in nature.

GEO190020 recommended:

1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area.
2. The existing surface soil within the building pad area should be removed to 24 inches below the lowest foundation grade or 48 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas).
3. The exposed subgrade should be scarified to a depth of 8 inches, uniformly moisture conditioned to 2% optimum moisture, and recompacted to at least 90 percent of ASTM D1557 maximum density.
4. Foundation movement under the estimated static loadings and static site conditions are estimated to not exceed ¼ inch with a differential movement of about two-thirds of total movement after remedial grading and subgrade preparation are completed per recommendations.
5. Auxiliary structures such as free standing or retaining walls should have the existing soil beneath the structure foundation prepared in the manner recommended for the building pad except the preparation needed only to extend 24 inches below and beyond the footing.

GEO No. 190020 satisfies the requirement for a geologic/geotechnical study for

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Planning-GEO

Planning-GEO. 1 GEO190020 ACCEPTED (cont.)
Planning/CEQA purposes. GEO No. 190020 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20190516

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil

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Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)
specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Comments: RECOMMEND DWALSH 20190315

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 ENCROACHMENT PRMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3 NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Berkey Drive since adequate right-of-way exists.

Transportation. 4 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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Parcel: 748370042

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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 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 for additional information and requirements.

Fire

060 - Fire. 1 Prior to grading Not Satisfied

FIRE GRADING PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for Precise Grading permit will be required.

Planning

060 - Planning. 1 Gen - Agency Clearance Not Satisfied

Prior to Grading Permit Final Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated March 25, 2019, summarized as follows: the developer shall comply with Riverside County Ordinance No. 458 as amended in preparation of on-site flood protection facilities.

060 - Planning. 2 Gen - Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 190007 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE (cont.) Not Satisfied

drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

Existing drainage easements shall be shown accurately on the plans. A separate exhibit depicting off site pass through flows shall be included within the hydrology and WQMP plans. The exhibit must accurately show the flow paths and conveyance of off site flows through the proposed site within the drainage easements provided. The exhibit must also show plan and profile depictions of any underground conveyance devices.

060 - Transportation. 2 RCTD-WQ-USE — FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcfood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. This project proposes a portion of the project to be retained onsite and another portion to be mitigated with deep well BMPs.

060 - Transportation. 3 RELOCATION OF EASEMENTS Not Satisfied

The project proponent shall abandon existing public utility easements that conflict with the proposed structures and shall prepare record easements for public utility purposes by separate instrument. All utility easements shall be recorded by separate instrument and noted as follows, "Utility Easement - no building, obstructions, or encroachments are allowed."

The project proponent shall relocate the utilities at their sole expense and shall provide approved copies of all utility plans to the County prior to commencing with utility relocation work. Please note that the Utility purveyor shall have approval authority over the design of the relocated facilities.

060 - Transportation. 4 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of a deposit based account, and payment of the processing fee.

060 - Transportation. 5 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Plan: PPT190007

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) 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 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County 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 E Health Clearance Not Satisfied
Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Sewer Will Serve Not Satisfied
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied
FIRE CONSTRUCTION PERMITS REQUIRED
Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

080 - Planning. 1 Gen - Conform to Elevations Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Gen - Conform to Elevations (cont.) Not Satisfied

080 - Planning. 2 Gen - Conform to Floor Plans Not Satisfied

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

080 - Planning. 3 Gen - Roof Equipment Shielding Not Satisfied

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

080 - Planning. 4 Gen - School Mitigation Not Satisfied

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

Transportation

080 - Transportation. 1 LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 2 RCTD-WQ-USE - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 3 RCTD-WQ-USE - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 4 TUMF Not Satisfied

Prior to the issuance of a building 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. 673.

080 - Transportation. 5 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 UTILITY PLAN (cont.) Not Satisfied

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 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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 Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL (cont.)** **Not Satisfied**

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.

Planning

090 - Planning. 1 **Gen - ADA Parking** **Not Satisfied**

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 **Gen - Bike Racks** **Not Satisfied**

A bicycle rack with a minimum of two (2) bicycle spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 3 **Gen - Ord. 875 CVMSHCP Fee** **Not Satisfied**

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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 Plot Plan No. 190007 is calculated to be 2.77 acres.

090 - Planning. 4 **Gen - Ord. No. 659 (DIF)** **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 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

Plan: PPT190007

Parcel: 748370042

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - Ord. No. 659 (DIF) (cont.) Not Satisfied

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 Plot Plan No. 190007 has been calculated to be 2.77 acres.

090 - Planning. 5 Gen - Parking Paving Material Not Satisfied

A minimum of 21 parking/staging spaces shall be provided as shown on the APPROVED EXHIBITS, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 6 Gen - Roof Equipment Shielding Not Satisfied

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

090 - Planning. 7 Gen - Trash Enclosure(s) Not Satisfied

Trash enclosure(s) shall be located as shown on the APPROVED EXHIBITS, 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. 8 Gen - Utilities Underground Not Satisfied

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.

090 - Planning. 9 Gen - Wall & Fence Locations Not Satisfied

Wall and fence locations shall be in conformance with APPROVED EXHIBITS and shall not create a gap between the adjacent wall where trash or animals can occupy.

Transportation

090 - Transportation. 1 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 190007, as approved by the Transportation Department.