

OLD BUSINESS

**MEMORANDUM OF UNDERSTANDING BY AND
BETWEEN THE WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION AUTHORITY AND
THE TEMECULA-ELSINORE-ANZA-MURRIETA
RESOURCE CONSERVATION DISTRICT
REGARDING HABITAT MANAGEMENT PURSUANT
TO THE WESTERN RIVERSIDE COUNTY HABITAT
CONSERVATION PLAN**

This Memorandum of Understanding (“MOU”) is entered into by and between the Western Riverside County Regional Conservation Authority (“RCA”), a public agency and joint powers authority, and the Temecula-Elsinore-Anza-Murrieta Resource Conservation District (“Reserve Oversight Manager”), a California resource conservation district, as of the date set forth below. RCA and Reserve Oversight Manager are sometimes referred to in this MOU individually as a “Party,” or collectively as the “Parties.”

R E C I T A L S

WHEREAS, RCA is a public agency and joint powers authority created pursuant to the provisions of Government Code section 6500 et seq. The RCA is composed of seventeen (17) member agencies, including the County of Riverside and sixteen cities within the western part of the County, for purposes of wildlife and plant life conservation and to provide primary policy direction for implementation of the Western Riverside County Multiple Species Habitat Conservation Plan (“MSHCP”); and

WHEREAS, Reserve Oversight Manager is a California resource conservation district created and authorized pursuant to Public Resources Code section 9001 et seq., with a service area covering approximately 789 square miles in northwestern Riverside County; and

WHEREAS, the Parties share a common interest in sustaining the integrity of regional biological and natural systems and the human and economic values they support in Western Riverside County; and

WHEREAS, the MSHCP, of which RCA was a signatory, went into effect in June 2004, and was designed to meet the challenge of rapid urbanization by providing for the conservation of significant habitat and the preservation of endangered, threatened, and rare species in a coordinated and efficient manner; and

WHEREAS, one of RCA’s primary responsibilities is to acquire or document the acquisition of property for assembly of the MSHCP Conservation Area, including lands qualifying as Additional Reserve Lands, defined as conserved habitat totaling approximately 153,000 acres needed to meet the goals and objectives of the MSHCP (MSHCP Implementing Agreement, section 3.3 at p. 4), and Public/Quasi-Public Lands, meaning that subset of MSHCP Conservation Area lands totaling approximately 347,000 acres of lands known to be in public/private ownership and expected to be managed for open space value and/or in a manner that contributes to the conservation of species covered by the MSHCP (MSHCP Implementing Agreement, section 3.90 at p. 13); and

WHEREAS, efforts to coordinate conservation programs among local, state, and federal agencies in California are well-established. This MOU establishes a partnership between the RCA and Reserve Oversight Manager to cooperate in the implementation of the MSHCP; and

WHEREAS, one of RCA's responsibilities is to encourage the exchange of information regarding Public/Quasi-Public (PQP) Lands, meaning that subset of MSHCP Conservation Area lands totaling approximately 347,000 acres of lands known to be in public/private ownership and that are managed for conservation and/or open space value and/or in a manner that contributes to the conservation of species covered by the MSHCP (MSHCP Implementing Agreement, section 3.90 at p. 13); and

WHEREAS, one purpose of this MOU is to encourage the Reserve Oversight Manager to manage self-sustaining conservation areas with three primary management goals, 1) maintain or improve habitat conditions and ecosystems functions within the MSHCP Conservation Area, 2) manage natural processes so that species diversity is maintained along with overall ecosystem health, 3) reduce disturbance regimes and minimize threats that affect habitats and natural communities in the MSHCP Conservation Area; and

WHEREAS, as further identified in Exhibit "A," Reserve Oversight Manager owns certain parcels of land in fee title or under conservation easements that are located outside of the Criteria Cells and which qualify as Public/Quasi-Public Lands pursuant to MSHCP Implementing Agreement section 3.90 page 13 ("PQP Lands"); and

WHEREAS, in addition to PQP Interests, and as further identified in Exhibit "B" Reserve Oversight Manager owns certain parcels of land in fee title or under conservation easements that are located within the Criteria Cells ("ARL Interests"); and

WHEREAS, a second purpose of this MOU is to confer take to Reserve Oversight Manager pursuant to Sections 13.1 and 18.0 of the Implementing Agreement to conduct management and monitoring activities on Reserve Oversight Manager-controlled property in compliance with the Implementing Agreement, the Permits and the MSHCP (including, but not limited to, page 7-66); and

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, RCA and Reserve Oversight Manager hereto agree as follows:

1. Incorporation of Recitals. The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2. Definitions. Unless otherwise defined by this MOU, all capitalized terms in this MOU will have the same definition as the MSHCP and the Implementing Agreement. Specifically,

(a) "General Management Measures" is defined in Section 5 of the MSHCP, specifically starting at page 5-4.

(b) "Habitat" is defined in Section 3.53 of the Implementing Agreement.

3. Authority. This MOU does not modify or supersede existing statutory direction of the signatories.

4. Management.

(a) Management Goals. The overriding management goal of the MSHCP is to establish and maintain a self-sustaining MSHCP Conservation Area, which focuses on conserving Covered Species and their Habitats. In furtherance of the satisfaction of this goal, Reserve Oversight Manager agrees to manage its PQP and ARL Lands consistent with the MSHCP by maintaining and/or improving habitat conditions and ecosystem functions on such lands.

(1) The RCA agrees to provide any available digital files and hard copy maps of the PQP and ARL Lands to Reserve Oversight Manager upon request. Reserve Oversight Manager likewise agrees to provide the RCA with any available digital files and hard copy maps of the same. The Reserve Oversight Manager will provide updated information by December 31 of each year.

(2) Reserve Oversight Manager further agrees to provide any further information it possesses regarding types of vegetation and quality of vegetation on the lands it manages within the MSHCP Plan Area to the RCA.

(b) General Management Measures. In connection with its management of the PQP and ARL Lands, Reserve Oversight Manager will not undertake any action that will be adverse to the General Management Measures identified in Section 5 of the MSHCP, which General Management Measures address the processes, threats, and disturbances that affect habitat and on sustaining sufficient species diversity to maintain the health of the particular ecosystem. Reserve Oversight Manager's management shall be limited to reasonable measures to control disturbance regimes that include illegal trespass (e.g., dumping, vandalism and off-road vehicle use); altering the natural fire regime (fires too frequent or too infrequent); and habitat disturbance. Typical responses to these disturbance regimes may include, in Reserve Oversight Manager's discretion, controlling public access through appropriate fencing, gates, and signage, and trash removal.

(c) Monitoring. Subject to the execution of a right of entry agreed to by the Reserve Oversight Manager, the Reserve Oversight Manager will grant a right of entry onto the PQP and ARL Lands by RCA staff, or its designees, to carry out biological monitoring activities required by the MSHCP.

5. Management Take. Reserve Oversight Manager agrees to comply with the MSHCP Management Guidance Document (October 2010, or any amendment or updates thereto), Implementation for Non-RCA Participating Reserve Oversight Managers, when requesting take for management activities.

6. Costs and Expenses. The Parties agree that any and all additional costs that may be related to or a result of any proposed "Adaptive Management" or proposed increased management costs which may occur under the Adaptive Management Program (Section 5.2 of the MSHCP) shall be agreed to in advance of implementation by the Reserve Oversight Manager

and reimbursed to the Reserve Oversight Manager by the RCA from MSHCP Reserve Management Budget funds approved by the RCA Board.

7. Term. The term of this MOU shall continue for the life of the 75 year permit (i.e., until 2079). The Parties intend for this MOU to remain enforceable for the life of the MSHCP and any successor conservation plan.

8. Termination. This MOU can be terminated by either party with 90-days' notice. Take granted for monitoring or management to the Reserve Oversight Manager will terminate on the same date as the MOU termination.

9. Dispute Resolution. The Parties will work collaboratively to resolve issues associated with management take by taking the following steps:

(a) The Parties will make every effort to expeditiously resolve any disagreements. If resolution cannot be accomplished promptly during regularly scheduled meetings and conference calls, a further attempt to reach resolution will be promptly attempted in an interim meeting or conference call dedicated to the purpose of resolving the disagreement. All Parties agree to elevate the decision to successively higher levels within each organization to reach consensus, if possible.

10. Notices. The persons and their addresses having authority to give and receive notices under this MOU are:

Reserve Oversight Manager:
Temecula-Elsinore-Anza-Murrieta
Resource Conservation District
P.O. Box 2078
Temecula, CA 92593-2078
Phone: (951) 387-8992

RCA:
Western Riverside County Regional
Conservation Authority
Attention: Executive Director
P.O. Box 1667
3403 Tenth St., Suite 320
Riverside, CA 92502-1667
Phone: (951) 955-9700
Facsimile: (951) 955-8873

Any notices from either Party to the other shall be given in writing to the attention of the persons listed above, or to other such addresses or addressees as may hereafter be designated in writing for notices by either Party to the other. Notice shall be served personally, sent by facsimile, overnight mail by a reputable courier, or by first class mail, postage prepaid.

11. Indemnification. RCA shall indemnify and hold Reserve Oversight Manager, its officers, agents and employees free and harmless from liability to any person or entity not a Party to this MOU from any damage, loss or injury to person and/or property which relates to or arises from any action of the RCA, its officers, agents or employees in the execution or implementation of this MOU; Reserve Oversight Manager shall indemnify and hold RCA, its officers, agents, or employees free and harmless from liability to any person or entity not a Party to this MOU from any damage, loss or injury to person and/or property which relates to or arises from any action

~~the negligence or willful misconduct~~ of Reserve Oversight Manager, its officers, agents or employees in the execution or implementation of this MOU.

12. Authority. This MOU does not modify or supersede existing statutory direction to any signatory to the MSHCP or the provisions of the MSHCP and is voluntarily entered into between the Parties.

13. Miscellaneous.

(a) Neither Party may assign its rights or obligations under this MOU without the express written consent of the other Party.

(b) This MOU contains the entire understanding between the Parties with respect to its subject matter, and supersedes all prior agreements, oral or written, and all prior or contemporaneous discussions or negotiations between the Parties. This MOU cannot be amended except in writing signed by both Parties.

(c) The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this MOU.

(d) If any portion of this MOU is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

(e) No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

(f) This MOU and all documents executed and delivered in connection herewith shall be governed by the laws of the State of California. The Parties agree to the jurisdiction and venue of the appropriate court(s) in the County of Riverside, State of California.

(g) If any legal action or other proceeding is brought for the enforcement of this MOU, the prevailing Party shall be entitled to recover reasonable attorneys' fees, expenses, and other costs incurred in that action or proceeding in addition to any other relief to which such Party may be entitled.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the last date set forth below ("Effective Date").

TEMECULA-ELSINORE-ANZA-
MURRIETA RESOURCE
CONSERVATION DISTRICT, a California
resource conservation district

Date: _____

By: _____

Name: _____
Rose Corona
President

Approved as to Form:

Name: _____
Karin Watts-Bazan
Assistant County Counsel

WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION
AUTHORITY, a public agency and joint
powers authority

Date: _____

By: _____

Name: _____
Charles V. Landry
Executive Director

Approved as to Form:

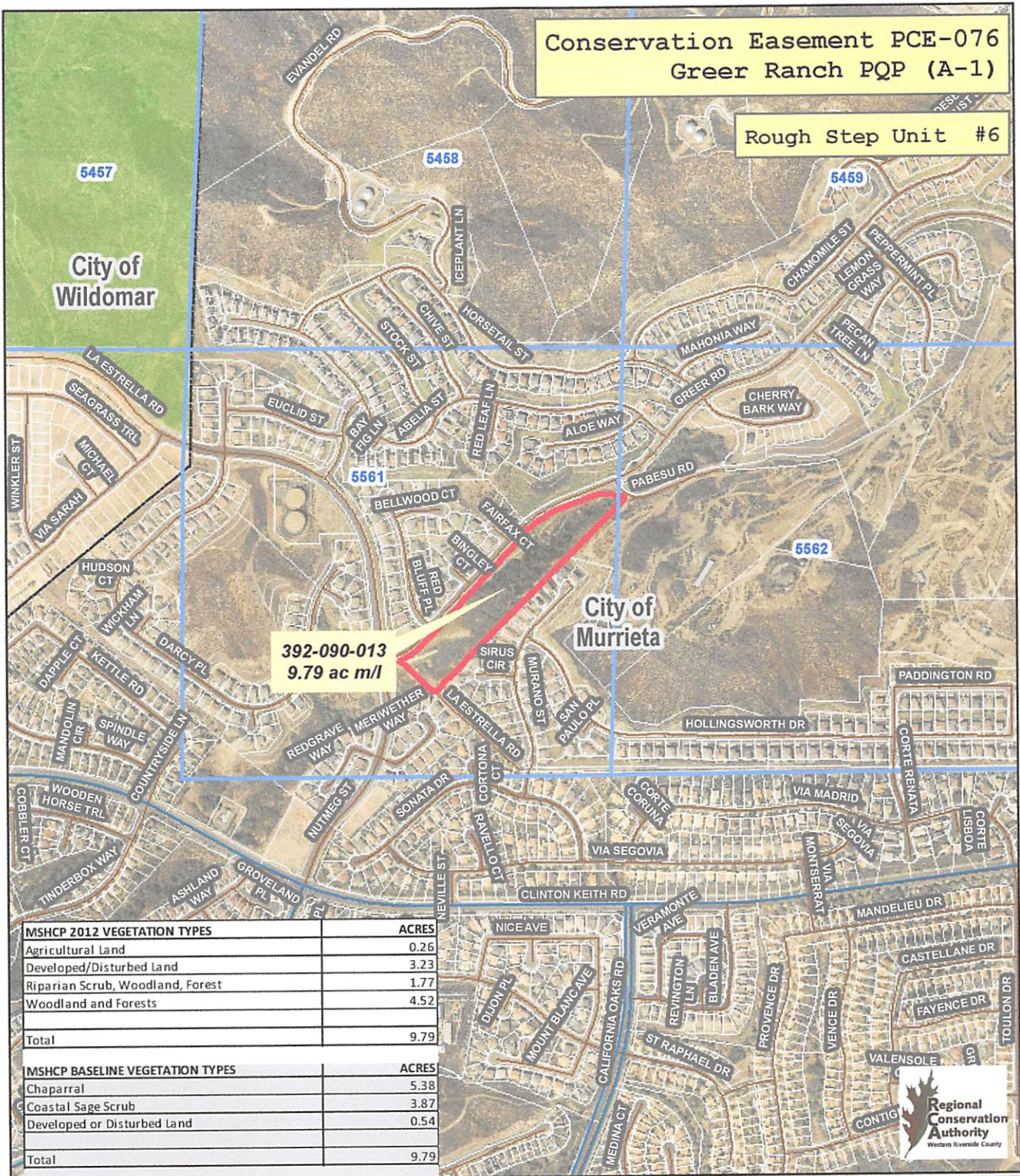
Name: _____
Best Best & Krieger LLP
General Counsel

**EXHIBIT A
PQP LANDS**

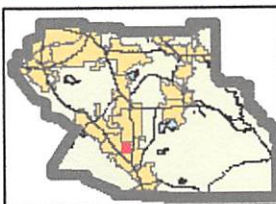
LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

Conservation Easement PCE-076 Greer Ranch PQP (A-1)

Rough Step Unit #6



November 8, 2016



RC00000000

- Project Site
- RCA / MSHCP Conserved Lands
- Public/Quasi-Public Conserved Lands
- RCA / MSHCP Conservation Easements
- Criteria Cells
- Cities



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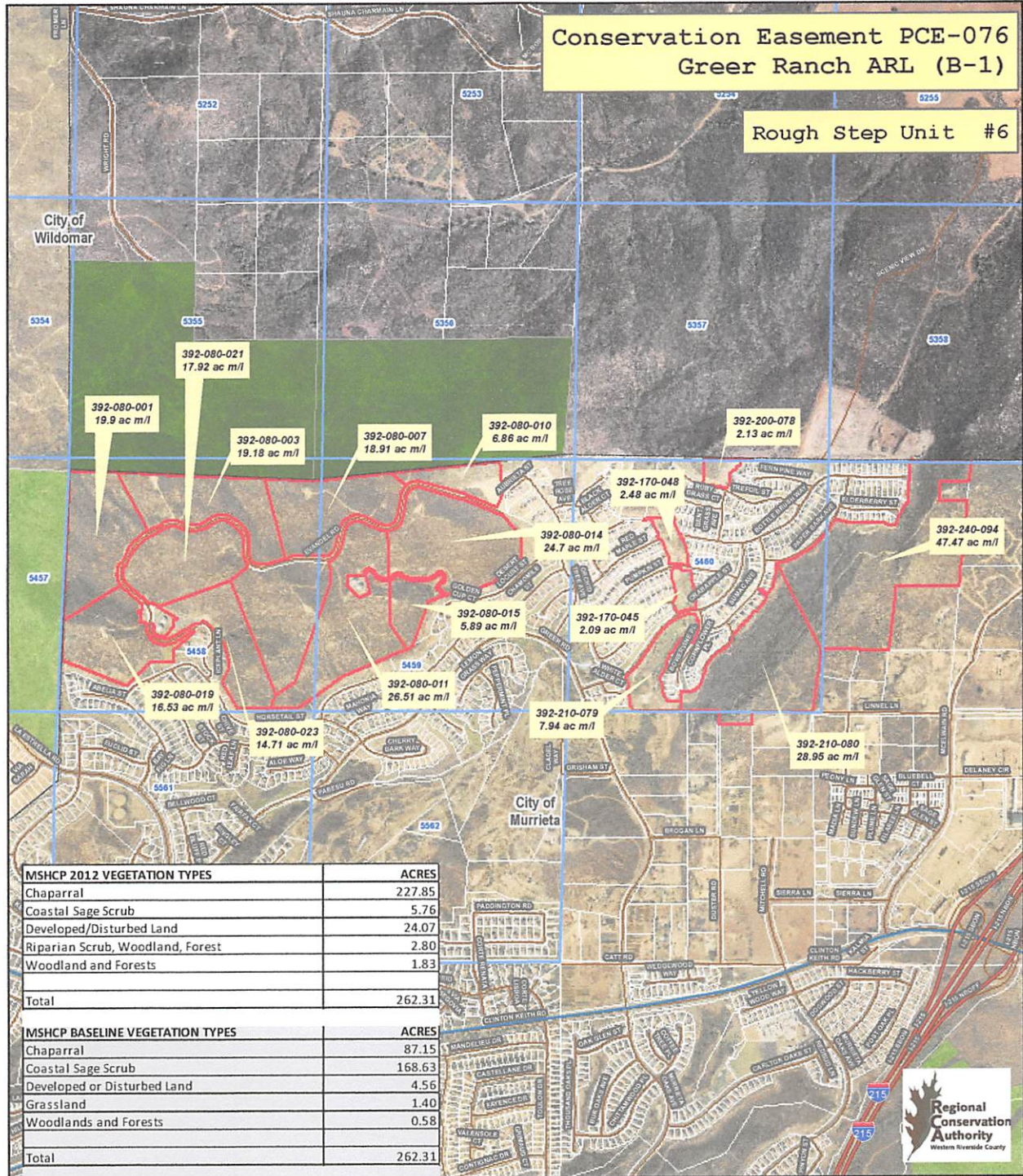
Detail Number PCE-076
Acres 9.79 Acres approx.
Record Date 3/27/2009
Project Name Lennar Greer Ranch PQP CE
Source of Funding Donation
Area Plan Southwest
Management Unit Menifee
GIS Project-ID PCE-076
JPR

**EXHIBIT B
ARL LANDS**

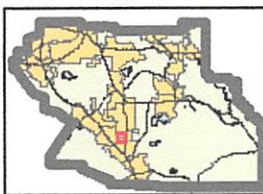
LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

Conservation Easement PCE-076 Greer Ranch ARL (B-1)

Rough Step Unit #6



November 8, 2016



RC00000000

- Project Site
- RCA / MSHCP Conserved Lands
- Public/Quasi-Public Conserved Lands
- RCA / MSHCP Conservation Easements
- Criteria Cells
- Cities

0 1,600 Feet



Detail Number PCE-076
 Acres 262.17 Acres approx.
 Record Date 3/27/2009
 Project Name Lennar Greer Ranch
 Source of Funding Donation
 Area Plan Southwest
 Management Unit Menifee
 GIS Project-ID PCE-076
 JPR



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CS Dickens

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CS Kunkle

CS Landgraf

Conservation Clip Li...

NACD News

2017-07-21 03:29

18 KB

August 9, 2017 San ...

lyris@swrcb18.waterboards.ca....

2017-07-20 18:05

632 KB

FW: Where do I repo...

Jeff.Brandt@wildlife.ca.gov

2017-07-20 17:30

12 KB

FW: Benton call and ...

Jeff.Brandt@wildlife.ca.gov

2017-07-20 17:29

42 KB

Help in a Upper Sant...

Jeff.Brandt@wildlife.ca.gov

2017-07-20 17:29

20 KB

RE: LSA 1600-2017---

Karl Osmundson

2017-07-20 16:54

22 KB

RE: LSA 1600-2017---

Karl Osmundson

2017-07-20 16:32

5 KB

RE: LSA 1600-2017---

Karl Osmundson

2017-07-20 16:32

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Select

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Help in a Upper Santa Ana River Watershed management...

From Jeff.Brandt@wildlife.ca.gov

Date

2017-07-20 17:29

Good afternoon RCD colleagues.

This morning we all had a call to discuss RCD issues, and Rose at TEAM-RCD brought up working with the City of Temecula to help clean up homeless encampments and habitat restoration on the sites after clean up. Most (if not all) Cities, Counties, and Districts on the river are experiencing significant economic and ecological issues associated with the encampments.

If we band together—we may be able to offer services to entities that need to perform work in sensitive areas.

The entire watershed can benefit. Are you willing to work on an upper SAR watershed plan for homeless encampments and use your LSAs as part of the plan? If all RCDs agree—we can cover the Upper Santa Ana and Upper Santa Margarita Rivers in one plan. I am not asking for free labor or a gift from the RCDs: SAWPA just hosted a Homeless Symposium on June 29th, and they may have funds to offset costs, or be able to help us get grants to do this type of work.

Are you interested and do you want to reach out to SAWPA and explore this idea?

Thank you,

Jeff Brandt
Habitat Conservation
California Department of Fish and Wildlife
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764
Phone (909) 987-7161
Fax (909) 481-2945
Email jeff.brandt@wildlife.ca.gov

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

NEW BUSINESS

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND TO BEGIN
THE 30 DAY PUBLIC REVIEW PERIOD**

To: County of Riverside and Office of Planning & Research
County Clerk-Recorder State Clearinghouse
2724 Gateway Drive 1400 Tenth Street
Riverside, CA 92507 Sacramento, CA 95814

Date: August 10, 2017

Public Review Period: August 16, 2017-September 14, 2017

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration

Lead Agency:	City of Murrieta One Town Square Murrieta, CA 92562	Contact:	James Atkins
		Phone:	(951) 461-6414
		E-Mail:	jatkins@murrietaca.gov

Findings/Potential Environmental Effects: The City of Murrieta (City) is the Lead Agency preparing an Initial Study for the project described below. The Initial Study makes the proposed findings that, with implementation of the mitigation measures provided, the project will not have a significant adverse effect on the environment. We need to know the comments and concerns of interested and responsible agencies and the public regarding the content of the Initial Study. Please send any comments to Mr. James Atkins at the City of Murrieta at the address listed above. We will need the name, address, and telephone number of a contact person if comments are submitted.

Project Title: Murrieta Senior Living Facility (Development Plan DP-2017-1333 and Conditional Use Permit CUP-2017-1334)

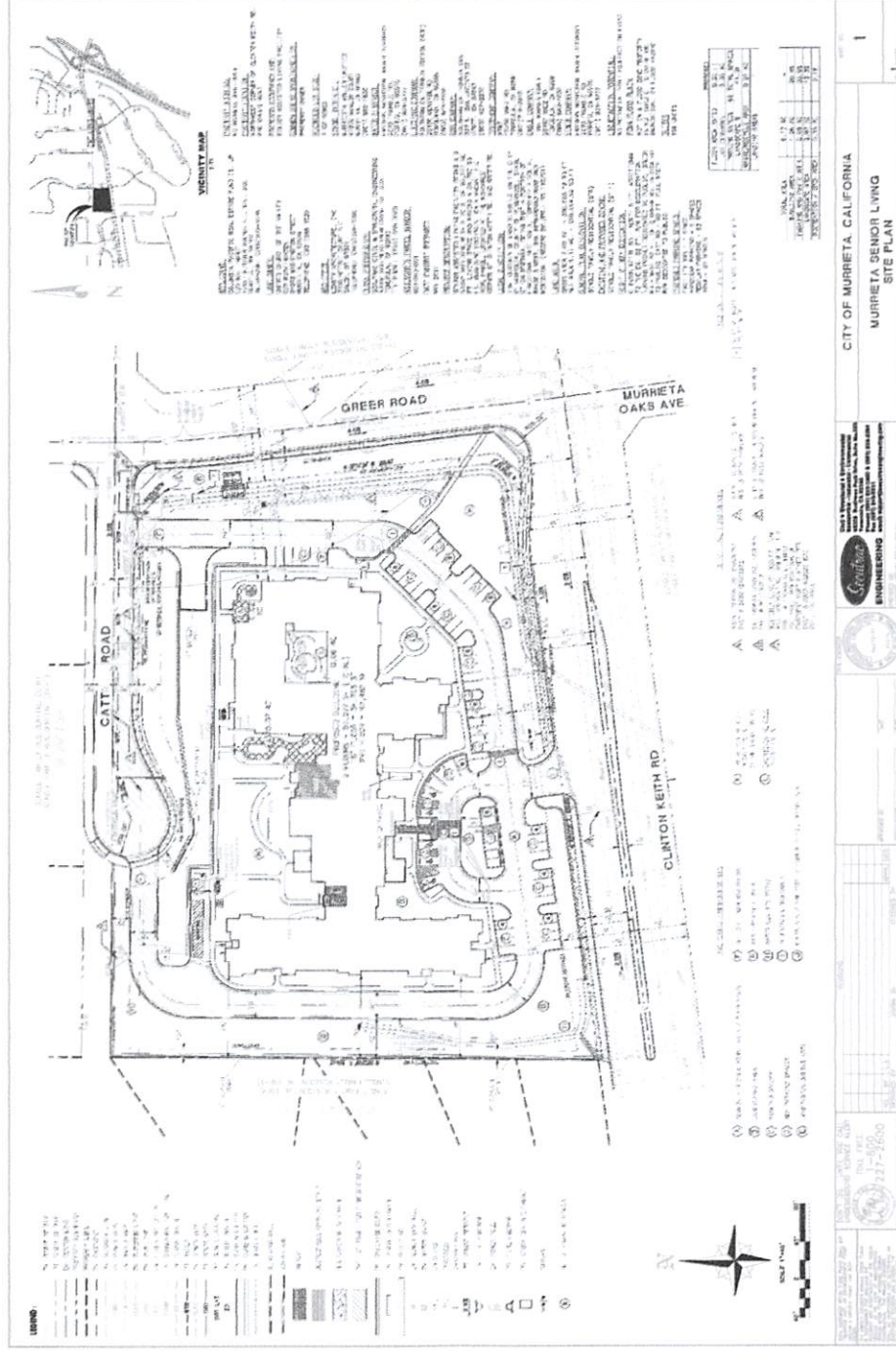
State Clearinghouse Number: Not Yet Assigned

Project Location: Riverside County, City of Murrieta. The proposed Project is located at the northwest corner Clinton Keith Road and Greer Road. The site is contained within Section 3, Township: 7 South and Range 3 West of the USGS – Murrieta Quadrangle, California, 7.5 Minute Series Topographic Map and consisting of Assessor's Parcel Number 900-040-001-4.

Project Description: Columbia Pacific Advisors, LLC is proposing to develop a two-story, 97,222 SF Assisted Living and Memory Care facility comprised of 87 suites on approximately 7 acres at the northwest corner of Clinton Keith Road and Greer Ranch Road. Development of the Project would also require off-site improvements, including the frontage of Clinton Keith Road for road widening; the frontage of Greer Road; and within Clinton Keith for extension of sewer, storm drain, and water lines to the Project site.

Approval of entitlements for the proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). This Mitigated Negative Declaration is the proposed CEQA environmental determination for this project. The City of Murrieta, acting as the CEQA lead agency for this project, will consider adoption of this Mitigated Negative Declaration at a future scheduled public meeting. Any commenters will be notified of the meeting date and location where adoption of the Mitigated Negative Declaration will be considered by the City.

Figure 3.3-1
CONCEPTUAL SITE PLAN



4.7 Waters of the United States

The proposed project site contains approximately 0.02 acre (480 linear feet) of “waters of the U.S.” that would be under the jurisdiction of the Federal CWA (Figure 4). The ephemeral drainage located on the project site is tributary to Murrieta Creek, which is tributary to the Santa Margarita River, which eventually flows to the Pacific Ocean, a Navigable Water of the United States. The “waters of the U.S.” were determined by identifying the OHWM within the channel. There are no adjacent wetlands associated with the onsite drainage.

The proposed construction of a new senior assisted living facility will result in impacts to the entire 0.02 acre (480 linear feet) of “waters of the U.S.” located on the site (Figure 6). The proposed impacts to “waters of the U.S.” would require a Section 404 Permit from the USACE and a Section 401 Certification from the RWQCB.

5.0 Recommendation

The project proponent shall consult with the CDFW, USACE, and RWQCB to determine the need for permits that must be obtained for impacts to jurisdictional areas prior to the initiation of construction of the proposed project. Impacts to approximately 0.17 acre of CDFW jurisdictional ephemeral drainage located on the project site will be mitigated at a 2:1 ratio through the purchase of approximately 0.34 acre of off-site credits at a mitigation bank approved by the wildlife agencies. Impacts to approximately 0.02 acre of “waters of the U.S.” located on the project site will be mitigated at a 2:1 ratio through the purchase of 0.04 acre of off-site credits at a mitigation bank approved by the USACE and RWQCB.

In addition, approximately 0.17 acre of ephemeral drainage located on the site may be considered Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) defined riverine areas. A DBESP report shall be prepared as required by the Western Riverside County MSHCP for impacts to riverine areas located on the project site.

**NOTICE OF AVAILABILITY AND
INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

In accordance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, this notice of intent is to inform the general public that the City of Murrieta (City, Lead Agency) has completed an Initial Study and Mitigated Negative Declaration (IS/MND) for the Heritage Hill Wedding and Event Venue (Project) and intends to adopt a Mitigated Negative Declaration for the Project.

Project Title: Heritage Hill Wedding and Event Venue
(Planning Case # MCUP-2016-760)

Project Description: Southwest Mesa Partners, LLC is proposing to operate an outdoor wedding and event venue on a 31.7 acre residential site within the Rural Residential (RR) zone. The venue will provide four (4) different venue areas to hold events consisting of 195 parking spaces, with additional area for overflow parking, if necessary.

Project Location: The proposed Project is located at 28701 Los Alamos Heights Road, including APN's 900-060-009, -010, -013, -016, -027, -032, and -033 in the City of Murrieta, Riverside County.

Findings/Potential Environmental Effects: The IS/MND determined that all potentially significant environmental impacts were reduced to less than significant with compliance with relevant laws and regulations and implementation of mitigation measures.

Public Review: The public review process for this IS/MND will culminate with a public hearing of the City of Murrieta Administrative Hearing Officer at a date to be determined to consider approval of a Final IS/MND and a decision on whether to approve the proposed Project.

Comments from members of the public or other interested parties on the proposed Mitigated Negative Declaration will be received by the City of Murrieta Planning from July 31, 2017 through August 21, 2017. Written comments should be directed to the person listed below. Copies of the Draft IS/MND, including supporting technical studies, are available for review at the address shown below and on the City of Murrieta's website:

http://www.murrietaca.gov/departments/planning/public_hearing_notices/default.asp.

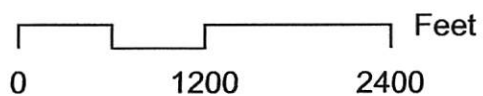
Contact Person:

Dennis Watts, City Planner
City of Murrieta
1 Town Square
Murrieta, CA 92562
(951) 461-6037
DWatts@MurrietaCA.gov



Source of Aerial Photo: Google Earth 2-05-2016

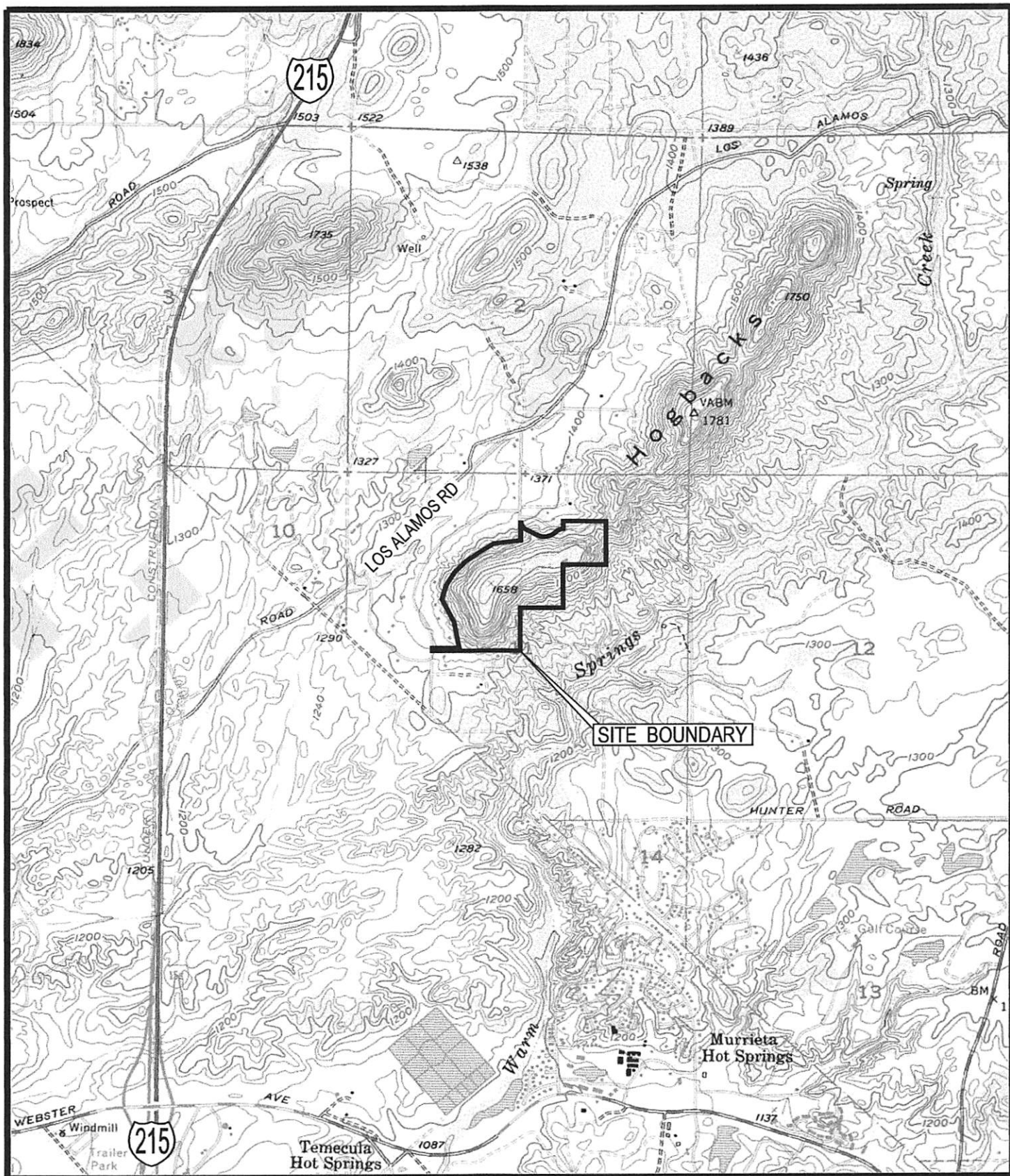
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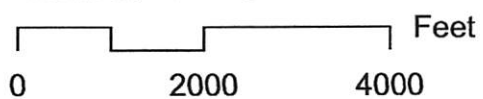
SITE VICINITY MAP

MINOR CUP 2016-760

PRINCIPE AND ASSOCIATES



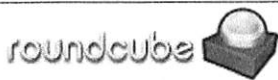
Base Map Source: USGS 7.5 Min.
Murrieta, Calif. Quad.



USGS LOCATION MAP

MINOR CUP 2016-760

PRINCIPE AND ASSOCIATES



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CS DeRoberts Harkey

CS Dickens

CS Hartman2littleGirls

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CS Kinsman

CS Kunkle

CS Landraf

Subject	From	Date	Size
[CARCD Updates] ...	Kristen Murphy	Tue 16:42	14 KB
Re: WQIP Consultati...	Rick Neugebauer	Tue 15:28	7 KB
WQIP Consultation C...	Kuenzi, Darcy	Tue 15:17	15 KB
WQIP Consultation C...	Kuenzi, Darcy	Tue 15:06	15 KB
WQIP Consultation C...	Kuenzi, Darcy	Tue 14:58	28 KB
[Conservation Ne...	Karen Buhr	Tue 14:48	40 KB
[CSG Update] [carcd...	Karen Buhr	Tue 14:48	40 KB
RE: CDFW violation?...	Jeff.Brandt@wildlife.ca.gov	Tue 13:03	9 KB

Select

Threads

Messages 1 to 50 of 1163

WQIP Consultation Committee #3

From Kuenzi, Darcy Date Tue 14:58

SAVE THE DATE!

Greetings Consultation Committee members,
Kindly mark your calendar for the third committee meeting:

Date: Tuesday, October 17

Time: 6pm – 9pm

Location: Temecula Conference Center

41000 Main Street, Temecula 92590

Outlook Calendar Invite will follow this email.

Thank you,
Darcy



rcwatershed.org

Darcy Kuenzi, Gov't Affairs Officer
RivCo Flood Control & Water Conservation District
1995 Market St. Riverside, CA 92501
Office: 951.955.1688 Cell: 951.961.9042

Confidentiality Disclaimer

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County of Riverside California



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Karl Osmundson

Wed 18:42

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Jeff.Brandt@wildlife.ca.gov

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Jeff.Brandt@wildlife.ca.gov

Wed 18:37

1.6 MB

1600-2017-0111-R6 ...

Jeff.Brandt@wildlife.ca.gov

Wed 18:24

21 KB

1600-2017-0111-R6 ...

Jeff.Brandt@wildlife.ca.gov

Wed 18:24

21 KB

Re: minutes

bradycl1@aol.com

Wed 17:45

6 KB

minutes

Rose Corona

Wed 16:29

41 KB

TEAM RCD Minutes 8

Carol Lee Brady

Wed 15:52

145 KB

Select

Threads

Messages 1 to 50 of 1189

need background on "pre-application"

From Jeff.Brandt@wildlife.ca.gov Date Wed 18:37

Dave--

TEAM RCD Map.pptx

Your email notes a pre-application review with the Riverside Planning Commission for a winery on APN 941180032. From your map, the site looks like a streambed. If the site was cleared without environmental review to prepare for a winery--we may have a streambed violation. What does the RCD want to do?

Thank you,

Jeff Brandt
Habitat Conservation
California Department of Fish and Wildlife
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764
Phone (909) 987-7161
Fax (909) 481-2945
Email jeff.brandt@wildlife.ca.gov

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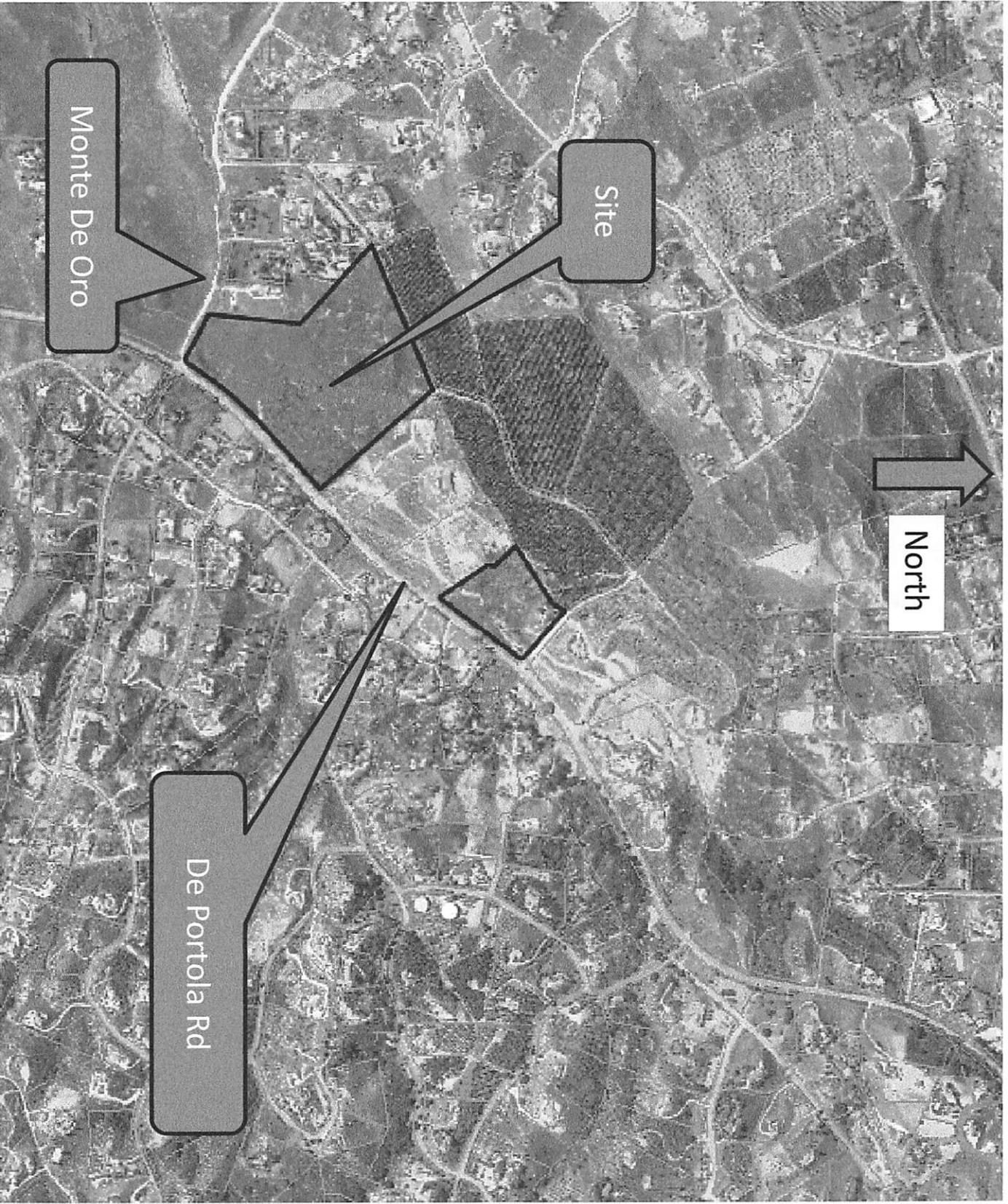
---Original Message----

From: manager@teamrcd.org [mailto:manager@teamrcd.org]
Sent: Tuesday, August 29, 2017 11:47 AM
To: Brandt, Jeff@Wildlife
<Jeff.Brandt@wildlife.ca.gov>; Rose Corona
<rose.corona@teamrcd.org>
Subject: CDFW violation? and Benton Channel

Hi Jeff,

We have a couple items we would have talked about at our September meeting.

1. We have the letter of commitment from Mission Pacific on our Benton Channel Easement. I am pretty sure you have it too but it is attached for reference. Our Board expressed having some written assurance form your agency that if we accepted, we would not be asked by to manage it in a way that we were not financially capable, given best available projections of future costs. Could we possibly get that by our September





Google Earth

feet
meters

1000

500

SITE



1996

33-32 N

117-00 W



MENU

CONDITIONS OF APPROVAL FOR PAR01536

Online Services

Results for PAR01536 as of 9/7/2017 3:30:10 PM

10. EVERY 001
 GENERAL CONDITIONS
PAR - VALIDITY OF PAR
Status:
INEFFECT
Conditions:
Informational

The requirements contained in this PAR letter will be valid for two (2) years from July 13, 2017. No issues other than those identified in this PAR letter will be raised by staff during the processing of an application for the development proposal. However, where the Planning Director subsequently determines that conditions have changed or that the existing information does not fully address all significant concerns, staff may require an additional study or studies not specified in the PAR letter. Similarly, County and special district policies may change during the letter's two year life and policy recommendations which were valid when the letter was issued may or may not be valid when the development proposal is filed and processed. In such cases, the development application will be subject to County and special district policies in effect at the time of filing or hearing, whichever is appropriate. State and Federal policies and laws unknown at the time of PAR may also affect the subsequent application.

This PAR letter applies only to the development proposal described in the PAR session. Substantial revision to the proposal after issuance of the PAR letter which do not conform to the comments of the letter will invalidate the letter and a new PAR and a new application fee may be required of the applicant.

10. EVERY 002
 GENERAL CONDITIONS
PAR - PRESENT COPY OF LETTER
Status:
INEFFECT
Conditions:
Informational

Please present a copy of this PAR letter with all attachments upon the submission of your applications and the payment of the application fees.

10. EVERY 003
GENERAL CONDITIONS**PAR - NOT CONDITIONS****Status:**
INEFFECT **Conditions:**
Informational

The comments and requirements contained in this letter are not the conditions of approval for the application(s), and are not permits to entitle any land use or subdivision, that must be submitted pursuant to this PAR letter. The actual conditions of approval will be determined prior to any future approval of the application(s) that are to be filed.

10. EVERY 004
GENERAL CONDITIONS**PAR - FEES ARE ESTIMATES ONLY****Status:**
INEFFECT **Conditions:**
Informational

All fees listed in this letter are based on the ordinances and policies which were current as of the date of the PAR letter issuance, and are intended to provide an estimate of future costs. The actual fees to be paid will be based on the fees in effect upon the date of fee submittal.

TO AVOID INCONVENIENCE, ALL FEE AMOUNTS SHOULD BE VERIFIED AT THE TIME OF FEE SUBMITTAL PRIOR TO WRITING A CHECK.

10.BS GRADE 001
GENERAL CONDITIONS**PAR - CORRECTION COMMENT(S)****Status:**
INEFFECT **Conditions:**
Informational

CORRECTIONS: PAR01536

DATE: 07/11/17

Contact person: Sam Gonzalez

PH: (951) 955-1866 EMAIL: sdgonzal@rivco.org

The Grading Division has reviewed the submitted exhibit for PAR01536. The review was performed on electronic submittal using Bluebeam software. For Grading Division Comments, please see Bluebeam Session ID: 988-111-285. In order to review the comments Bluebeam software is required. A viewer version of Bluebeam is available as a free download here: <http://www.bluebeam.com/us/products/free-viewer/>

Please request an "Invite" from your "County Planner"

Grading Comments:

1)Provide the Q-100 year storm flows entering this site and indicate what type of storm drain facility will be used for the driveway crossing.

2)Indicate whether the parking lots are asphalt or concrete. Keep in mind minimum surface grades are .35% for concrete and 1% for all other surface types.

3)Provide spot elevations as follows: Provide Spot Elevations (proposed finish surface elevations) sufficient to demonstrate the streets, driveways, parking lots, valley drains and drainage grades meet minimum requirements. Spot elevations should be provided at street intersections; cul-de-sac ends; beginning and end of driveways; parking lot extremities, entrances and exits and all grade breaks.

4)Clarify elevations shown for buildings. Are these pad or finish floor elevations?

10.BS PLNCK 001
GENERAL CONDITIONS**PAR - SUBMITTAL REQUIREMENTS****Status:**
INEFFECT **Conditions:**
Informational

ACCESSIBLE PATH OF TRAVEL: Please provide a revised site plan 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 all building(s). 2.Connect to all accessible parking loading/unloading areas. 3.Connect to accessible sanitary facilities. 4.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.

ACCESSIBLE PARKING: Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

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

10.E HEALTH 001
GENERAL CONDITIONS

PAR - 1536 DEH COMMENTS

Status:
INEFFECT **Conditions:**
Informational

This is for the review of a proposal to establish a Class VI winery in 5 phases. Phase 1 would consist of a winery tasting building, winery production building and an office/storage building. Phase 2 would consist of a restaurant building. Phase 3 would be a special occasion facility (weddings/events). Phase 4 would consist of a wine cave building into a hillside and covered in vineyard, an expanded production building, and addition of a case storage to the existing production building. Phase 5 would consist of an 80 room hotel. The following items need to be addressed prior to official project submittal:

1) Exhibits show that RCWD will be the water source. Current well serve letters must be provided.

2) Per exhibits provided, an onsite wastewater treatment system (OWTS) septic. This can be considered for the project as long as sewer is not available to the project site and the following criteria have been met: a. Applicant must provide the total aggregate wasteflow for the project, this must include all 5 phases. A project with a flow of over 10,000 gpd (gallons per day) must connect to sewer. b. Obtain clearance from the San Diego Regional Water Quality Control Board (SDRWQCB) for use of an OWTS for winery production waste and any aggregate wasteflow over 3,500 gpd.

Items a and b above address that a review of the project using an OWTS. If an OWTS can be used, then additional items, such as a soils percolation report, will be required for the project.

3) A Phase I Environmental Site Assessment is required to be submitted to the

Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

4) A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

5) For the food facility (i.e. convenience store), prior to issuance of Building and Safety permit, the food facility plans will be reviewed by DES to ensure compliance with applicable California Health and Safety Code/California Retail Food Code. An annual operating permit for the food facility will be required. **Please note that further information may be required pending review of all requested items.**

10.FIRE 001
GENERAL CONDITIONS

PAR - #21-HAZ FIRE AREA

Status:
INEFFECT

Conditions:
Informational

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

10.FIRE 002
GENERAL CONDITIONS

PAR - #005-BUILDING MATERIAL

Status:
INEFFECT

Conditions:
Informational

All buildings shall be constructed per Chapter 7A of the California Building Code.

10.FIRE 003
GENERAL CONDITIONS

PAR - #23-MIN REQ FIRE FLOW

Status:
INEFFECT

Conditions:
Informational

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

10.FIRE 004
GENERAL CONDITIONS

PAR - #20-SUPER FIRE HYDRANT

Status:
INEFFECT

Conditions:
Informational

Super fire hydrants (6X4X 2-2 1/2) shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE 005
GENERAL CONDITIONS

PAR - #50-BLUE DOT REFLECTOR

Status:
INEFFECT

Conditions:
Informational

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE 006
GENERAL CONDITIONS

PAR - #89-KNOX BOX

Status:
INEFFECT

Conditions:
Informational

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

10.FIRE 007
GENERAL CONDITIONS

PAR - #4-WATER PLANS

Status:
INEFFECT

Conditions:
Informational

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

10.FIRE 008
GENERAL CONDITIONS

PAR - #51-WATER CERTIFICATION

Status:
INEFFECT

Conditions:
Informational

Prior to the issuance of a building permit the applicant/developer shall be responsible to submit written Certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering required fire flow. If a water system currently does not exist, the applicant/developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

10.FIRE 011
GENERAL CONDITIONS

PAR - #12-SPRINKLER SYSTEM

Status:
INEFFECT

Conditions:
Informational

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

10.FIRE 012
GENERAL CONDITIONS

PAR - #35-VOICE FIRE ALARM

Status:
INEFFECT

Conditions:
Informational

Applicant/developer shall be responsible to install a manual and automatic pre-recorded VOICE fire alarm system in all occupancies specified by the CFC. Plans must be submitted to the Fire Department for approval prior to installation.

10.FIRE 013
GENERAL CONDITIONS

PAR - #37-LOW LEVEL EXIT SIGN

Status:
INEFFECT

Conditions:
Informational

Floor - level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

10.FIRE 014
GENERAL CONDITIONS

PAR - #45-FIRE LANES, ACCESS

Status:
INEFFECT

Conditions:
Informational

The applicant/developer shall provide fire apparatus access to within 150' of all exterior portions of the buildings, and prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

10.FIRE 015
GENERAL CONDITIONS

PAR - #27-EXTINGUISHERS

Status:
INEFFECT

Conditions:
Informational

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48"

to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

10.FIRE 016
GENERAL CONDITIONS

PAR - #36-HOOD DUCT

Status:
INEFFECT **Conditions:**
Informational

Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contact a certified fire protection company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored by the building fire alarm system.

10.FIRE 017
GENERAL CONDITIONS

PAR - #66-DISPLAY BOARDS

Status:
INEFFECT **Conditions:**
Informational

Display boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within the complex. These directories shall be a minimum 4'X 4' dimension and located next to the main roadway access.

10.FIRE 018
GENERAL CONDITIONS

PAR - WINE CAVE

Status:
INEFFECT **Conditions:**
Informational

The wine cave shall be constructed in accordance with section 446 of the CBC.

10.FLOOD RI 001
GENERAL CONDITIONS

PAR FLOOD HAZARD REPORT

Status:
INEFFECT **Conditions:**
Informational

Pre-Application Review (PAR) 1536 is a proposal for a Class VI Winery consisting of a tasting building, production building, office/storage building, restaurant building, special occasion facility, wine cave, hotel, and parking areas. The site is located on the northwest corner of De Portola Road and Monte de Oro Road in the Rancho California area.

The project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. This floodplain impacts the southerly portion of the project site. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. All of the proposed building structures and parking areas are being shown outside of the floodplain. The proposed driveway providing the only access from De Portola Road traverses the floodplain and could become impaired during large storm events. If an all-weather access road is required, it could potentially alter the drainage patterns of this floodplain.

In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the effective floodplain limits. This floodplain analysis must be submitted to the District's Floodplain Management (FPM) section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. Final Building Inspections for lots within the Special Flood Hazard Area shall not be issued until all necessary documentation to amend the Special Flood Hazard Area has been approved by FPM.

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI 002
GENERAL CONDITIONS

PAR ADP FEES

Status:

INEFFECT

Conditions:

Informational

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI 003
GENERAL CONDITIONS

PAR WATERCOURSES & RIDGES

Status:

INEFFECT

Conditions:

Informational

The general topography of the site consists of well defined ridges and natural watercourses which traverse the property. There appears to be adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area, the natural watercourses should be kept free of all buildings and obstructions.

10.FLOOD RI 004
GENERAL CONDITIONS

PAR NEED TOPOGRAPHY

Status:

INEFFECT

Conditions:

Informational

The exhibit shall depict the project site topography. Contour lines shall extend at least 300 feet beyond the exterior boundaries of the property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable. U.S.G.S. maps may be used only when more detailed information is not available. Additional topographic information may be required if deemed necessary.

10.FLOOD RI 005
GENERAL CONDITIONS

PAR SHOW FLOOD PLAIN

Status:

INEFFECT

Conditions:

Informational

The exhibit shall depict mapped flood plains and floodways including zone designations.

10.FLOOD RI 006
GENERAL CONDITIONS

PAR SHOW GRADING

Status:

INEFFECT

Conditions:

Informational

The exhibit shall depict proposed grading including all cut/fill slopes with slope ratios, pad sites, pad elevations and finished floor elevations.

10.FLOOD RI 007
GENERAL CONDITIONS

PAR SHOW Q'S

Status:
INEFFECT

Conditions:
Informational

The exhibit shall depict points of concentration where offsite runoff enters the site and points of discharge from the site, including the drainage area in acres and 100 year storm peak discharge at each point (please no decimal cfs).

10.FLOOD RI 008
GENERAL CONDITIONS

PAR SHOW FACILITIES

Status:
INEFFECT

Conditions:
Informational

The exhibit shall depict existing watercourses, channels, storm drains and culverts, including name, owner, capacity, approximate grade, dimensions, and right of way or easement widths.

10.FLOOD RI 009
GENERAL CONDITIONS

PAR SHOW INFRASTRUCTURE

Status:
INEFFECT

Conditions:
Informational

The exhibit shall depict public and private streets, alleys, railroads, fencing, gates, walls, driveways, curbs, and all other structures affecting flow patterns.

10.FLOOD RI 010
GENERAL CONDITIONS

PAR SHOW DRAINAGE FACILITIES

Status:
INEFFECT

Conditions:
Informational

The exhibit shall depict proposed flood control and drainage facilities including dams, detention basins, channels, storm drains, culverts, brow and slope drains with type, grades, dimensions and easement or right of way widths clearly shown. Centerline curve radii and typical sections shall be shown for all open channels.

10.FLOOD RI 011
GENERAL CONDITIONS

PAR ENGINEER SIGN AND SEAL

Status:
INEFFECT

Conditions:
Informational

For all cases where calculated discharge rates or hydraulic capacities are supplied, or where engineered flood control works are proposed, the map or exhibit shall be signed and sealed by a registered civil engineer who is a member of the firm making the submittal.

10.FLOOD RI 012
GENERAL CONDITIONS

PAR DRAINAGE OUTLET

Status:
INEFFECT

Conditions:
Informational

Drainage facilities may be required. They should be designed to outlet onsite and the flows returned to their natural state before exiting the property unless the applicant is able to obtain an easement from affected property owners.

10.FLOOD RI 013
GENERAL CONDITIONS

PAR PERP NATURAL DRAINAGE PATR

Status:
INEFFECT

Conditions:
Informational

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points.

10.FLOOD RI 016
GENERAL CONDITIONS

PAR FLOOD PLAIN STUDY REQUIRED

Status:
INEFFECT

Conditions:
Informational

The site is impacted by a major flood plain. The delineation of the flood plain along with supporting calculations may be required. Any encroachment into or other modification of this flood plain will only be allowed if the applicant is able to prove to the satisfaction of the District that such impacts will not cause adverse impacts to upstream or downstream properties. This will likely require the preparation and

submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI 018
GENERAL CONDITIONS

PAR RESOURCE AGENCY PERMITS

Status:
INEFFECT

Conditions:
Informational

Because of the potential impacts to a major watercourse or mapped flood plain, the applicant may need to obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps' 404 Permit.

10.FLOOD RI 025
GENERAL CONDITIONS

PAR SUBMIT PRELIM WQMP

Status:
INEFFECT

Conditions:
Informational

New developments creating 10,000 square feet or more of impervious surface require the preparation, approval and implementation of a project specific water quality management plan (WQMP). As of October 22, 2012, all projects within the Santa Ana River watershed must comply with the latest Municipal Separate Storm Sewer System (MS4) Permit for the Santa Ana Watershed Region. The Project Specific WQMP shall comply with the latest Water Quality Management Plan (WQMP) Guidance Document and Design Handbook for Low Impact Development (LID) Best Management Practices (BMPs). These documents [WQMP Guidance Document, Design Handbook for LID BMPs, Project Specific WQMP template, etc.] are available on-line at: www.rcflood.org/NPDES/SantaAnaWS.aspx.

The developer must submit a "Project Specific" Water Quality Management Plan (WQMP). This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits. A preliminary Project Specific WQMP must be submitted along with the land-use application package and approved prior to the issuance of conditions of approval. The format of the preliminary report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

10.FLOOD RI 026
GENERAL CONDITIONS

PAR DISCLAIMER

Status:
INEFFECT

Conditions:
Informational

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring those to the attention of the hearing body.

10.PLANNING 001
GENERAL CONDITIONS

PAR - PHASE I CULTURAL REQ.

Status:
INEFFECT

Conditions:
Informational

Prior to scheduling this project for a public hearing/action, the following cultural resources (archaeological) study shall be submitted and approved by the County Archaeologist: A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards

for such reports (Investigations Standard Scopes of Work: http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phase1_2_3_4.pdf) and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA - Planning website: http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County. Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating. The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

10.PLANNING 002
GENERAL CONDITIONS

PAR - AB52 REQUIRED

Status:
INEFFECT

Conditions:
Informational

Pursuant to Assembly Bill No. 52 (AB 52), this development shall comply with the requirement for (Government to Government) tribal consultation and all other requirements of AB 52. Tribal consultation, if requested as provided in Public Resources Code Section 21080.3.1, must begin prior to release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Information provided through tribal consultation may inform the lead agency's assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources.

10.PLANNING 003
GENERAL CONDITIONS

PAR - GEOLOGIC STUDY

Status:
INEFFECT

Conditions:
Informational

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT (TRACT MAP, PARCEL MAP, PLOT PLAN, CONDITIONAL USE PERMIT, ETC.) FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: In order to initiate review of the subject report, acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224

for the proposed project). All reports (signed electronic copies in PDF format), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or their representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Alternatively, after submitting the GEO application and review fees to the Land Use counter, reports may be emailed to the County Geologist directly at dwalsh@rivco.org. The issued GEO number should be referenced with all correspondence. The GEO application and/or payments should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

10.PLANNING 004
GENERAL CONDITIONS

PAR - PALEO PRIMP/MONITOR

Status:
INEFFECT

Conditions:
Informational

PRIOR TO SCHEDULING ANY IMPLEMENTING PROJECT FOR PUBLIC HEARING, THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
 - 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.
- Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
- 1.Description of the proposed site and planned grading operations.
 - 2.Description of the level of monitoring required for all earth-moving activities in the project area.
 - 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 - 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 - 8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material.
*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

10.PLANNING 005
GENERAL CONDITIONS

PAR - REQUIRED APPLICATIONS

Status:
INEFFECT **Conditions:**
Informational

Planning Staff has reviewed the PAR exhibit and has the following comments:

The following applications will be necessary to process the proposal:

☐ General Plan Amendment ☐ Tract Map ☐ Specific Plan ☐ Parcel Map ☒ Change of Zone ☐ Plot Plan ☒ Conditional Use Permit ☐ Surface Mining Permit ☐ Public Use Permit ☒ AG Preserve ☒ Environmental Assessment Diminishment ☒ Indemnification Agreement

At the time of your submittal, the County Staff will check your site plan exhibits against ALL the requirements listed in the checklist accompanying EACH application form for EACH of the case types indicated above. The application[s] will also be checked for completeness. If the site plan exhibit[s] does not provide the information as specified in the checklist, the site plan and application will be RETURNED TO YOU FOR CORRECTIONS. PLEASE AVOID INCONVENIENCES AND UNNEEDED PRINTING COSTS BY TAKING CONSIDERATION TO PROVIDE ALL THE INFORMATION AS SPECIFIED ON THE CHECKLIST FOR YOUR PARTICULAR APPLICATION.

10.PLANNING 006
GENERAL CONDITIONS

PAR - STUDIES REQUIRED

Status:
INEFFECT **Conditions:**
Informational

The following special studies will be required at the time of project submittal:

☒ Phase I Cultural Resources Report ☒ Biological Survey (Burrowing Owl) ☐ Habitat & Streambed Assessment (3 copies) ☐ Paleontological Survey (2 copies) ☐ Air Quality Report (2 copies) ☐ Slope Stability Report (3 copies) ☐

Liquefaction Report (4 copies plus filing fee) ____ Slope Analysis ____ Acoustical Analysis ____ Environmental Constraints Exhibit X Geologic Report (1 copy plus filing fee) X Phase I Environmental Site Assessment (Health Dept)

10.PLANNING 007
GENERAL CONDITIONS

PAR - ADDITIONAL PLANS REQUIRED

Status:
INEFFECT

Conditions:
Informational

The following additional plans will be necessary:

X Conceptual Grading (1 copy) X Conceptual Landscaping (1 copy with CUP) ____ Environmental Constraints Exhibit X Architectural Site Plan, Elevations, & Floor Plans (1 copy each) ____ Blowsand and dust control X Vineyard Planting Plan (depicting 75% planting area)

Please have all plans, applications, and documents provided in digital format on a flash-drive or disc

10.PLANNING 008
GENERAL CONDITIONS

PAR - PLANS OKAY TO DEFER

Status:
INEFFECT

Conditions:
Informational

The following plans/applications are also necessary, but may be deferred at the applicant's discretion until after the formal approval of the application, as listed in the conditions labeled "PAR - Studies Required," but before the issuance of building permits:

X Irrigation Plans ____ Certificate of Parcel Merger ____ Lot Line Adjustment ____ Acoustical Analysis ____ Grading Permit

10.PLANNING 009
GENERAL CONDITIONS

PAR - APPLICATION FEES

Status:
INEFFECT

Conditions:
Informational

ACTUAL FEES WILL BE THOSE IN EFFECT AT THE TIME OF PROJECT SUBMITTAL. TO AVOID ANY INCONVENIENCE, THE CALCULATIONS AND FEES SHOULD BE VERIFIED PRIOR TO WRITING A CHECK.

The current application fees due upon submittal for this proposal are (estimated amounts for initial deposit):

Use Permit Fee (Conditional Use Permit) \$9,651.24 Change of Zone (County's Opt-in CZ) \$0.00 Environmental Assessment Fee (EA) \$732.14 California Wildlife Fish & Game (CFG) \$50.00 AG Diminishment \$1,581.00 GEO Report \$1,224.00

TOTAL FEES DUE UPON SUBMITTAL (estimated) \$____.

10.PLANNING 010
GENERAL CONDITIONS

PAR - PLANNING RELATED FEES

Status:
INEFFECT

Conditions:
Informational

Planning related fees required at time of recordation, grading permit, building permit, occupancy permit or prior to public hearing are as follows:

a. Landscape and Irrigation: \$510.00 (initial deposit) b. Development Impact Fee (Ord. 659): \$7,560.00 per ac (per Winery Construction rate) c. Western Riverside MSHCP (Ord. 810): \$6,914 per ac (per Commercial/Industrial rate) d. Western TUMF (Ord. 824): \$1.73 per square-foot (per Industrial rate for Winery Uses Only) *Restaurant, Special Occasion Fac., Hotel will have a different rate. The Service Commercial rate is \$4.19 per square-foot* e. Stephen's Kangaroo Rat Fee: \$500.00 per gross ac NOTE: Non-profit entities are granted a 75% reduction of this fee if evidence of an IRS Section 501(c)(3) is provided. (See County Ordinance No. 663 for full details.) f. Certificate of Land Division Compliance (COC) \$510.00 *In my research I could not find how this parcel was created, Map My County refers to

Record of Survey (RS) 50/68 Lot K14. I do not see a lot K14 on this record of survey...A COC may be required. Check further with the Survey Dept.*

10.PLANNING 012
GENERAL CONDITIONS

PAR - DESIGN CONSIDERATIONS

Status:
INEFFECT

Conditions:
Informational

Major design considerations associated with this proposal include:

Please review the Wine Country Design Guidelines for additional information.

10.PLANNING 016
GENERAL CONDITIONS

PAR - WINE COUNTRY TRAILS

Status:
INEFFECT

Conditions:
Informational

General Plan Amendment No. 1216 (GPA01216) proposes to update the General Plan trails within the Temecula Valley Wine Country Policy Area. GPA No. 1216 was recently recommended for approval by the Planning Commission on June 7, 2017. The Planning Department will recommend approval of GPA01216 to the Board of Supervisors on August 29, 2017. GPA No. 1216 will provide guidance on developing an integrated trails network to serve all members of the community. GPA No. 1216 includes a conceptual trails map that the County will strive to implement as development occurs within the Temecula Valley Wine Country Policy Area. There is a conceptual trail located along the southern boundary of the PAR01536 project boundary. The conceptual Regional Open Space Trail is located along De Portola Road within the road right-of-way. As such, the applicant shall work with the Planning Department and Transportation Department to accommodate the Regional Open Space Trail. The road cross section for De Portola shown on the Winery site plan shall include an easements for the trail. This trail type requires 4' to 8' trail width with 2' trail buffer on both sides of the trail. Contact Phayvanh Nanthavongdouangsy at (951) 955-6573 if you have any questions.

10.TRANS 001
GENERAL CONDITIONS

PAR - LC CONCEPT PLANTING PLAN

Status:
INEFFECT

Conditions:
Informational

The County requires that all discretionary permits and/or approvals that include new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 square feet comply with the County's water efficient landscape standards contained in Ordinance No. 859 Prior to scheduling this case for a public hearing, the following shall be submitted to and approved by the Transportation Department:

Provide 7 folded copies at a minimum of 24" x 36" sheets at 20 scale, that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, irrigation, shading, lighting and parking plan (the final plan would normally be submitted and approved prior to the issuance of building permits). For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Groundcovers should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials shall be encouraged. Special features, such as rockwork, fencing, water features, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The planting plan shall be prepared in a professional manner, by a California Licensed Landscape Architect.

10.TRANS 002
GENERAL CONDITIONS

PAR - (RIVERSIDE)

Status:
INEFFECT **Conditions:**
Informational

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1.This is a PAR case. When you make your formal submittal, please address each of the following comments.

2.You may visit the Transportation Department website for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

3.Provide the complete legal description with the Township, Range, and Section (T7S, R1W, Section 29 & 30).

4.Provide a traffic study for this project. The guidelines and submittal forms are available on the Transportation Department website at www.rctlma.org/trans. For the fee amount, contact Kevin Tsang at (951) 955-6828.

5.Provide a specific business plan when you make your formal submittal.

6.A trail is designated along De Portola Road, Monte De Oro, and along the west and east project boundaries. Please coordinate with the Planning Department and Parks and Open Space District.

7.Provide corner cutback at De Portola Road and Monte De Oro Road per Riverside County Standard No. 805.

8.List all easements of record by map or instrument number. If no easements exist, state so on the map.

9.Please provide a left-turn pocket at the proposed driveway in accordance with the following design parameters: a)Edge of pavement returns at the driveway shall be 35' radius. b)The left-turn pockets shall be 12 foot wide (6' north of centerline and 6' south of centerline) and 100 feet long with a 120 foot transition reverse curve.

c)Provide 12 foot minimum AC pavement transitions on each side of the left-turn pocket for posted 55 mph speed limit.

d)Provide acceleration/deceleration lanes at the driveway per County Standard No. 803, Ordinance 461.

e)Provide typical section showing existing improvements and right-of-way and proposed improvements.

10.Monte De Oro Road is to be improved with a 24' minimum AC pavement from De Portola Road westerly to Aranda Street (existing paved County maintained Monte De Oro Road) per County Standard No. 138, Ordinance 461 within 88' (44' project side

and 44' opposite side of the centerline) full-width dedicated right-of-way. Provide a typical section to reflect the proposed and existing improvements and right-of-way.

11. The proposed driveway and Monte De Oro Road are within the flood plain. Please address how you plan to protect the improvements during a 2-year and 10-year flood event.

12. Please provide how you will disperse the concentrated flow discharge at De Portola Road.

13. The engineer/applicant is responsible to show all existing and proposed driveway(s) along the project frontage, adjacent to the project, and on the opposite side of street. If you fail to show the existing driveways as requested above, the Transportation Department reserves the right to request a revised map and change the conditions based on the new information at any time during the approval process.

14. Provide net and gross acreage.

15. Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

16. Show street slope, elevations and direction of flow.

17. Show and label project number when you make your formal submittal.

18. Please provide a secondary access.

19. Explain/show how the proposed onsite drive aisle is constructed on the top of the proposed cave. Provide a typical section.

20. To fund necessary roadway improvements beyond those in the WRCOG TUMF program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this project site, in order to mitigate cumulative traffic impacts. Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this project prior to issuance of 50% of the building permits on the project.

The project's fair-share contribution is determined based on the ratio of the project traffic to future traffic of the WCCP. The project's estimated share of traffic is summarized below.

Example how to provide an analysis that indicated the project traffic as a percentage of anticipated growth:

1. Rancho California Road at Monte De Oro Road: ____% 2. Rancho California Road at Glen Oaks Road: ____% 3. Rancho California Road at Calle Contento: ____% 4. Rancho California Road at La Serena Way: ____%

Alternatively, in the event the funding program for the WCCP is established through an update to the DIF, then the project shall pay its fees into said funding program through DIF payments in place of the fair-share contribution described above.

21. To mitigate water quality impact a project specific Water Quality Management Plan (WQMP) is required. Please submit two hard copies and a copy on a CD or USB flash drive of the WQMP and hydrology study to the Transportation Department.

22. Per the provided Parking Calculation table (Planning Department approval required) the total required parking is 562 spaces; however, the provided parking slots are only 187. How will you address the required parking space requirement deficiency?

23. Please provide the acceleration and deceleration AC pavement tapering lane at

the intersection of De Portola Road and Monte De Oro Road per Standard No. 803, Ordinance 461.

24. Please provide a transition AC pavement tapering lane along the northerly project boundary of De Portola Road per 55 mph posted design speed limit.

25. Provide a 30' half-width road dedication along Meng-Asbury Road (west project boundary) per County Standard No. 106, Section "A", Ordinance 461. Please refer to PM18139, p/m 106/88-89, for tie-in, tangent, and centerline information. Provide typical section to reflect a required dedication, no improvement require at this time.

Should you have any questions, please contact Tesfu Tadesse at (951) 955-3789. Our fax number is (951) 955-0049.

10.WASTE 001
GENERAL CONDITIONS

PAR - (USE) WASTE RESOURCES

Status:
INEFFECT **Conditions:**
Informational

In order to mitigate potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) and the California Green Building Standards, through diverting solid waste from landfill disposal, the Riverside County Department of Waste Resources (RCDWR) recommends the following standard conditions be applied to the future project:

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

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

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

- Subscribe to a recycling service with waste hauler.

- Provide recycling service to tenants.

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

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

AB 1826 AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

- Enter into a contract or work agreement with gardening or landscaping service

provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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

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

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

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

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

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

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

Conditions of Approval for Another Case

Enter Case Number:

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2017 CSDA Annual Conference and Exhibitor Showcase

the leadership conference for special districts



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This year's [CSDA Annual Conference & Exhibitor Showcase](#), September 25 - 28, 2017, promises to be the biggest and best yet. There are several things you should be doing now to help you get ready to cultivate new relationships and grow your knowledge of special districts and opportunities.

[Register](#)

CSDA's Annual Conference has a proven record of providing some of the best education opportunities for district staff and elected officials. Check out the [full conference schedule](#) and identify the sessions that apply most to your responsibilities. With over 40 breakout session options covering topics from accounting to CEQA, ethics, harassment prevention, and more, you are sure to find just what you need to improve your performance and take your district to the next level. *Register on or before August 25 to receive early bird pricing.*

[Add A Pre-Conference Activity](#)

Conference officially kicks off on Monday, September 25 at 5:30 p.m. with our President's Reception with the Exhibitors, but there's a lot to do on Monday during the day if you plan ahead. There are two pre-conference workshops, the new SDLF Scramble for Scholarships Golf Tournament, and two pre-conference tour options. Additional fees apply and many pre-conference activities have limited space.

Make Your Hotel Reservation

Hotel room reservations for the CSDA Annual Conference and Exhibitor Showcase begin at \$169 plus tax and are based on availability. In order to book a hotel room at any of the CSDA Annual Conference hotels you must first register for conference in order to obtain a CSDA room reservation code.

We can't wait to see you in Monterey this fall.

[California Special Districts Association](#) | 1112 I Street | Suite 200 | Sacramento, CA 95814



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Re: WQIP Consultati...	Kuenzi, Darcy	Mon 20:05	16 KB
Fwd: RE: MOU with T...	manager@teamrcd.org	Mon 10:38	3.1 MB
Draft Agenda Sept 1...	manager@teamrcd.org	Fri 07:08	65 KB
Conservation Clip Li...	NACD News	Fri 03:25	29 KB
[Funding Opportunity...	Kristen Murphy	2017-08-31 16:54	14 KB
CARCD Conference ...	Karen Buhr - other	2017-08-31 16:46	14 KB
RE: TEAM RCD Helix...	Lieu, Tawny	2017-08-31 16:21	10 KB
RE: TEAM RCD Helix...	Lieu, Tawny	2017-08-31 16:21	10 KB

Select

Threads

Messages 1 to 50 of 1189

Join us this November to build alliances, become acquainted with local programs, explore opportunities, and strengthen existing partnerships.

We are excited to present our preliminary agenda and conference information:

- 2 thought-provoking panels
 - The New Era of Cannabis
 - Amber Morris - CalCannabis
 - Noelle Cremers - Farm Bureau Federation
 - Dan Schultz - State Water Resource Control Board
 - Hezekiah Allen - CA Growers Association
 - A Tale of Two Extremes: Water
 - Jay Lund - UC Davis Center for Watershed Sciences
 - Gabe Schultz - CALFIRE
 - Association of California Water Agencies
- Plenary addresses by Secretary Karen Ross – CDFA, Carlos Suarez – State Conservationist NRCS, and David Bunn – Director of the Department of Conservation
- Presentations from local Sacramento Valley innovative farmers and agricultural researchers and following Saturday Tour
- Over 60 presentations in 4 Breakout Session Tracks including topics on:
 - Water Management including watershed and SGMAs
 - Healthy Soils and Carbon Farming
 - Forests and Fires
 - Agricultural Innovation
 - Partnerships and Programs
- Soil Health Summit Wednesday
- RCD Poster & Wine Reception Thursday Night
- 7 intimate "Poolside Chats"
- 20+ Exhibitors
- More still to come!

Check out more details and future announcements on our [conference website](#)

Register here TODAY!

Special Offer for First Time Participants - \$75 each day, including lunch and parking

Use Discount Code at check out: FIRST

Book your room at our group rate of \$119 here!

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72nd Annual CARCD Conference Registration

"Dynamic Partnerships, Relevant Results"

Registration for the 72nd Annual Conference is now open and "Early Bird" registration rates are in effect until September 4th.

[Register Now!](#)

Full Registration includes:

- Conference Sessions - breakout sessions, group presentations, poolside chats and exhibition booths
- Breakfast - Thursday, November 16th and Friday, November 17th
- Lunch - Thursday, November 16th and Friday, November 17th
- Awards Banquet Dinner - Thursday, November 16th
- \$345 for RCDs and \$365 for Partners/Other Organizations

Conference "Extras":

- (FREE) RCD Day of Training - Wednesday, November 15th: Full day of training will feature multiple tracks for Directors and Staff. More details to come.
- Friday Night Off-Site Dinner (\$30)

Location: Hilton Arden West - Sacramento, CA. Room rates start at \$119/night. To ensure this room rate, please book by November 1st.

[Book your room](#)

Announcements

List of Speakers announced at the Annual Conference! [Register](#) for the conference here.

[Submit Resolutions](#) for the Annual Business Meeting at the Conference by September 15th!

Check out the new [North Coast Soil Health Hub](#).

Follow us on [Facebook](#) and [Twitter](#) to stay up-to-date with CARCD.

Conference Sponsors

SAVE THE DATE!



The Inland Empire Resource Conservation District is hosting the fall 2017 SoCal Inland Region Area Meeting on **Saturday, November 4th** from **9:30 AM – 2:30 PM**

Location: Goldy Lewis Community Center at Central Park, 11200 Base Line Road, Rancho Cucamonga, CA 91701

Please **RSVP** to Jen Castillo at jcastillo@iercd.org or 909-283-7773 by Monday, October 30th