



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 8/12/10) Final 8/17/10 Revised 9/9/10

**1:30 p.m.**

**SEPTEMBER 13, 2010**

## **AGENDA**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**DIRECTOR'S HEARING**  
TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 1:30 p.m. or as soon as possible thereafter.

2.1 **NONE**

3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS THE PLANNING DIRECTOR OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 1:30 p.m. or as soon as possible thereafter.

3.1 **PLOT PLAN NO. 24459** – CEQA Exempt – Applicant: Irene Franks – Owner: Irene Franks - First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community-Very Low Density (RC-VLDR) (1 acre minimum) - Located Northerly of Van Buren Blvd., southerly of Krameria Avenue, easterly of Porter Avenue, westerly of Gardner – Zoning: Residential Agricultural (R-A) – REQUEST: The Plot Plan is a proposal to permit an unpermitted 4,441 square foot detached 2-story storage building on 1.91 acres, associated with the 600 square foot residence located at 17333 Van Buren Boulevard in Riverside, CA. APN: 274-070-003. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

3.2 **PLOT PLAN NO. 24568** – CEQA Exempt – Applicant: Dana Parrish – Engineer: A. A. & Associates - First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) - Located Northerly of Canyonwind, easterly of Weeping Willow, southerly of Wildflower – .6 acre – Zoning: Residential Agricultural (R-A-20,000) – REQUEST: The Plot Plan is a proposal to construct an 1,360 square foot detached RV Garage and permit an unpermitted 252 square foot gazebo on .6 acres, associated with the 2,765 square foot residence located at 16725 Alderidge Court in Riverside, CA. APN: 269-363-019. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

- 3.3 **PLOT PLAN NO. 24455** – CEQA Exempt – Applicant: Agustin Guzman – Engineer: A. A. & Associates - First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Nandina Avenue, southerly of Glenwood Avenue, easterly of Cole Avenue – 2.58 acre – Zoning: Residential Agricultural (R-A-1) – REQUEST: The Plot Plan is a proposal to permit and unpermitted 2,681 square foot detached metal storage building on 2.58 acres, associated with the 1,428 square foot residence located at 19660 Glenwood Avenue in Riverside, CA. APN: 266-320-008. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 3.4 **PLOT PLAN NO. 24590** – CEQA Exempt – Applicant: Brenda and Fred Westwood – Engineer: A A & Associates - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Via Las Rolas, southerly of Valpariso Lane, easterly of De Luz Road – 5.42 Acres – Zoning: Residential Agricultural (R-A-5) – REQUEST: The Plot Plan is a proposal to construct an 1,296 square foot detached RV Garage on 5.42 Acres, associated with the 5,508 square foot residence located at 24090 Valpariso Lane in Temecula, CA. APN: 933-020-025. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 3.5 **PLOT PLAN NO. 24567** – CEQA Exempt – Applicant: Bert Provisor – Engineer: Earl Webb Eng. Inc - First Supervisorial District – Gavilan Hills District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density (RC-EDR) (2 acre minimum) - Located Northerly Vanderhill Circle, southerly of High Country, easterly of Modoc Court – Zoning: Residential Agricultural (R-A-2 1/2) – REQUEST: The Plot Plan is a proposal to construct a 2,766 square foot detached garage on 2.5 acres, associated with the 3,161 square foot residence located at 23175 Western Crest Drive in Perris, CA. APN: 289-480-030. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 4.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.
- 4.1 **TENTATIVE PARCEL MAP NO. 36004** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mulhearn Realtors – Eng/Representative: Thatcher Engineering & Associates, /inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – 2.07 gross acres – Location: The project is located northerly of Rodney Avenue, southerly of Warren Road, and westerly of Parsons Road. – Zoning: Light Agriculture (A-1) – **REQUEST:** The tentative parcel map proposes a Schedule “H” subdivision of 2.07 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. APN: 266-291-008. Project Planner, Jeff Horn at 951-955-4641 or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org). (Quasi-judicial)
- 4.2 **PLOT PLAN NO. 24493** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of Clay Street, Easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA – 3.06 Acres - Zoning: Manufacturing-Heavy (M-H) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area. - APN: 163-400-007. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 4.3 **PLOT PLAN NO. 24405** – No New Environmental Documents Required – Applicant: Europa Village, LLC – Engineer/Representative: Rick Engineering - Third Supervisorial District – Rancho California Zoning Area -



Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and westerly of La Serena Way – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** Plot Plan No. 24405 is a proposal for a 2,116 square foot winery with two (2) tasting rooms and retail space. This is an interim facility for the Europa Village project. The project proposes 61 parking spaces and will host special events with a maximum attendance of 100 guests per event. Special events include wine club gatherings, meetings and parties. Related Cases: LA05317, PP23318, PP23319, PP23320, EIR00517 - APNs: 943-260-025, 943-260-030 and 943-260-032. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

- 4.4 **PLOT PLAN NO. 24482** - Addendum to an adopted Mitigated Negative Declaration – Applicant: Sol Orchard LLC – Engineer/Representative: Benjamin Daniel Egan - Fourth Supervisorial District - Chuckawalla Zoning District - Desert Center Area Plan - Community Development: Public Facilities (CD: PF) (.60 FAR) – Location: The site is located in the Fourth Supervisorial district in the community of Desert Center of the Desert Center Area Plan. More specifically, the site is located northerly of I-10, easterly of Rice Road (Highway 177) and on the western portion of the Desert Center Airport - 10.00 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1) - **REQUEST:** This Plot Plan is a proposal for the development of a 1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' – 2" wide by 18' – 3" tall (479.72 sq. ft.) with a total height of 21' – 4"; four (4) 5 X 30- foot pad assemblies containing a combiner box, DC/AC inverter and a transformer; and, ancillary access roads for maintenance, operations and emergency response. The proposal also includes a two acre construction/lay down area adjacent and north of the ten acre lease area. APN(s): 811-142-016. Project Planner, Raymond Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org). (Quasi-judicial)

5.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24459  
Applicant: Irene Franks  
Directors Hearing: September 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct an 4,441 square foot detached 2-story storage building on 1.9 acres, associated with the 600 square foot residence located at 17333 Van Buren Boulevard in Riverside, CA. APN: 274-070-003.

### ISSUES OF RELEVANCE:

The property has a current code violation (CV1004980) for illegal contractor storage yard. Condition has been added to verify the structure is stucco and re-roof per approved color and material chart submitted with application Exhibit M, dated July 27, 2010. This treatment will make structure more consistent with the neighborhood. A condition has been added prior to issuance of a building permit to verify maximum height of building is 20 feet. Staff is concerned regarding size of accessory structure in relations to residence and has added a condition no commercial use is allowed within this accessory structure.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24459, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.

SA  
8/11/10

2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 4,441 square foot detached 2-story storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached storage building is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24459

Parcel: 274-070-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24459 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24459, Exhibit A, Amended #1, dated July 27, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby is to Plot Plan to construct an 4,441 square foot detached 2-story storage building on 1.91 acres, associated with the 600 square foot residence located at 17333 Van Buren Boulevard in Riverside, CA. APN: 274-070-003

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24459. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24459 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP24459

Parcel: 274-070-003

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.



08/12/10  
07:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24459

Parcel: 274-070-003

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

PLOT PLAN:ADMINISTRATIVE Case #: PP24459

Parcel: 274-070-003

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

RECOMMND

pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated July 27, 2010.

80.PLANNING. 1 PPA - NO COMMERCIAL USE

RECOMMND

No commercial use is allowed at anytime whatsoever within this accessory structure or on the property with this review.

08/12/10  
07:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24459

Parcel: 274-070-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated July 27, 2010.

80.PLANNING. 3

PPA - EXISTING STRUCTURE

INEFFECT

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



**COUNTY OF RIVERSIDE**  
**DEPARTMENT OF BUILDING & SAFETY**  
4080 Lemon St., 2nd Floor  
P.O. Box 1629  
Riverside, CA 92502

Mike Lara  
Director

## **PLOT PLAN REVIEW**

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### **General Note**

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

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|   |                       |                |
|---|-----------------------|----------------|
| SITE : 17333 Van Buren Blv<br>Riverside | COMMENTS              | PP24459        |
| BY:<br>R.KLAARENBECK                    | PHONE: (951) 955-1833 | DATE: 03/23/10 |

**The exhibit indicates a two story 4,441 square foot private garage with a second floor used as storage constructed without building permits. This structure currently exceeds size and story limitations per section 406.1.2 of the 2007 California Building Code (CBC). Private garages are limited to 3,000 square feet in size and one story in height. There are ways to bring the structure into compliance.**

**First floor: The first floor square footage total is 3,810. Provide a two hour fire wall to comply with sec.406.1.2 and 705 of the 2007 CBC.**

**Second floor: The second floor may be classified as a group "S" occupancy depending on contents. The floor load shall have a minimum 125 lb. per square foot design. One switch and light is permitted in the storage area upstairs, no outlets.**

**The structure itself shall have no permanent heating or cooling equipment, plumbing and electrical equipment is very limited.**

**Please be aware that as this structure was constructed without building permits, additional information and verification will be required from the civil engineer at building plan review.**

**Note: All plan sheets and supporting documents are to be labeled as "Constructed Without Permit".**

**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
274-070-003

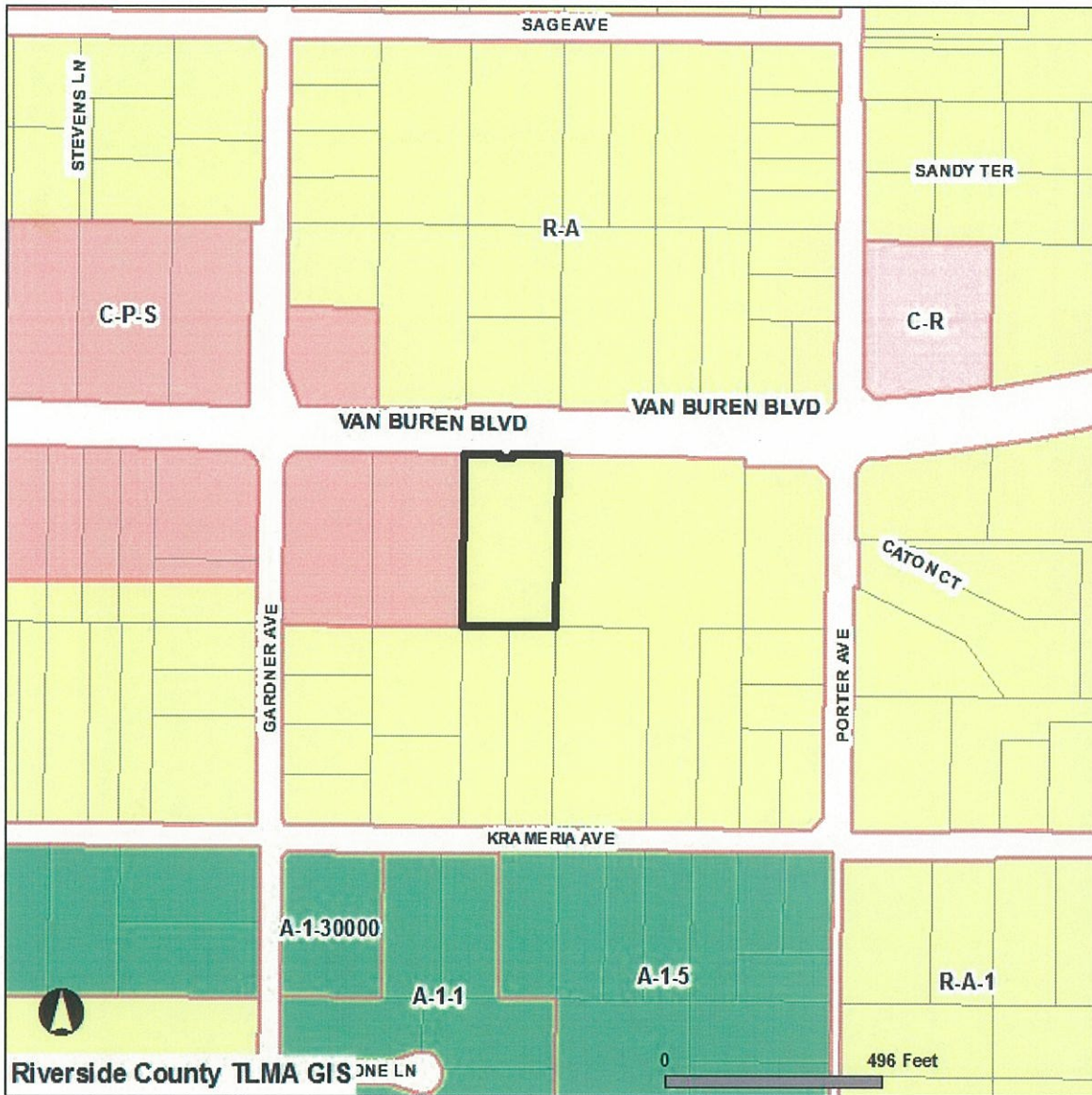
**\*IMPORTANT\***

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

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
274-070-003

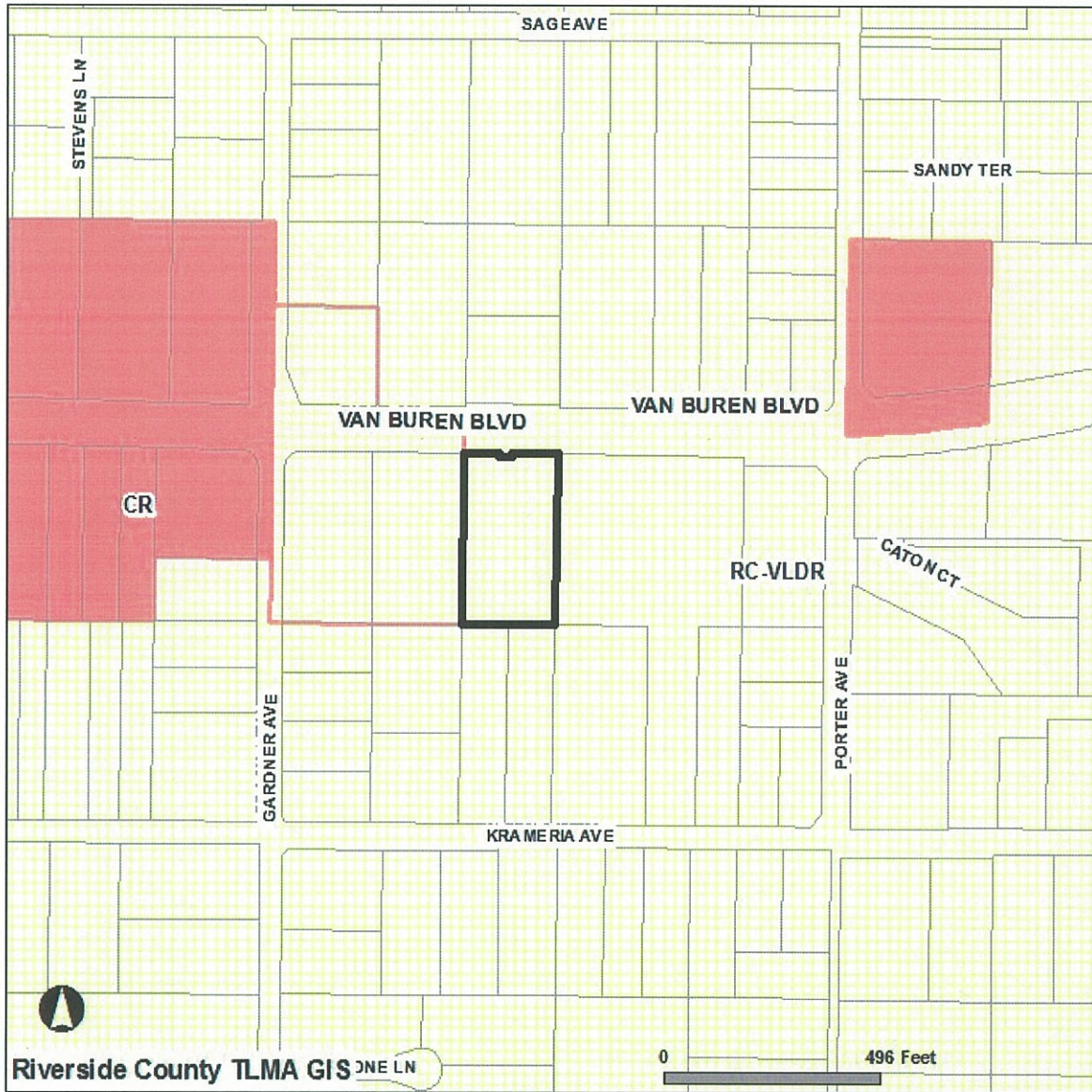
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RIVERSIDE COUNTY GIS



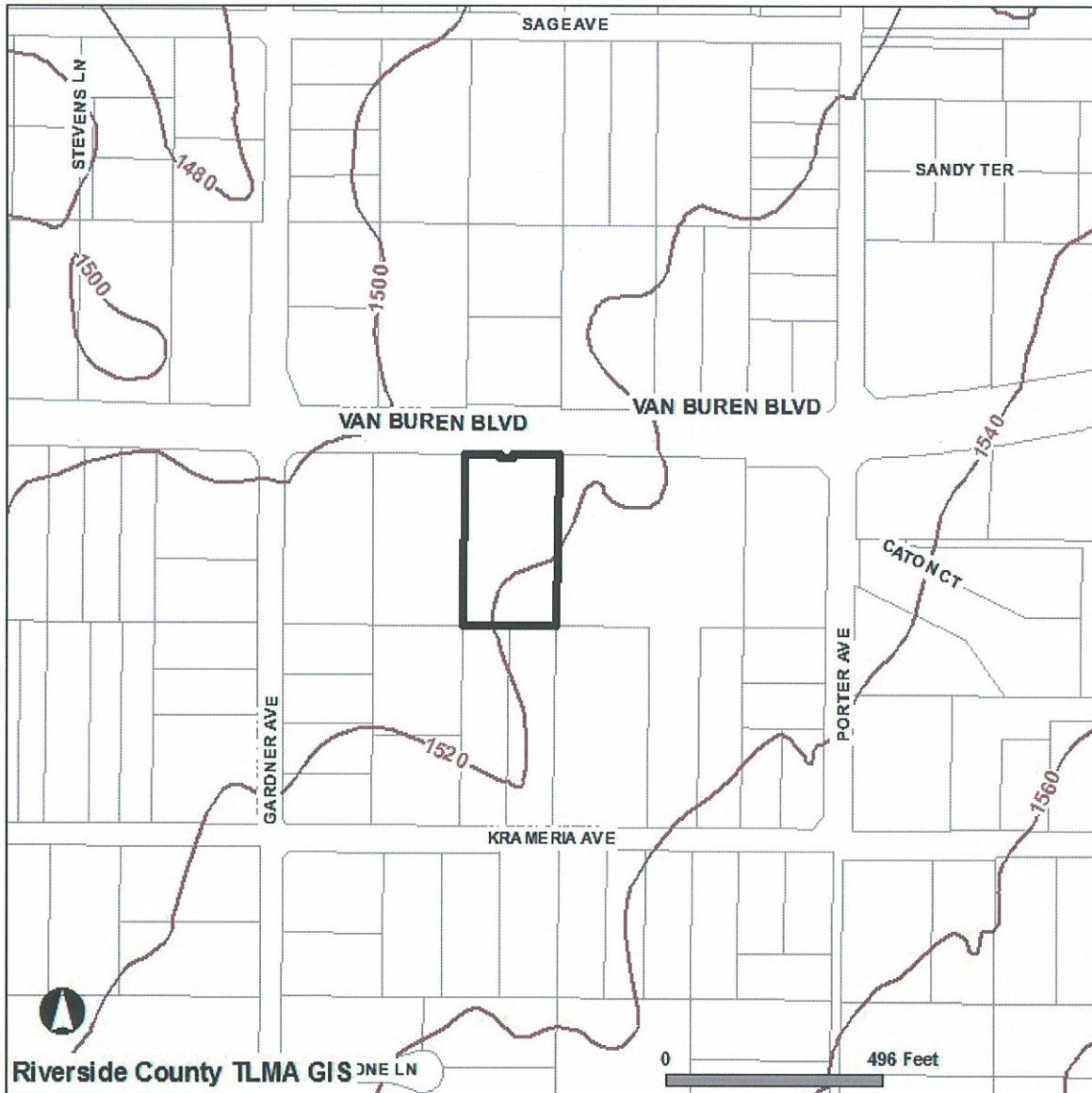
Selected parcel(s):  
274-070-003

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
274-070-003

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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
274-070-003

**\*IMPORTANT\***

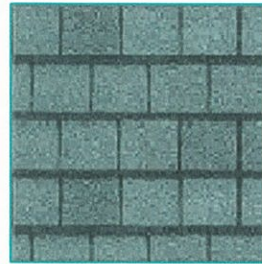
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Tue Apr 13 10:40:15 2010



STORAGE BUILDING EXTERIOR COLOR CHART

ROOF TYPE COMPOSITION SHINGLES



GAF/ELK SLATE LINE  
COLOR ANTIQUE SLATE

FASCIA TRIM



1 1/2" FASCIA BOARD  
COLOR WHITE HEAT  
DUNN EDWARDS#DEW338

STUCCO



HOMEGA COLORTEK  
COLOR #430 MOCHA



**A.A. & ASSOCIATES INC.**

BUILDING DESIGNERS / ENGINEERS  
2222 KANSAS AVE. SUITE D  
RIVERSIDE, CA. 92501 (951) 684-4222

IRENE FRAKES  
17333 VAN BUREN BLVD.  
RIVERSIDE, CA 92504

**EXHIBIT NO.** M  
7/27/10 **CASE NO.** PP 24459

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24459 DATE SUBMITTED: 2-24-10

**APPLICATION INFORMATION**

Applicant's Name: Irene Frakes E-Mail: \_\_\_\_\_

Mailing Address: 19450 Spalding Avenue  
\_\_\_\_\_  
Riverside Street 92508  
City CA ZIP  
State

Daytime Phone No: ( 951 ) 830-4841 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative's Name: A. A. & Associates, Inc. E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite D  
\_\_\_\_\_  
Riverside Street 92507  
City CA ZIP  
State

Daytime Phone No: ( 951 ) 684-4222 Fax No: ( 951 ) 684-4333

Property Owner's Name: Irene Frakes E-Mail: \_\_\_\_\_

Mailing Address: 19450 Spalding Avenue  
\_\_\_\_\_  
Riverside Street 92508  
City CA ZIP  
State

Daytime Phone No: ( 951 ) 830-4841 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

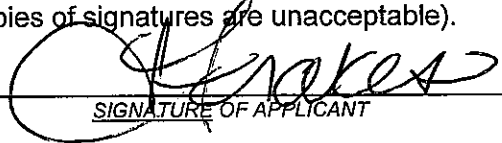
Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR MINOR PLOT PLAN**

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).



Y Irene Frakes   
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Irene Frakes   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Johnnie Frakes JR.   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_  
Accessory Building 4441 SF  
\_\_\_\_\_  
\_\_\_\_\_

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 274-070-003  
Section: 25 Township: 3 S Range: 5 W  
Approximate Gross Acreage: 1.91 Acres  
General location (nearby or cross streets): North of Van Buren Boulevard, South of \_\_\_\_\_

## APPLICATION FOR MINOR PLOT PLAN

Krameria Avenue \_\_\_\_\_, East of Porter Avenue \_\_\_\_\_, West of Gardner Avenue \_\_\_\_\_.

Thomas Brothers Map, edition year, page no., and coordinates: 2009 745-J4 \_\_\_\_\_

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES: (Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

#### **COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

#### **ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

#### **GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

## RIVERSIDE COUNTY GIS

**\*IMPORTANT\***

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**APNs**

274-070-003-1

**OWNER NAME / ADDRESS**

JOHNNIE L FRAKES  
IRENE FRAKES  
17333 VAN BUREN BLV  
RIVERSIDE, CA. 92504

**MAILING ADDRESS**

(SEE OWNER)  
19450 SPALDING AVE  
RIVERSIDE CA. 92508

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 15/24  
SUBDIVISION NAME: WOODCREST AC 4  
LOT/PARCEL: 57, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.91 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 600 SQFT., 1 BDRM/ 0.75 BATH, 1 STORY, CONST'D 1946 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 746 GRID: A4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: OCT. 26, 2006  
LAFCO CASE #: 2005-17-1,2&5  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 25

**ELEVATION RANGE**

1512/1524 FEET

**PREVIOUS APN**

114-702-022

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

R-A

**ZONING DISTRICTS AND ZONING AREAS**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

Developed/Disturbed Land  
Riparian Scrub, Woodland, Forest

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

27

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

NOT REQUIRED.

**WATER DISTRICT**

WMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**

RIVERSIDE UNIFIED

**COMMUNITIES**

WOODCREST

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

NOT APPLICABLE, 46.07 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042004

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

088-007

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

| Case #    | Description        | Status |
|-----------|--------------------|--------|
| BRR080138 | RE-ROOF DWLG ONLY  | FINAL  |
| BEL080395 | UPGRADE TO 200 AMP | FINAL  |
| BZ130066  | WATER HEATER       | FINAL  |

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Thu Feb 25 11:33:10 2010



**RIVERSIDE COUNTY GIS****\*IMPORTANT\***

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**APNs**

274-070-003-1

**OWNER NAME / ADDRESS**

JOHNNIE L FRAKES  
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(SEE OWNER)  
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**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 746 GRID: A4

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NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: OCT. 26, 2006  
LAFCO CASE #: 2005-17-1,2&5  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

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NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T38R6W SEC 25

**ELEVATION RANGE**

1512/1524 FEET

**PREVIOUS APN**

114-702-022

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

R-A

**ZONING DISTRICTS AND ZONING AREAS**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL*****CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

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NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**Developed/Disturbed Land  
Riparian Scrub, Woodland, Forest***FIRE*****HIGH FIRE AREA (ORD. 787)**

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**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

***DEVELOPMENT FEES*****CVMSHCP FEE AREA (ORD. 875)**

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IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

---

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**ROAD BOOK PAGE**  
27

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NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
WMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA ANA RIVER

---

## **GEOLOGIC**

---

**FAULT ZONE**  
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**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

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LOW POTENTIAL.  
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---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
RIVERSIDE UNIFIED

**COMMUNITIES**  
WOODCREST

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

NOT APPLICABLE, 46.07 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042004

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

088-007

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
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- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
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- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

| Case #    | Description        | Status |
|-----------|--------------------|--------|
| BRR080138 | RE-ROOF DWLG ONLY  | FINAL  |
| BEL080395 | UPGRADE TO 200 AMP | FINAL  |
| BZ130066  | WATER HEATER       | FINAL  |

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Thu Feb 25 11:33:10 2010



**Western Riverside County Multiple Species Habitat Conservation  
Plan (MSHCP)**

| APN       | Cell       | Cell Group  | Acres | Area Plan                | Sub Unit   |
|-----------|------------|-------------|-------|--------------------------|------------|
| 274070003 | Not A Part | Independent | 1.84  | Lake Mathews / Woodcrest | Not a Part |

#### HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

| APN       | Amphibia<br>Species | Burrowing<br>Owl | Criteria Area<br>Species | Mammalian<br>Species | Narrow Endemic<br>Plant Species | Special Linkage<br>Area |
|-----------|---------------------|------------------|--------------------------|----------------------|---------------------------------|-------------------------|
| 274070003 | NO                  | YES              | NO                       | NO                   | NO                              | NO                      |

#### Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

#### Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority  
3403 10th Street, Suite 320  
Riverside, CA 92501

Phone: 951-955-9700

Fax: 951-955-8873

[www.wrc-rca.org](http://www.wrc-rca.org)

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[TLMA Home Page](#)



## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24459** – CEQA Exempt – Applicant: Irene Franks – Owner: Irene Franks - First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community-Very Low Density (RC-VLDR) (1 acre minimum) - Located Northerly of Van Buren Blvd., southerly of Krameria Avenue, easterly of Porter Avenue, westerly of Gardner – Zoning: Residential Agricultural (R-A) – REQUEST: The Plot Plan is a proposal to permit an unpermitted 4,441 square foot detached 2-story storage building on 1.91 acres, associated with the 600 square foot residence located at 17333 Van Buren Boulevard in Riverside, CA. APN: 274-070-003. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/4/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24459 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

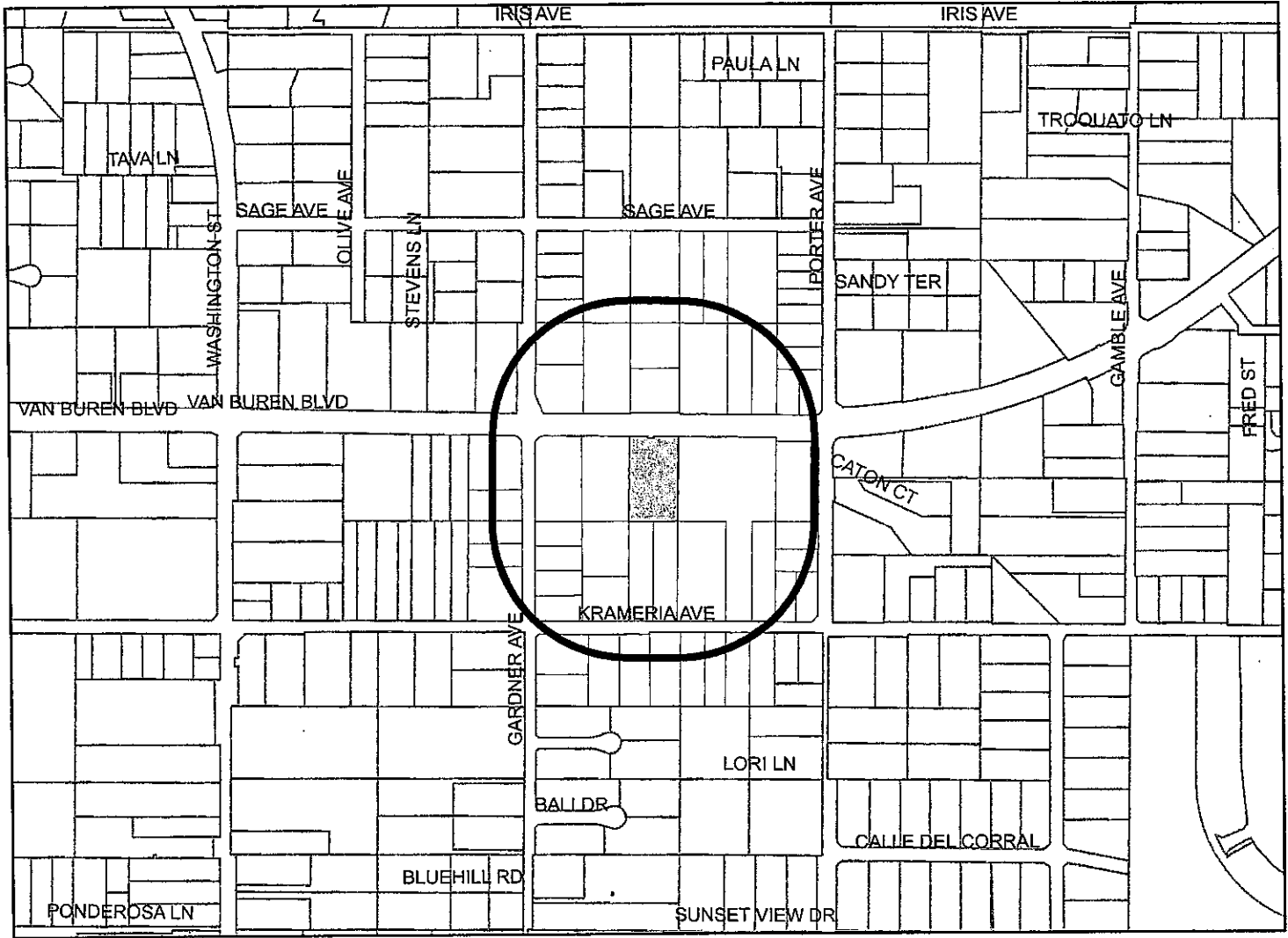
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**600 feet buffer**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 274-060-023 | 274-040-017 | 274-060-027 | 274-060-021 | 274-060-020 | 274-070-018 | 274-060-025 | 274-060-026 | 274-060-022 | 274-190-005 |
| 274-190-006 | 274-070-031 | 274-070-003 | 274-070-002 | 274-060-005 | 274-040-016 | 274-040-023 | 274-040-024 | 274-070-028 | 274-070-030 |
| 274-070-027 | 274-060-028 | 274-060-015 | 274-030-020 | 274-060-008 | 274-190-029 | 274-060-004 | 274-190-024 | 274-190-004 | 274-060-019 |
| 274-190-008 | 274-190-023 | 274-070-019 | 274-060-024 | 274-070-026 | 274-070-020 | 274-070-011 | 274-060-017 | 274-040-018 | 274-190-007 |
| 274-060-006 | 274-060-018 | 274-070-017 | 274-070-029 | 274-070-034 | 274-070-033 | 274-070-032 | 274-070-013 | 274-070-022 | 274-070-001 |
| 274-060-016 |             |             |             |             |             |             |             |             |             |



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

APN: 274060023, ASMT: 274060023  
ALVA J REILLY, ETAL  
16275 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274190005, ASMT: 274190005  
JANET C HENDERSON  
17355 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274040017, ASMT: 274040017  
ANN PATTINSON, ETAL  
16365 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274190006, ASMT: 274190006  
JIM R CLABAUGH, ETAL  
17375 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060027, ASMT: 274060027  
DANIEL MARTINI, ETAL  
C/O SARAWAN SINGH  
17375 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274070031, ASMT: 274070031  
JIMMY C KENDALL, ETAL  
17306 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060021, ASMT: 274060021  
ELIAS ALFATA  
6626 WILDING PL  
RIVERSIDE CA 92506

APN: 274070003, ASMT: 274070003  
JOHNNIE L FRAKES, ETAL  
19450 SPALDING AVE  
RIVERSIDE CA 92508

APN: 274060020, ASMT: 274060020  
GEORGE F HOANZL, ETAL  
16090 RAWHIDE LN  
RIVERSIDE CA 92504

APN: 274070002, ASMT: 274070002  
JONA L ANDERSON  
17315 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274070018, ASMT: 274070018  
HARVEY L JOHNSON, ETAL  
16450 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274060005, ASMT: 274060005  
JOSE LUIS GONZALEZ, ETAL  
17305 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274060022, ASMT: 274060022  
HASSAN TAHERI, ETAL  
16790 TREETOP LN  
RIVERSIDE CA 92503

APN: 274040016, ASMT: 274040016  
JOYCE A WESCHE  
498 HUDSON LN  
VICTOR MT 59874

APN: 274040023, ASMT: 274040023  
JULIO R SALAS, ETAL  
16455 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274030020, ASMT: 274030020  
NIELS T SORENSEN, ETAL  
4545 ALLSTATE  
RIVERSIDE CA 92501

APN: 274040024, ASMT: 274040024  
KAREN ELLIS, ETAL  
17240 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060008, ASMT: 274060008  
NOBUO ISHII, ETAL  
3047 N WILLARD AVE  
ROSEMEAD CA 91770

APN: 274070028, ASMT: 274070028  
LINDA LOPEZ, ETAL  
17482 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274190029, ASMT: 274190029  
OCTAVIO R CARDENAS, ETAL  
17291 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274070030, ASMT: 274070030  
LUIS C PEREZ, ETAL  
17316 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060004, ASMT: 274060004  
OTIS M FOX, ETAL  
16230 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274070027, ASMT: 274070027  
MARGERY M NELSON  
17340 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274190024, ASMT: 274190024  
P VERA HILLS  
17325 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060028, ASMT: 274060028  
MICHAEL J TOMAS, ETAL  
17399 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274190004, ASMT: 274190004  
P VERA HILLS  
17345 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060015, ASMT: 274060015  
NHO XUAN LE, ETAL  
17440 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274060019, ASMT: 274060019  
PETER PHAM  
17354 VAN BUREN BLV  
RIVERSIDE CA. 92504





APN: 274190008, ASMT: 274190008  
RAMIRO ALCARAZ, ETAL  
17415 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060017, ASMT: 274060017  
SOMEREST INC  
17241 VAN BUREN BLV  
RIVERSIDE CA 92504

APN: 274190023, ASMT: 274190023  
REO PROP TWO  
C/O JAMES BHAZSAR  
1440 CHALGROVE NO F  
CORONA CA 92882

APN: 274040018, ASMT: 274040018  
SOMERSET INC  
14400 METCALF AVE  
OVERLAND KS 66223

APN: 274070019, ASMT: 274070019  
RICARDO G FLORES, ETAL  
7037 HAWARDEN DR  
RIVERSIDE CA 92506

APN: 274190007, ASMT: 274190007  
STEPHEN RICHARD, ETAL  
17395 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274060024, ASMT: 274060024  
RICHARD L LONG, ETAL  
16285 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060018, ASMT: 274060018  
STEVEN J GOMBER, ETAL  
17356 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274070026, ASMT: 274070026  
RICHARDO MENDEZ, ETAL  
18708 KROSS RD  
RIVERSIDE CA 92508

APN: 274070017, ASMT: 274070017  
TSUNG HUANG LIANG, ETAL  
16428 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274070020, ASMT: 274070020  
ROGER D SCHNABEL, ETAL  
17260 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274070033, ASMT: 274070033  
VINE LIFE CHRISTIAN FELLOWSHIP INC  
17421 VAN BUREN BL  
RIVERSIDE CA 92504

APN: 274070011, ASMT: 274070011  
ROSALINA CAZARES, ETAL  
17460 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274070013, ASMT: 274070013  
VINE LIFE CHRISTIAN FELLOWSHIP INC  
16445 PORTER AVE  
RIVERSIDE CA 92504





APN: 274070022, ASMT: 274070022  
WILFRIED CIESIELSKI, ETAL  
17470 KRAMERIA AVE  
RIVERSIDE CA. 92504

APN: 274070001, ASMT: 274070001  
WILLIAM DONALD WILKINS, ETAL  
1839 SOUTH MAIN  
CORONA CA 92882

APN: 274060016, ASMT: 274060016  
WILLIS G MOORE, ETAL  
C/O RAMOS  
14782 SPINNAKER LN  
MORENO VALLEY CA 92553



Agenda Item No.: 3.2  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24568  
Applicant: Dana Parrish  
Directors Hearing: September 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,360 square foot detached RV Garage and permits an unpermitted 252 square foot gazebo on .6 acre, associated with the 2,765 square foot residence located at 16725 Alderidge Court in Riverside, CA. APN: 269-363-019

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by the Fire Department.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24568, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
8/11/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Agricultural (20,00 sq. ft. minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,360 square foot RV Garage and 252 square foot gazebo are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached RV garage is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24568

Parcel: 269-363-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24568 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24568, Exhibit A, Amended No, 1, dated July 28, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct an 1,360 square foot detached RV Garage and permit and unpermitted 252 square foot gazebo on .6 acres, associated with the 2,765 square foot residence located at 16725 Alderidge Court in Riverside, CA. APN: 269-363-019

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of (Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24568. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24568

Parcel: 269-363-019

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#76-STANDARD FH 330/165 RECOMMND

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24568 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

PLOT PLAN:ADMINISTRATIVE Case #: PP24568

Parcel: 269-363-019

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777



PLOT PLAN:ADMINISTRATIVE Case #: PP24568

Parcel: 269-363-019

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION

RECOMMI

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMI

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMI

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

PLOT PLAN:ADMINISTRATIVE Case #: PP24568

Parcel: 269-363-019

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water 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."

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated July 28, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated July 27, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

08/11/10  
11:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24568

Parcel: 269-363-019

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

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



COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING & SAFETY  
4080 Lemon St., 2nd Floor  
P.O Box 1629  
Riverside, CA 92502

Mike Lara  
Director

## PLOT PLAN REVIEW

---

### General Note

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

---

SITE : 16725 Alderidge Ct  
Riverside

COMMENTS

PP24568

BY:  
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 06/21/10

252 DR.

**The current submittal is for a proposed 1,360 square foot private RV garage, as well as a 252 square foot gazebo constructed without building permits. The structure's would be classified as a group "U" occupancies and the current square footage of the buildings would comply with size limitation requirements per the 2007 California Building Code (CBC).**

**This area is located in a high fire severity zone and all structures shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.**

**All building plans shall comply with 2007 California Building Codes and adopted ordinances.**

**In addition to minimum building plan submittal requirements, where a structure is built without building permits, the following additional information is required:**

**Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer to justify the adequacy of the design as well as providing verification of foundations to include:**

- 1. Foundation width and depth.**
- 2. Rebar size, placement and spacing.**
- 3. Anchor bolt size, spacing and embedment.**

**4.If applicable, Hold down types and requirements.**

**5.Method of how verification was achieved**

**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
269-363-019

**\*IMPORTANT\***

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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
269-363-019

**\*IMPORTANT\***

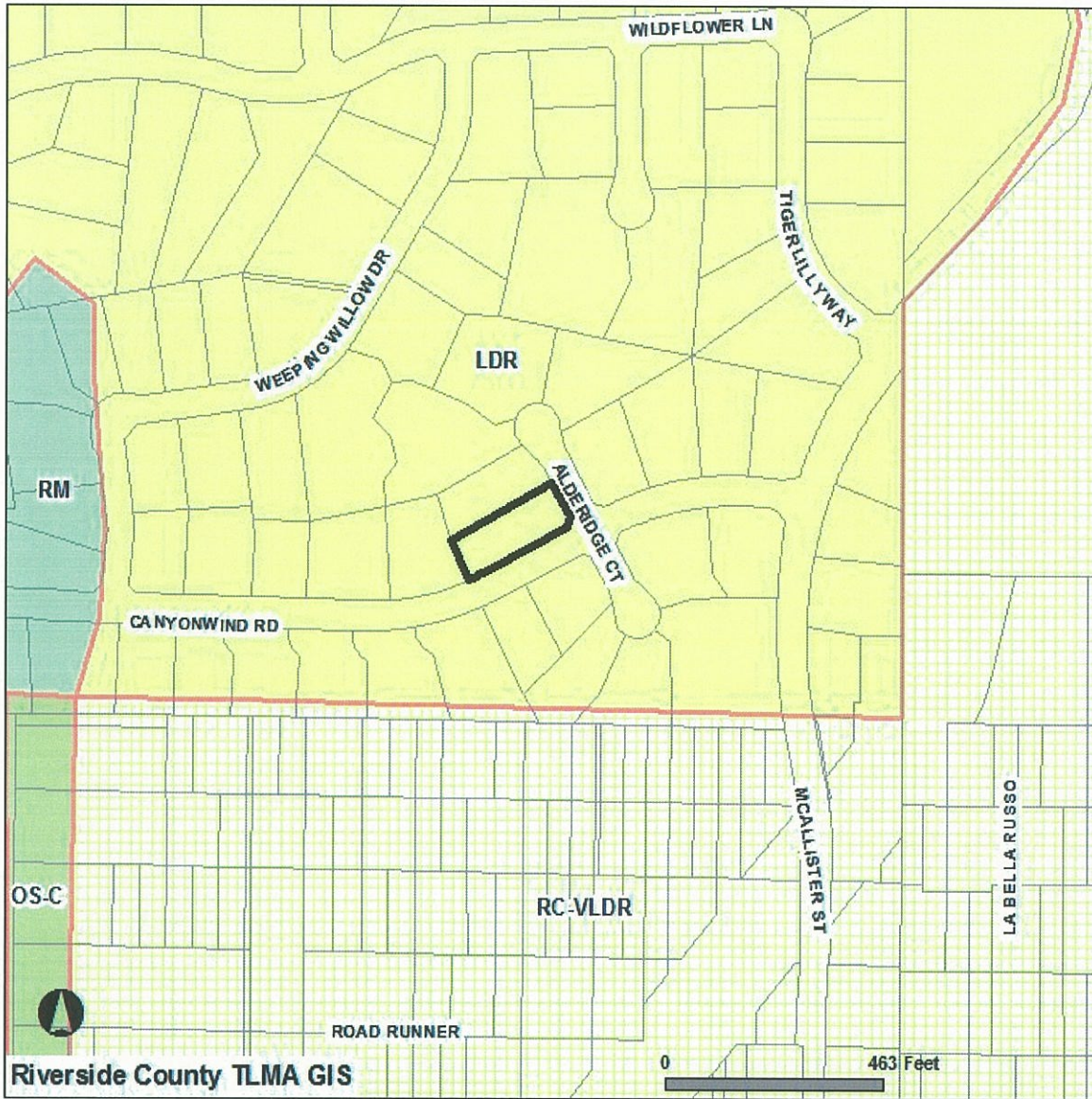
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Version 100412



RIVERSIDE COUNTY GIS



Selected parcel(s):  
269-363-019

**\*IMPORTANT\***

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Version 100412





**Selected parcel(s):**  
269-363-019

**\*IMPORTANT\***

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Version 100412

8510-2400

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24568 DATE SUBMITTED: 5/25/10

**APPLICATION INFORMATION**

Applicant's Name: Dana Parrish E-Mail: \_\_\_\_\_

Mailing Address: 16725 Alderidge Court  
Riverside Street CA 92503  
City State ZIP

Daytime Phone No: (951) 966-5957 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: A. A. & Associates E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite D  
Riverside Street CA 92507  
City State ZIP

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Dana Parrish E-Mail: \_\_\_\_\_

Mailing Address: 16725 Alderidge Court  
Riverside Street CA 92503  
City State ZIP

Daytime Phone No: (951) 966-5957 Fax No: ( ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

**APPLICATION FOR MINOR PLOT PLAN**

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

DANA L. PARRISH                      Dana L. Parrish  
PRINTED NAME OF APPLICANT                      SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

DANA L. PARRISH                      Dana L. Parrish  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
Shirley K. Parrish                      Shirley K. Parrish  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

PROPOSED DETACHED RV GARAGE 1360 #  
PRIOR PERMIT EXPIRED  
18x8 Gazebos Permit Expired

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 269-363-019

Section: 30 Township: 3S Range: 5W

Approximate Gross Acreage: .60 Acres

General location (nearby or cross streets): North of Wildflower Lane, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

Canyonwind Road, East of Alderidge Court, West of Weeping Willow Drive.

Thomas Brothers Map, edition year, page no., and coordinates: 2009, 745-A5

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

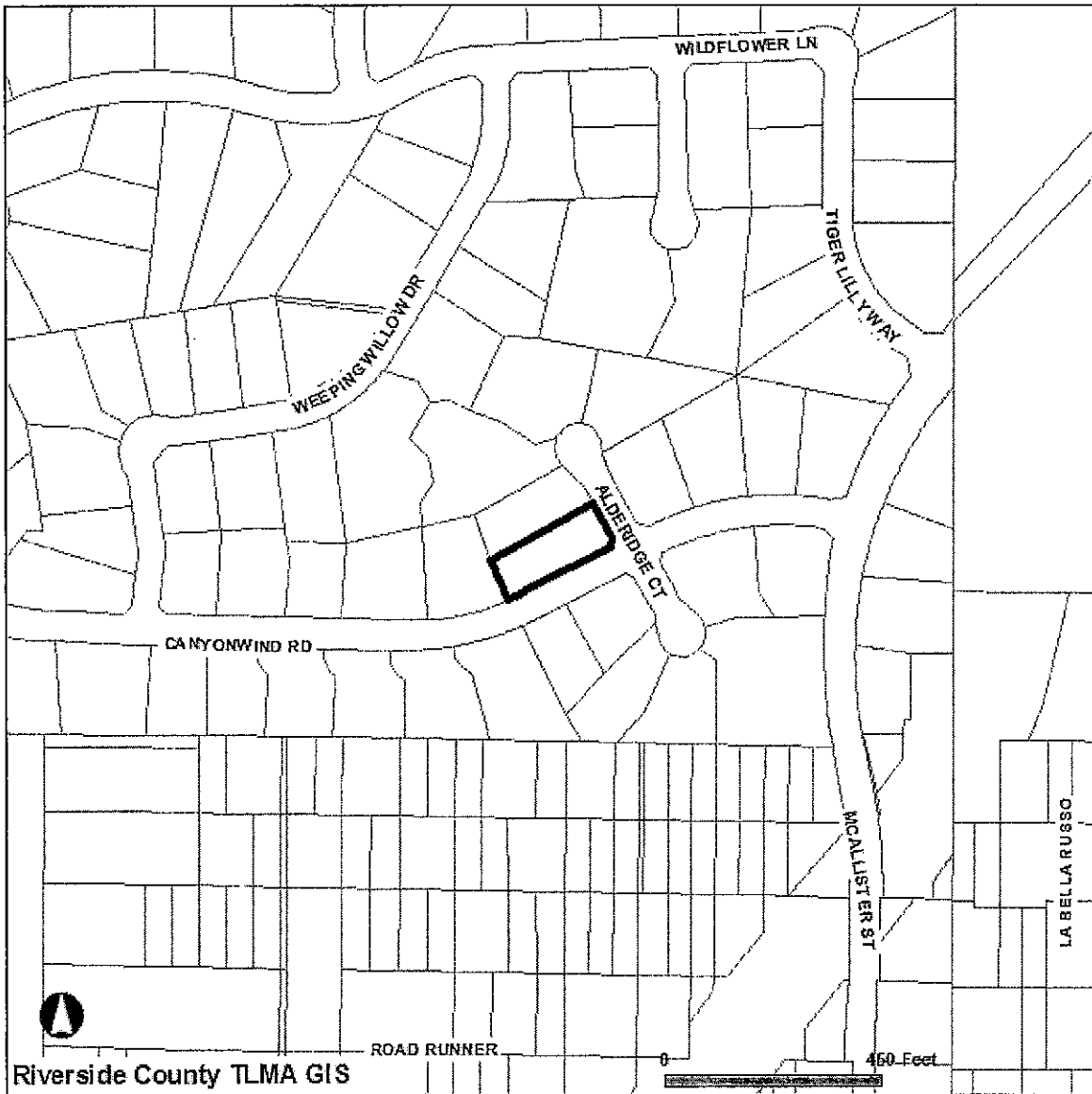
**ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

# RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
269-363-019

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

269-363-019-3

**OWNER NAME / ADDRESS**

DANA L PARRISH  
SHIRLEY PARRISH  
16725 ALDERIDGE CT  
RIVERSIDE, CA. 92503

**MAILING ADDRESS**

(SEE OWNER)  
16725 ALDERIDGE CT  
RIVERSIDE CA. 92503

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 213/49  
SUBDIVISION NAME: TR 20782  
LOT/PARCEL: 65, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 20782

**LOT SIZE**

RECORDED LOT SIZE IS 0.6 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2765 SQFT., 4 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(713 SQ. FT), CONST'D 2000TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 745 GRID: A5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: OCT. 26, 2006  
LAFCO CASE #: 2005-17-1,2&5  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 30

**ELEVATION RANGE**

1236/1252 FEET

**PREVIOUS APN**

269-050-022

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***PLANNING***

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
LDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-20000 (CZ 4359)

**ZONING DISTRICTS AND ZONING AREAS**

LAKE MATHEWS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**



NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
Developed/Disturbed Land

---

## **FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

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## **TRANSPORTATION**

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**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
26B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

---

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

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### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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## **MISCELLANEOUS**

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### **SCHOOL DISTRICT**

RIVERSIDE UNIFIED

### **COMMUNITIES**

LAKE HILLS

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
THE ORCHARDS/LAKE MATHEWS #132 -  
STREET LIGHTING

### **LIGHTING (ORD. 655)**

NOT APPLICABLE, 48.73 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

041409

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

088-058

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 132 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

| Case #  | Description                                | Status   |
|---------|--|----------|
| PP16398 | REVISION TO PP16061 STREET/SLOPE LANDSCAPE | APPROVED |
| PP15746 | STREET TREE SLOPE AND LANDSCAPE PLANS      | APPROVED |

REPORT PRINTED ON...Tue May 25 12:28:35 2010  
Version 100412

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**PLOT PLAN NO. 24568** – CEQA Exempt – Applicant: Dana Parrish – Engineer: A. A. & Associates - First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) - Located Northerly of Canyonwind, easterly of Weeping Willow, southerly of Wildflower – .6 acre – Zoning: Residential Agricultural (R-A-20,000) – REQUEST: The Plot Plan is a proposal to construct an 1,360 square foot detached RV Garage and permit an unpermitted 252 square foot gazebo on .6 acres, associated with the 2,765 square foot residence located at 16725 Alderidge Court in Riverside, CA. APN: 269-363-019. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/28/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24568 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

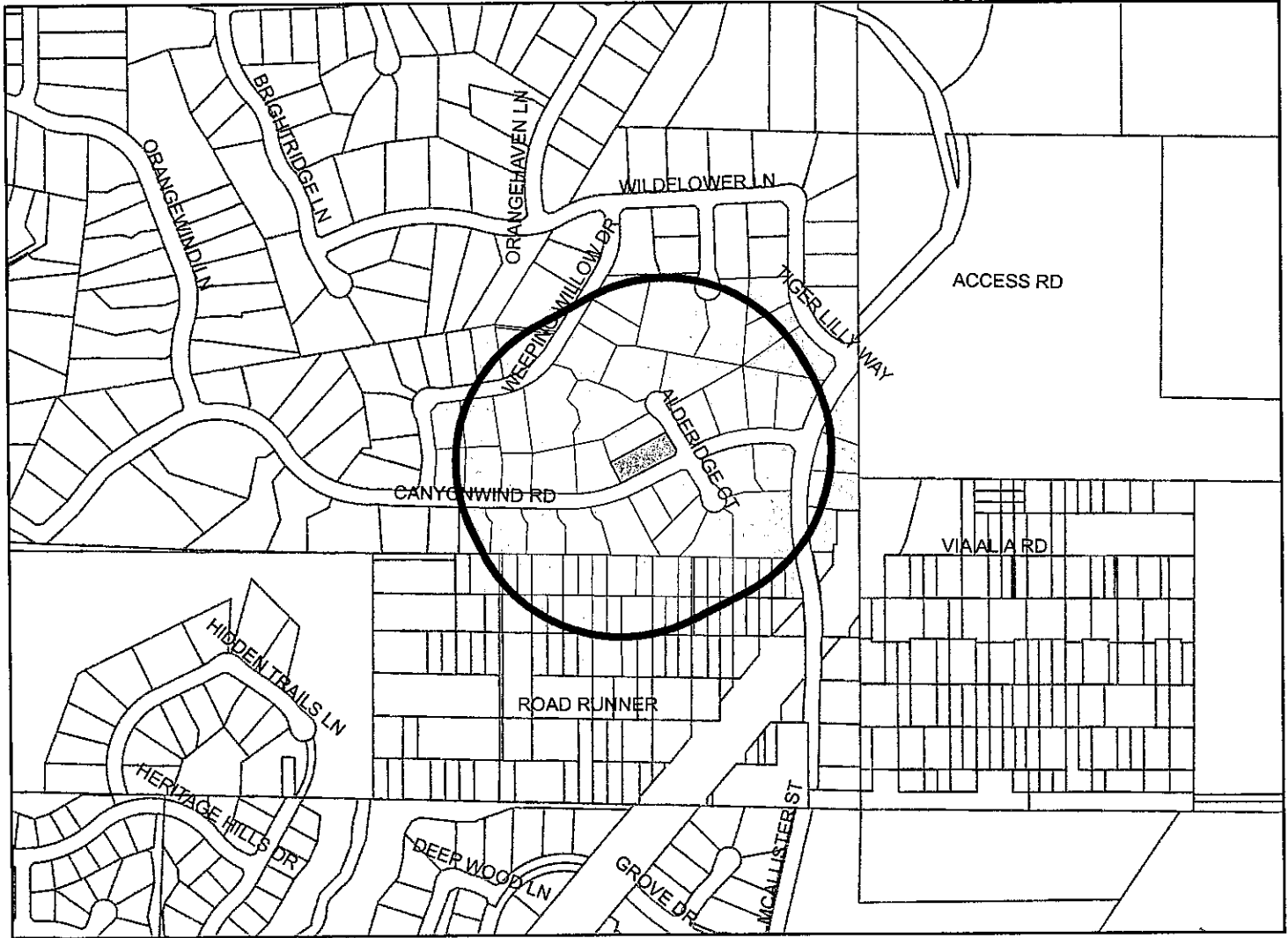
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

## 600 feet buffer



### Selected Parcels

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 269-380-002 | 269-373-004 | 269-380-016 | 269-070-008 | 269-080-099 | 269-362-013 | 269-380-017 | 269-060-009 | 269-080-008 | 269-080-015 |
| 269-380-019 | 269-060-037 | 269-080-025 | 269-080-038 | 269-080-011 | 269-080-030 | 269-080-018 | 269-362-012 | 269-370-005 | 269-060-005 |
| 269-380-028 | 269-361-016 | 269-380-000 | 269-060-003 | 269-080-006 | 269-362-018 | 269-080-020 | 269-060-002 | 269-080-020 | 269-362-010 |
| 269-380-023 | 269-080-002 | 269-363-025 | 269-361-024 | 269-080-028 | 269-060-042 | 269-373-006 | 269-080-016 | 269-080-013 | 269-080-050 |
| 269-365-004 | 269-363-015 | 269-373-007 | 269-381-003 | 269-362-015 | 269-080-041 | 269-362-017 | 269-080-002 | 269-070-021 | 269-080-001 |
| 269-080-003 | 269-080-004 | 269-080-005 | 269-080-006 | 269-080-007 | 269-080-008 | 269-080-009 | 269-080-012 | 269-080-014 | 269-080-027 |
| 269-080-029 | 269-080-031 | 269-080-032 | 269-080-033 | 269-080-034 | 269-080-036 | 269-080-037 | 269-080-040 | 269-080-044 | 269-090-006 |
| 269-090-007 | 269-090-008 | 269-090-009 | 269-363-024 | 269-362-008 | 269-362-019 | 269-381-005 | 269-365-002 | 269-080-017 | 269-373-005 |
| 269-363-027 | 269-362-014 | 269-363-014 | 269-080-018 | 269-363-026 | 269-363-016 |             |             |             |             |



540 270 0 540 Feet

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APN: 269363023, ASMT: 269363023  
ALIASGHAR FARIDFAR, ETAL  
16700 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269362009, ASMT: 269362009  
CHRISTINA M LOPEZ  
12795 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269373004, ASMT: 269373004  
ANIS DARWISH SHILLEH, ETAL  
16640 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269363013, ASMT: 269363013  
CHRISTOPHER WEBB, ETAL  
16700 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269363018, ASMT: 269363018  
ANTONIO CAPPELLANO, ETAL  
12840 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269080015, ASMT: 269080015  
CLARK MC CRAY HAPEMAN, ETAL  
5903 GRAND AVE  
RIVERSIDE CA 92504

APN: 269373008, ASMT: 269373008  
BEAZER HOMES HOLDING CORP  
1800 E IMPERIAL HWY NO 200  
BREA CA 92821

APN: 269363019, ASMT: 269363019  
DANA L PARRISH, ETAL  
16725 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269080019, ASMT: 269080019  
BETTY WEBER  
5716 BLACKTHORNE AVE  
LAKEWOOD CA 90712

APN: 269363011, ASMT: 269363011  
DANIEL JOHN FLOYD, ETAL  
16654 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269362013, ASMT: 269362013  
BRIAN E CERVANTES  
12875 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269362011, ASMT: 269362011  
DAVID FLORES, ETAL  
12835 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269363017, ASMT: 269363017  
CAROLE L PADILLA, ETAL  
12820 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269080010, ASMT: 269080010  
DAVID FLORES, ETAL  
12835 CANYON WIND RD  
RIVERSIDE CA 92503

APN: 269362016, ASMT: 269362016  
DAVID G MILLER, ETAL  
16785 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269365001, ASMT: 269365001  
HASSAN ROOSTAI  
16690 MCALLISTER ST  
RIVERSIDE CA. 92503

APN: 269362012, ASMT: 269362012  
DAVID HARINGA, ETAL  
12855 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269362018, ASMT: 269362018  
HAYTHAM M ALNABILSI, ETAL  
12935 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269373003, ASMT: 269373003  
DAVID P WODHAMS, ETAL  
16612 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269080039, ASMT: 269080039  
HERBERT G ELLIS, ETAL  
C/O LAWRENCE M CHAMNESS  
2782 E 14TH AVE  
APACHE JUNCTION AZ 85219

APN: 269381004, ASMT: 269381004  
DENNIS R CARR, ETAL  
16560 TIGER LILLY WAY  
RIVERSIDE CA. 92503

APN: 269373002, ASMT: 269373002  
INGRID TERPETSCHNIG, ETAL  
16582 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269361016, ASMT: 269361016  
DONALD M PEDERSEN, ETAL  
16605 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269080030, ASMT: 269080030  
JACOB MODE  
2132 SEVILLE AVE  
BALBOA CA 92661

APN: 269363020, ASMT: 269363020  
ERIC T FIKSE, ETAL  
16715 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269362010, ASMT: 269362010  
JAMES R WAITES, ETAL  
12815 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269365003, ASMT: 269365003  
HAN CHIA PAN, ETAL  
16750 MCALLISTER ST  
RIVERSIDE CA. 92503

APN: 269361023, ASMT: 269361023  
JAMES W BULLOCK, ETAL  
16657 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269381002, ASMT: 269381002  
JOHN E DILLON, ETAL  
P O BOX 8052  
NEWPORT BEACH CA 92660

APN: 269080013, ASMT: 269080013  
LINDA K TARVIN  
3538 BROOKSIDE WAY  
CARMICHAEL CA 95608

APN: 269363025, ASMT: 269363025  
JOHN E GILL, ETAL  
12930 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269080035, ASMT: 269080035  
M PETERS  
520 CANCHA  
NEWPORT BEACH CA 92660

APN: 269361024, ASMT: 269361024  
JOHN MICHAEL SCHIBINGER, ETAL  
16645 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269365004, ASMT: 269365004  
MALCOLM N DUCKETT, ETAL  
16780 MCALLISTER ST  
RIVERSIDE CA. 92503

APN: 269080028, ASMT: 269080028  
JONES FAMILY TRUST LOT 42  
C/O CARL JONES  
24631 WILD CALLE DR  
MORENO VALLEY CA 92557

APN: 269363015, ASMT: 269363015  
MARION BROOKES CHILDERS  
12780 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269363012, ASMT: 269363012  
KERRY LYNN MORFORD, ETAL  
16662 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269373007, ASMT: 269373007  
MAUREEN ROSE, ETAL  
16695 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269373006, ASMT: 269373006  
KEVIN ROBERT SHAW, ETAL  
16705 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269381003, ASMT: 269381003  
MICHAEL ANTHONY MCMASTER, ETAL  
16550 TIGER LILLY WAY  
RIVERSIDE CA. 92503

APN: 269080016, ASMT: 269080016  
LINDA C MURRAY, ETAL  
8149 E KENNEDY RD  
ANAHEIM HILLS CA 92808

APN: 269362015, ASMT: 269362015  
MICHAEL S PRICE, ETAL  
16775 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269080041, ASMT: 269080041  
NEIL CALVIN HANSEN, ETAL  
433 SEVILLE AVE  
NEWPORT BEACH CA 92661

APN: 269381005, ASMT: 269381005  
ROBERT F SIUDYM, ETAL  
16570 TIGER LILLY WAY  
RIVERSIDE CA. 92503

APN: 269362017, ASMT: 269362017  
PAMELA A HOFFMAN, ETAL  
C/O EDWARD HOFFMAN  
16780 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269365002, ASMT: 269365002  
ROBERT L BRUCE, ETAL  
P O BOX 7985  
RIVERSIDE CA 92513

APN: 269080002, ASMT: 269080002  
PARTHENON DEV II  
P O BOX 77816  
CORONA CA 92877

APN: 269080017, ASMT: 269080017  
ROBERTO GUIRADO, ETAL  
9203 COOLHURST DR  
PICO RIVERA CA 90660

APN: 269090009, ASMT: 269090009  
PETER WEINTRAUB  
330 10TH ST  
SANTA MONICA CA 90402

APN: 269373005, ASMT: 269373005  
RODNEY L KELLY  
16648 WEEPING WILLOW DR  
RIVERSIDE CA. 92503

APN: 269363024, ASMT: 269363024  
RANDALL NEIL ELDRIDGE, ETAL  
12910 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269363027, ASMT: 269363027  
RONALD T DAVID, ETAL  
12970 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269362008, ASMT: 269362008  
RAY G WILKINS, ETAL  
12785 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269362014, ASMT: 269362014  
ROSE ANNE RIBBLE, ETAL  
16755 ALDERIDGE CT  
RIVERSIDE CA. 92503

APN: 269362019, ASMT: 269362019  
RICHARD ANTHONY DALOISIO, ETAL  
12965 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269363014, ASMT: 269363014  
STEPHEN RICHARD ROBERTS, ETAL  
12760 CANYONWIND RD  
RIVERSIDE CA. 92503



APN: 269080018, ASMT: 269080018  
THOMAS E MAY  
P O BOX 715  
CARMEL CA 93921

APN: 269363026, ASMT: 269363026  
ULYSSES S CURRY  
12950 CANYONWIND RD  
RIVERSIDE CA. 92503

APN: 269363016, ASMT: 269363016  
YEHIA ZEIN, ETAL  
12798 CANYONWIND RD  
RIVERSIDE CA. 92503



Agenda Item No.: **3.3**  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24455  
Applicant: Agustine Guzman  
Directors Hearing: September 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 2,681 square foot detached metal storage building on 2.58 acres, associates with the 1,428 square foot residence located at 19660 Glenwood Avenue in Riverside, CA. APN: 266-320-008

### ISSUES OF RELEVANCE:

The property has a current code violation (CV1000014) for construction without permits and illegal business. Condition has been added to verify that structure is stucco and re-roof per approved color and material chart submitted with application Exhibit M, dated 7/21/10. This treatment will make structure more consistent with the neighborhood. Staff has concerns regarding illegal use, project has been conditioned no commercial use allowed within the accessory structure.

### RECOMMENDATIONS:

**APPROVAL** of Plot Plan No. 24455, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.

SA  
8/11/10



2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,681 square foot detached metal storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached metal storage building is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24455 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24455, Exhibit A, Amended #1, dated July 21, 2010.

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24455. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted a 2,681 square foot detached metal storage building on 2.58 acres, associated with the 1,428 square foot residence located at 190 Glenwood Avenue in Riverside, CA. APN: 266-320-008

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24455 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign,

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 7 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 8

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



PLOT PLAN:ADMINISTRATIVE Case #: PP24455

Parcel: 266-320-008

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1                    PPA - CONFORM TO ELEVATIONS                    RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated July 21, 2010.

80.PLANNING. 1                    PPA - NO COMMERCIAL USE                    RECOMMND

No commercial use is approved within the accessory building or on the parcel at any time whatsoever.

80.PLANNING. 2                    PPA - CONFORM TO FLOOR PLANS                    RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated July 21, 2010.

80.PLANNING. 3                    PPA - EXISTING STRUCTURE                    RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1                    PPA - STUCCO & RE-ROOF REQ'D                    RECOMMND

Applicant to submit to Planning Department proof that structure has been stucco (White II) and re-roof (Eagle tile roof/Color Slate) as per approved color and material Chart.



**COUNTY OF RIVERSIDE**  
**DEPARTMENT OF BUILDING & SAFETY**  
4080 Lemon St., 2nd Floor  
P.O Box 1629  
Riverside, CA 92502

Mike Lara  
Director

## **PLOT PLAN REVIEW**

---

### **General Note**

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification. To avoid any delays in your project the owner/applicant should make sure that the proposed construction shown on the plot plan matches the building plan submittal.

---

SITE : 19660 Glenwood Ave  
Riverside

COMMENTS

PP24455

BY:  
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 03/23/10

**The exhibit indicates a storage building 2,681 square foot storage building constructed without building permits. This structure could be classified as a group "U" occupancy or a group "S" occupancy per the 2007 California Building Code (CBC) depending on the building use and storage contents. The classification would be determined during the building plan review process.**

**The existing structure would comply with size limitations of either classification. Permanent heating and cooling equipment are not permitted in this structure, plumbing and/or electrical is very limited as well.**

**Please be aware that as this structure was constructed without building permits, additional information and verification will be required from the civil engineer at building plan review.**

**Note: All plan sheets and supporting documents are to be labeled as "Constructed Without Permit".**

**This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.**

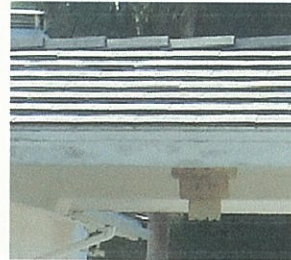
EXISTING RESIDENCE EXTERIOR COLOR CHART

ROOF TYPE TILE ROOFING



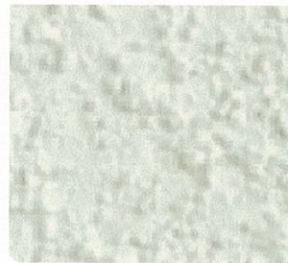
EAGLE TILE ROOF ESR-1900  
COLOR SLATE

FASCIA TRIM



1 1/2" FASCIA BOARD  
COLOR WHITE

STUCCO



WHITE II



**A.A. & ASSOCIATES INC.**

BUILDING DESIGNERS / ENGINEERS  
2222 KANSAS AVE. SUITE D  
RIVERSIDE, CA. 92507 (951) 684-4222

GUZMAN RESIDENCE  
19660 GLENWOOD AVE.  
RIVERSIDE, CA 92508

**EXHIBIT NO. M**

2/2/02 7/21/02 CASE NO PP24455



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
266-320-008

**\*IMPORTANT\***

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

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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
266-320-008

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
266-320-008

**\*IMPORTANT\***

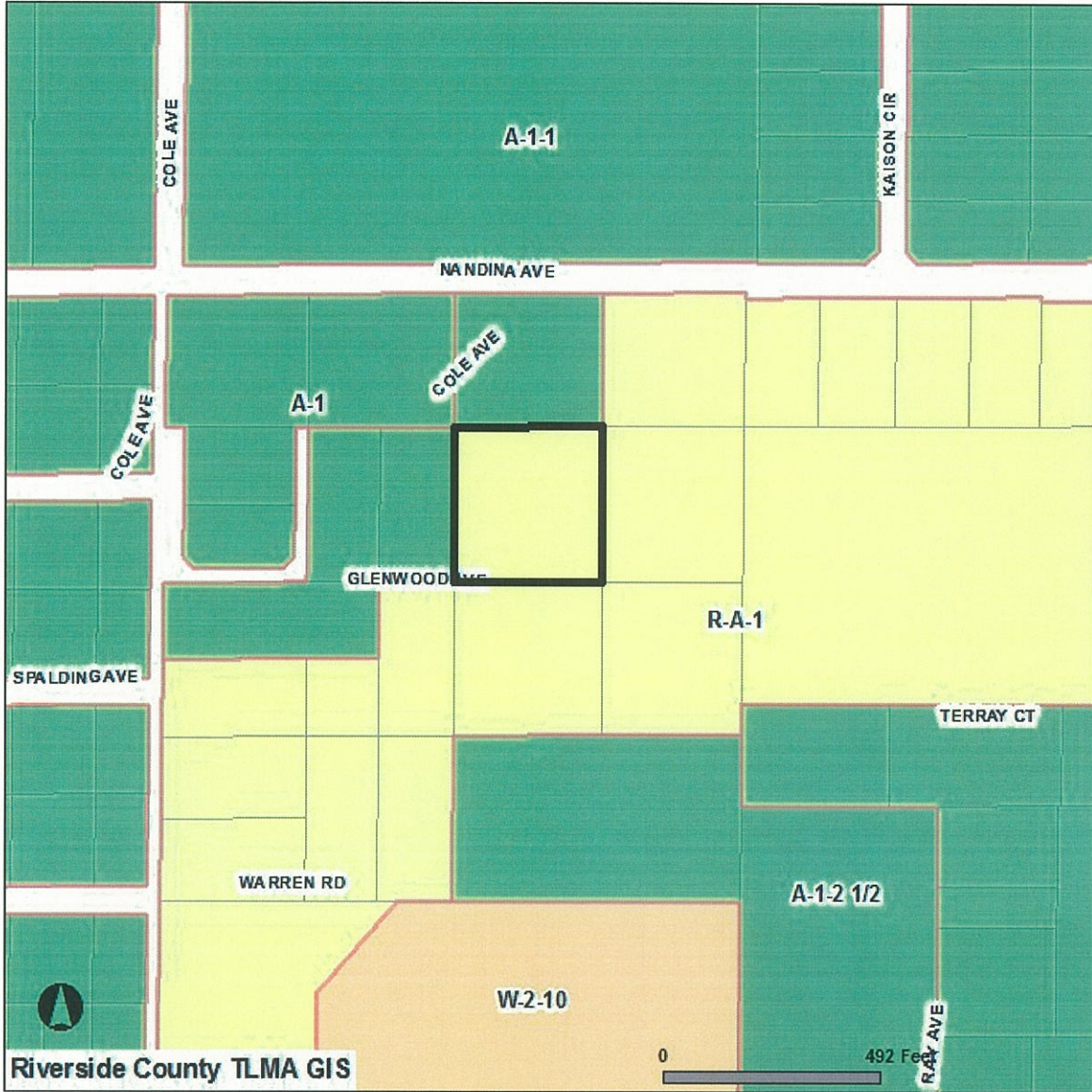
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RIVERSIDE COUNTY GIS



Selected parcel(s):  
266-320-008

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Version 100412



# COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

## Planning Department

Ron Goldman · Planning Director

### APPLICATION FOR MINOR PLOT PLAN

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED*

CASE NUMBER: PP 24455

DATE SUBMITTED: 2-22-10

#### APPLICATION INFORMATION

Applicant's Name: Agustin Guzman E-Mail: \_\_\_\_\_

Mailing Address: 19660 Glennwood Avenue  
Riverside <sup>Street</sup> CA 92508  
<sub>City State ZIP</sub>

Daytime Phone No: (818) 300-1672 Fax No: ( )

Engineer/Representative's Name: A. A. & Associates, Inc E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite D  
Riverside <sup>Street</sup> CA 92508  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Agustin Guzman E-Mail: \_\_\_\_\_

Mailing Address: 19660 Glennwood Avenue  
Riverside <sup>Street</sup> CA 92508  
<sub>City State ZIP</sub>

Daytime Phone No: (818) 300-1672 Fax No: ( )

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR MINOR PLOT PLAN**

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

Agustin Guzman Agustin Guzman  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

Agustin Guzman Agustin Guzman  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Sonia Guzman Jenifer Guzman  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

TO PERMIT EXISTING STEEL BUILDING 2681 SF

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 266-320-008

Section: 32 Township: 3S Range: 4W

Approximate Gross Acreage: 2.58 acres

General location (nearby or cross streets): North of Nandina Avenue, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

Glennwood Avenue, East of Cole Avenue, West of \_\_\_\_\_

Thomas Brothers Map, edition year, page no., and coordinates: 2009, 746-E6

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

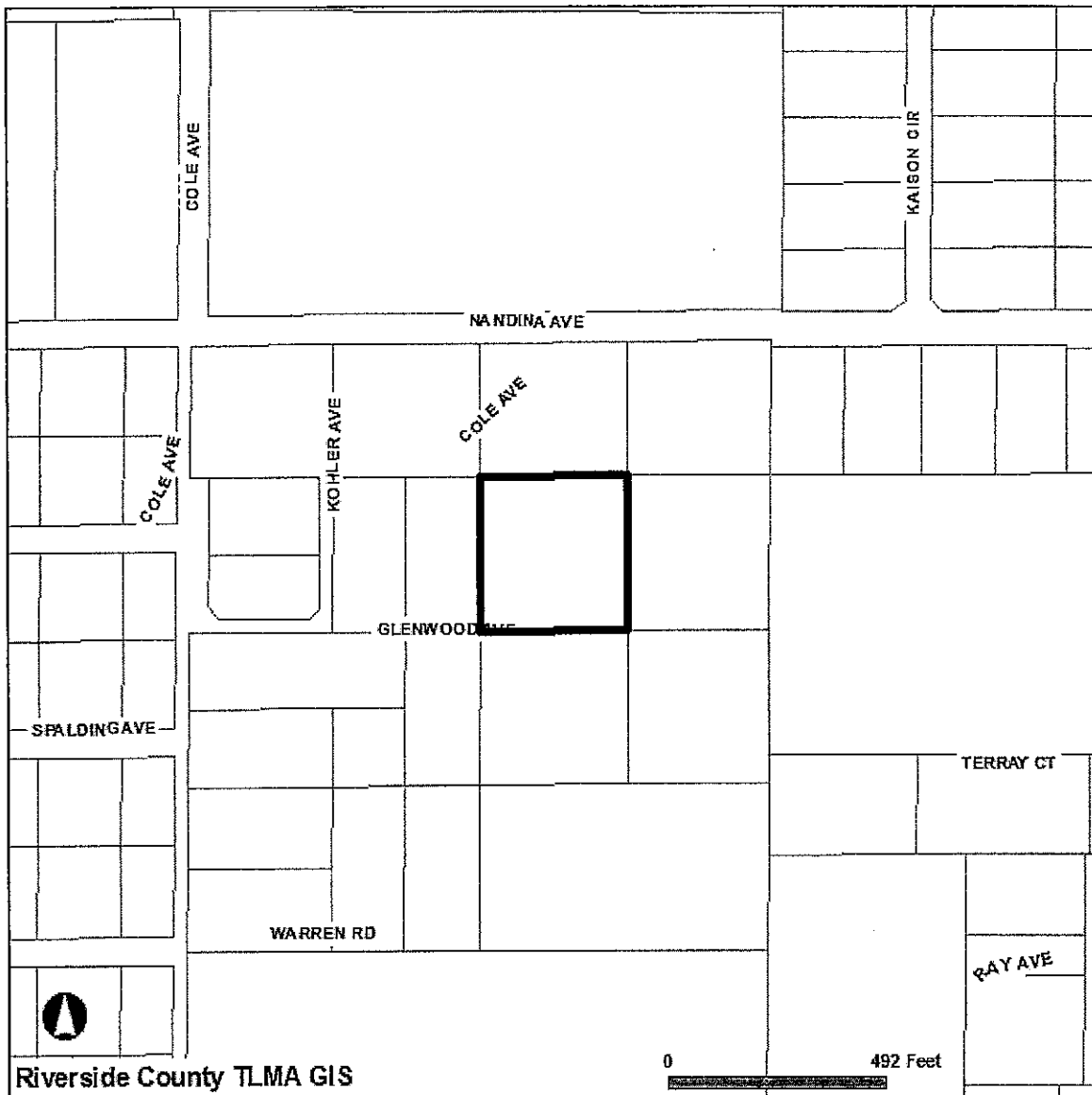
**ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

# RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
266-320-008

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

266-320-008-9

**OWNER NAME / ADDRESS**

AGUSTIN GUZMAN  
SONIA GUZMAN  
19660 GLENWOOD AVE  
RIVERSIDE, CA. 92508

**MAILING ADDRESS**

(SEE OWNER)  
19660 GLENWOOD AVE  
RIVERSIDE CA.. 92508

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 14/85  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 11, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.58 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1428 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(682 SQ. FT), CONST'D 1975COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 746 GRID: E6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: RIVERSIDE  
ANNEXATION DATE: OCT. 26, 2006  
LAFCO CASE #: 2005-17-1,2&5  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR4W SEC 32

**ELEVATION RANGE**

1680/1696 FEET

**PREVIOUS APN**

114-200-053

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 6312)

**ZONING DISTRICTS AND ZONING AREAS**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

MARCH AIR RESERVE BASE

---

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
Developed/Disturbed Land

---

## **FIRE**

---

**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
54

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

## HYDROLOGY

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
WMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA ANA RIVER

---

## GEOLOGIC

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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## MISCELLANEOUS

---

**SCHOOL DISTRICT**  
VAL VERDE UNIFIED

**COMMUNITIES**  
GLEN VALLEY

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 43.71 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042009

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
098-032

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE



NO SPECIAL NOTES

**CODE COMPLAINTS**

| Case #    | Description              | Start Date   |
|-----------|--------------------------|--------------|
| CV1000014 | NEIGHBORHOOD ENFORCEMENT | Jan. 4, 2010 |

**BUILDING PERMITS**

| Case #   | Description                          | Status |
|----------|--------------------------------------|--------|
| BZ279941 | CHANGE OF OWNERSHIP                  | FINAL  |
| BZ422997 | SI REHAB RELOCATE DWELL & ATT GARAGE | FINAL  |

**ENVIRONMENTAL HEALTH PERMITS**

| Case #    | Description   | Status  |
|-----------|---------------|---------|
| EHS072511 | NOT AVAILABLE | APPLIED |

**PLANNING PERMITS**

REPORT PRINTED ON...Mon Feb 22 15:15:43 2010



**Western Riverside County Multiple Species Habitat Conservation  
Plan (MSHCP)**

| APN       | Cell       | Cell Group  | Acres | Area Plan                | Sub Unit   |
|-----------|------------|-------------|-------|--------------------------|------------|
| 266320008 | Not A Part | Independent | 2.57  | Lake Mathews / Woodcrest | Not a Part |

**HABITAT ASSESSMENTS**

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

| APN       | Amphibia Species | Burrowing Owl | Criteria Area Species | Mammalian Species | Narrow Endemic Plant Species | Special Linkage Area |
|-----------|------------------|---------------|-----------------------|-------------------|------------------------------|----------------------|
| 266320008 | NO               | YES           | NO                    | NO                | NO                           | NO                   |

**Burrowing Owl**

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

**Background**

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority  
3403 10th Street, Suite 320  
Riverside, CA 92501

Phone: 951-955-9700  
Fax: 951-955-8873

[www.wrc-rca.org](http://www.wrc-rca.org)

[Go Back To Previous Page](#)

[GIS Home Page](#)

[TLMA Home Page](#)

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24455** – CEQA Exempt – Applicant: Agustin Guzman – Engineer: A. A. & Associates - First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) - Located Northerly of Nandina Avenue, southerly of Glenwood Avenue, easterly of Cole Avenue – 2.58 acre – Zoning: Residential Agricultural (R-A-1) – REQUEST: The Plot Plan is a proposal to permit and unpermitted 2,681 square foot detached metal storage building on 2.58 acres, associated with the 1,428 square foot residence located at 19660 Glenwood Avenue in Riverside, CA. APN: 266-320-008. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Bahellila Boothe, at 951-955-8703 or e-mail [bboothe@rcplma.org](mailto:bboothe@rcplma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahellila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/3/2010

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24455 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

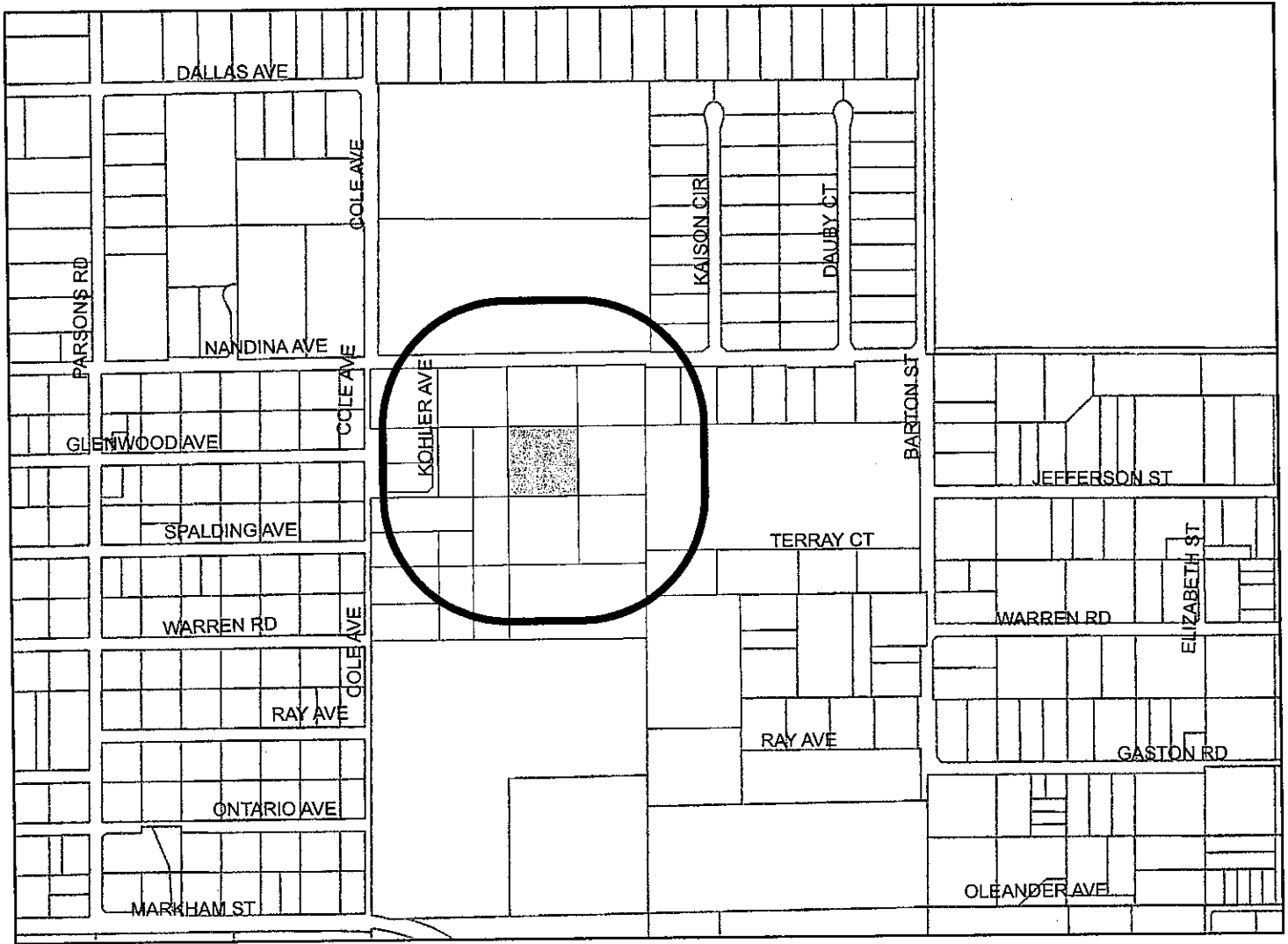
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**600 feet buffer**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 266-320-008 | 266-320-007 | 266-330-036 | 266-320-021 | 266-320-014 | 266-320-019 | 266-320-017 | 266-320-009 | 266-230-040 | 266-320-001 |
| 266-330-039 | 266-320-006 | 266-330-027 | 266-320-002 | 266-230-002 | 266-320-023 | 266-320-016 | 266-330-038 | 266-320-010 | 266-330-014 |
| 266-320-004 | 266-320-003 | 266-320-020 | 266-320-015 | 266-320-011 | 266-320-013 | 266-230-041 | 266-320-022 |             |             |



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

APN: 266320008, ASMT: 266320008  
AGUSTIN GUZMAN, ETAL  
19660 GLENWOOD AVE  
RIVERSIDE CA. 92508

APN: 266320009, ASMT: 266320009  
DEBRA A JORDAN, ETAL  
19740 GLENWOOD RD  
RIVERSIDE CA. 92508

APN: 266320007, ASMT: 266320007  
AGUSTIN GUZMAN PENA, ETAL  
19610 COLE ST  
RIVERSIDE CA. 92508

APN: 266230040, ASMT: 266230040  
DON WALLING, ETAL  
17465 KAISON CIR  
RIVERSIDE CA. 92508

APN: 266330036, ASMT: 266330036  
ALEJANDRO F HERNANDEZ  
17711 BARTON ST  
RIVERSIDE CA. 92508

APN: 266320001, ASMT: 266320001  
DUANE O MIOVAC, ETAL  
24685 SUNSET LN  
LAKE FOREST CA 92630

APN: 266320021, ASMT: 266320021  
ANGELES GONZALEZ  
P O BOX 56666  
RIVERSIDE CA 92517

APN: 266330039, ASMT: 266330039  
FRANCISCO SALAZAR  
19769 NANDINA AVE  
RIVERSIDE CA. 92508

APN: 266320014, ASMT: 266320014  
CARLOS R SALDANA  
19615 GLENWOOD AVE  
RIVERSIDE CA. 92508

APN: 266320006, ASMT: 266320006  
GEORGE M NAHAS  
11751 N JACK TONE RD  
LODI CA 95240

APN: 266320019, ASMT: 266320019  
CAROLE A MCCARTY, ETAL  
19590 LANDIN LN  
RIVERSIDE CA. 92508

APN: 266330027, ASMT: 266330027  
GERALD BURCHEL, ETAL  
C/O KAREN D MARTIN  
4636 MICHELLE CT  
UNION CITY CA 94587

APN: 266320017, ASMT: 266320017  
DANIEL WILLIAM DAVIS  
P O BOX 5956  
RIVERSIDE CA 92517

APN: 266320002, ASMT: 266320002  
HILDA A DIAZ  
10311 HEDRICK AVE  
RIVERSIDE CA 92505

APN: 266230002, ASMT: 266230002  
HONG LU CHANG  
3410 LA SIERRA AVE F169  
RIVERSIDE CA 92503

APN: 266320003, ASMT: 266320003  
RICKY W SCHERRER  
847 LAS PALMAS  
IRVINE CA 92602

APN: 266320023, ASMT: 266320023  
JAIME A REYES, ETAL  
19510 GLENWOOD AVE  
RIVERSIDE CA. 92508

APN: 266320020, ASMT: 266320020  
ROBERT D DICKSON, ETAL  
19620 LANDIN LN  
RIVERSIDE CA. 92508

APN: 266320016, ASMT: 266320016  
JAMES A GLEN  
C/O PUBLIC GUARDIAN  
P O BOX 1405  
RIVERSIDE CA 92502

APN: 266320015, ASMT: 266320015  
RUTH M PEREIRA, ETAL  
12923 ANDY DR  
CERRITOS CA 90703

APN: 266330038, ASMT: 266330038  
JOAN M LUDWIG, ETAL  
19753 NANDINA AVE  
RIVERSIDE CA. 92508

APN: 266320013, ASMT: 266320013  
SIGIFREDO MORALES, ETAL  
17670 COLE AVE  
RIVERSIDE CA 92507

APN: 266320010, ASMT: 266320010  
LEROY ANDERSON, ETAL  
1209 E MARTIN LUTHER KING  
LOS ANGELES CA 90011

APN: 266230041, ASMT: 266230041  
SIMIN MARZVAN  
17493 KAISON CIR  
RIVERSIDE CA. 92508

APN: 266330014, ASMT: 266330014  
MERIDIAN MORTGAGE INV FUND VIII  
P O BOX 21646  
SEATTLE WA 98111

APN: 266320022, ASMT: 266320022  
TAYLOR SANDS CORP PROFIT SHARING TRUST  
C/O REID & HELLYER APC  
P O BOX 1300  
RIVERSIDE CA 92502

APN: 266320004, ASMT: 266320004  
RICK M MCDONALD, ETAL  
19701 NANDINA AVE  
RIVERSIDE CA. 92508



Agenda Item No.: 3.4  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24590  
Applicant: Fred and Brenda Westwood  
Directors Hearing: September 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,296 square foot detached RV Garage on 5.42 Acres, associated with the 5,508 square foot residence located at 24090 Valpariso Lane in Temecula, CA. APN: 933-020-025

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24590, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
8/11/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (10 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,296 square foot detached RV Garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached garage is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24590 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24590, Exhibit A, Amended No. 1, dated July 21, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 1,296 square foot detached RV Garage on 5.42 Acres, associated with the 5,508 square foot residence located at 24090 Valpariso Lane in Temecula, CA. APN: 933-020-025.

10. EVERY. 3 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning 24590. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

FIRE DEPARTMENT

10.FIRE. 7 MAP-#21-HAZ FIRE AREA RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

10. GENERAL CONDITIONS

10.FIRE. 8 MAP-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class A roofing material as per the California Building Code.

10.FIRE. 9 MAP-#64A-DRIVEWAY ACCESS RECOMMND

Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

10.FIRE. 10 MAP-#73A-DRIVEWAY REQUIRE RECOMMND

Access will not have an up, or downgrade of more than 15%. (access will not be less than 20' in width, and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

10.FIRE. 11 MAP-#25-GATE ENTRANCES RECOMMND

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

10.FIRE. 12 MAP -#88A-AUTO/MAN GATES RECOMMND

Gate(s) may be automatic or manual operated, minimum 16 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24590 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4 PPA - ACSRY STRC NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING: 6 USE -- CAUSES FOR REVOCATION RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.



PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50B-HYDRANT SYSTEM                      RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2                      MAP - HFA REVIEW & APPROVAL                      RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

PLANNING DEPARTMENT

80.PLANNING. 1                      PPA - CONFORM TO ELEVATIONS                      RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated July 21, 2010.

80.PLANNING. 2                      PPA - CONFORM TO FLOOR PLANS                      RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated July 21, 2010.

80.PLANNING. 3                      PPA - EXISTING STRUCTURE                      RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

08/11/10  
11:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24590

Parcel: 933-020-025

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777  
Indio office (760)863-8886

\TO THE APPLICANT :

The Building Department has completed a plot plan review of the proposed structure. This is to be used as a guideline for any additional items that may need to be addressed during the building department plan check review. All building plans shall comply with the 2007 California Building Codes and Riverside County Ordinances.

COUNTY OF RIVERSIDE, DEPARTMENT OF BUILDING AND SAFETY

>> PLAN CHECK CORRECTIONS <<

+ SITE : 24090 VALPARISO LN TEMECULA + P/C Log # : PP24590A

+ BY : Klaarenbeek, R. + PHONE: (951) 955-1833 + DATE : 07/06/2010

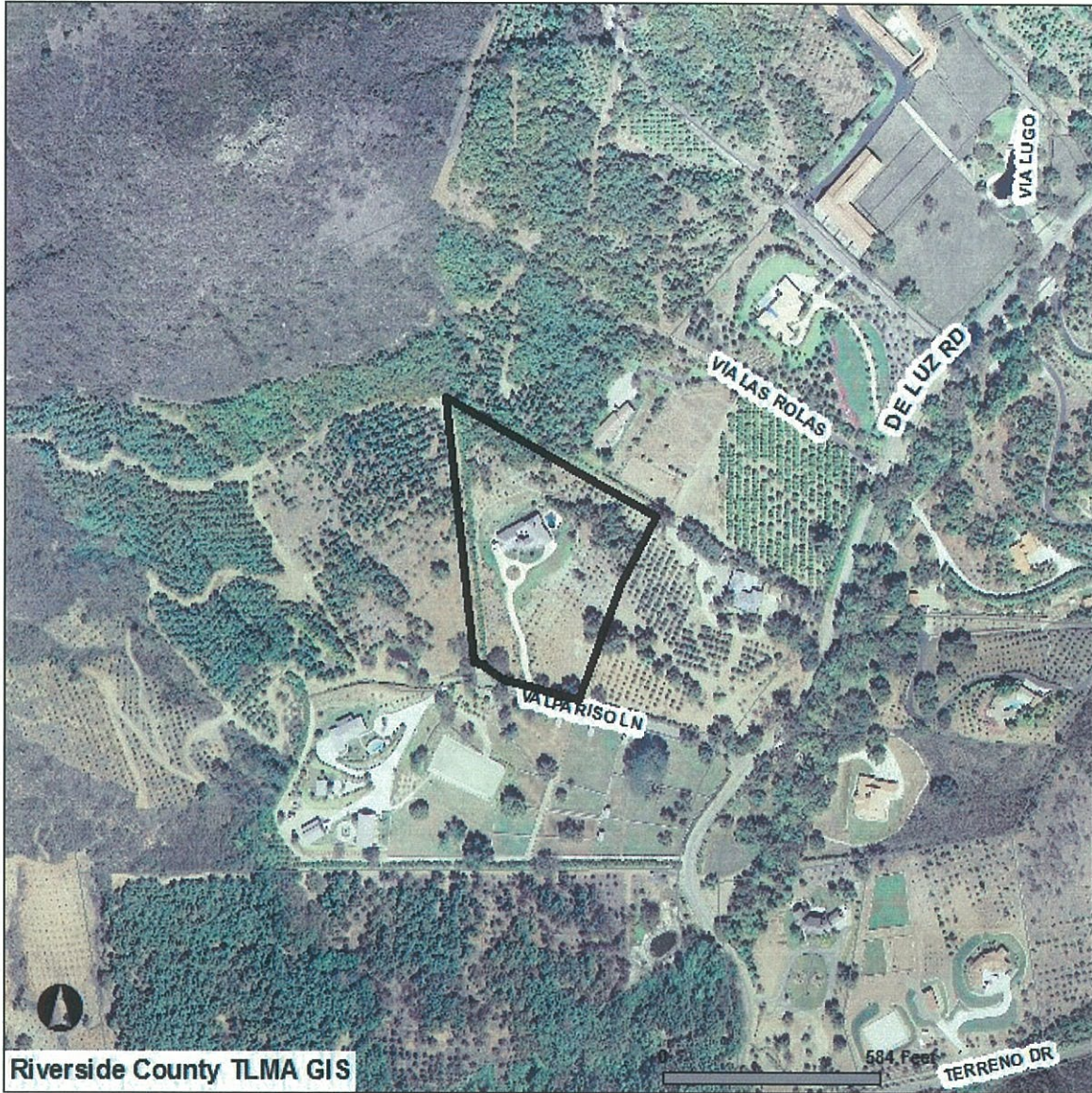
---

BD1 The proposed 1,296 square foot private RV garage would be classified as a group "U" occupancy and would comply with size limitations per the 2007 CBC.

This structure is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 CBC.

This is not to be considered a building department plan check review. All building plan check submittal requirements, applications and fees shall be required for building department plan check review and approval.

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
933-020-025

**\*IMPORTANT\***

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

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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
933-020-025

**\*IMPORTANT\***

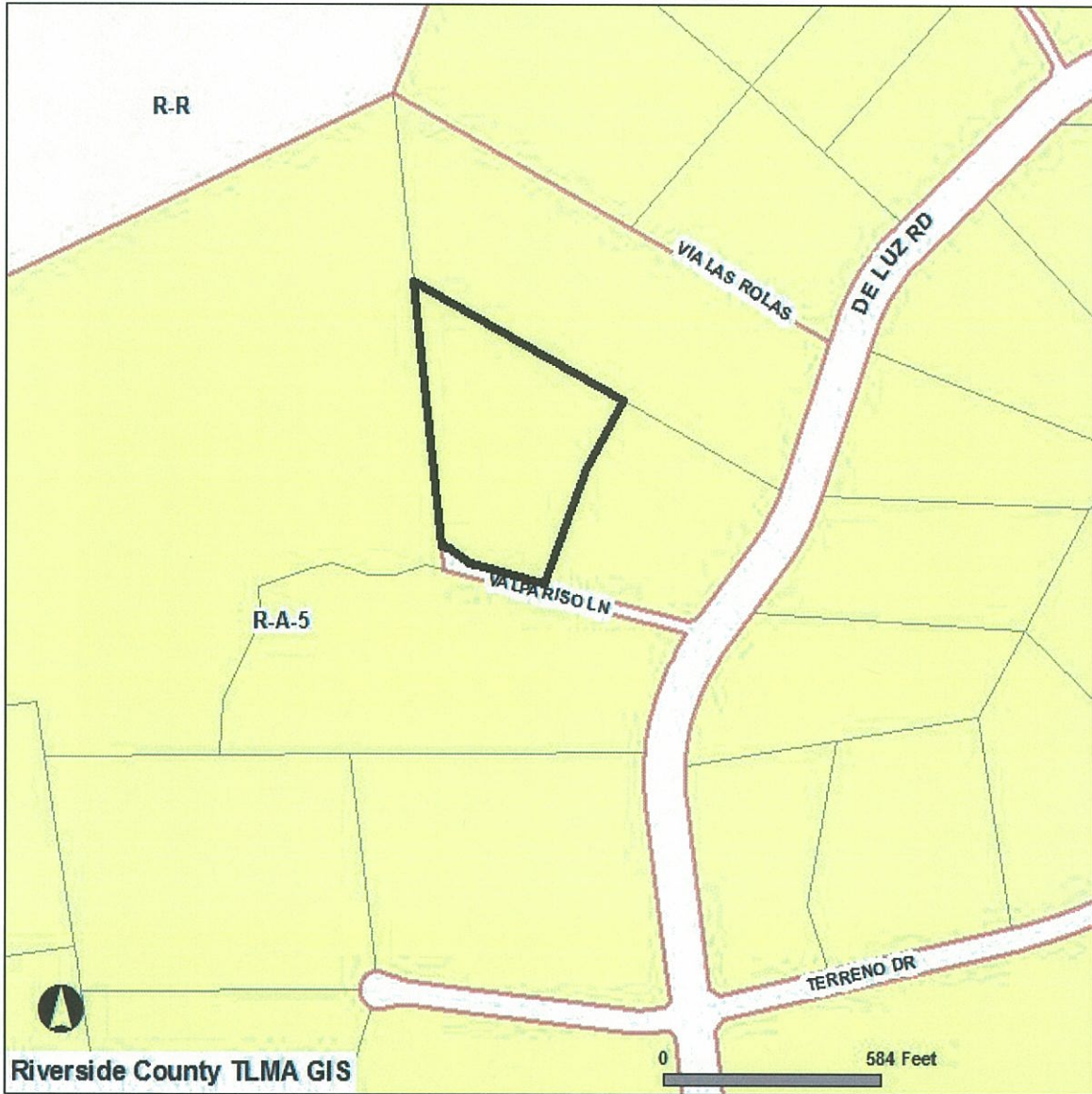
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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
933-020-025

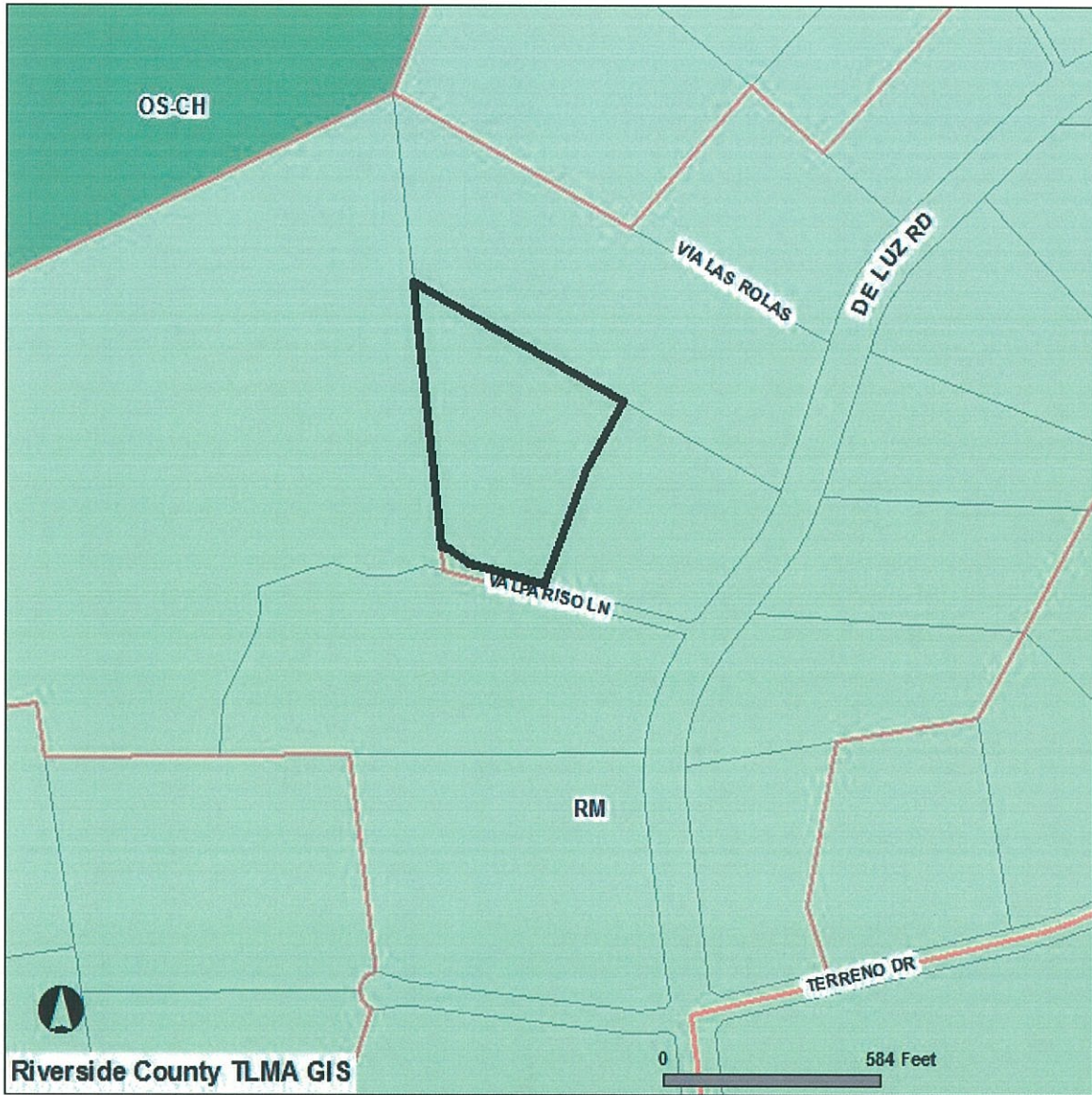
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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
933-020-025

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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24590 DATE SUBMITTED: 6-8-10

**APPLICATION INFORMATION**

Applicant's Name: Fred Westwood E-Mail: \_\_\_\_\_

Mailing Address: 24090 Valpariso Lane  
Temecula <sup>Street</sup> CA 92590  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 695-7519 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: A. A. & Associates, Inc. E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite D  
Riverside <sup>Street</sup> CA 92507  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 684-4222 Fax No: (951) 684-4333

Property Owner's Name: Fred Westwood E-Mail: \_\_\_\_\_

Mailing Address: 24090 Valpariso Lane  
Temecula <sup>Street</sup> CA 92590  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (951) 695-7519 Fax No: ( ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



**APPLICATION FOR MINOR PLOT PLAN**

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

FRED WESTWOOD                      *Fred Westwood*  
PRINTED NAME OF APPLICANT                      SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

FRED WESTWOOD                      *Fred Westwood*  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)  
Brenda Westwood                      *Brenda Westwood*  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

Detached RV Garage 1,296 sq ft

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 933-020-025

Section: 6                      Township: 8S                      Range: 3W

Approximate Gross Acreage: 5.42 acres

General location (nearby or cross streets): North of Via Las Vegas, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

Val Pariso Lane, East of De Luz Road, West of \_\_\_\_\_.

Thomas Brothers Map, edition year, page no., and coordinates: 2009, 957-G7

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

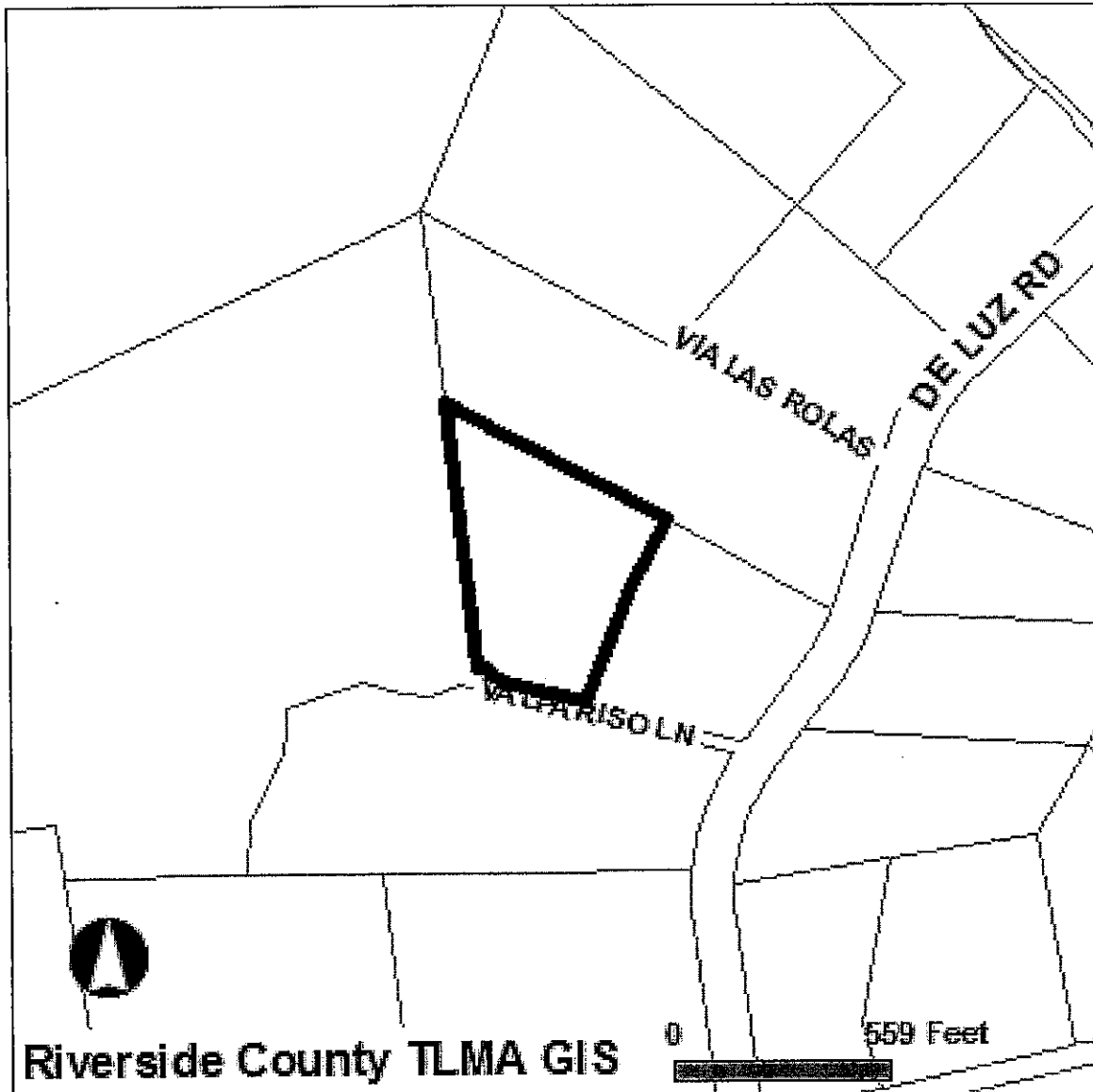
**ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
933-020-025

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

933-020-025-4

**OWNER NAME / ADDRESS**

FRED M WESTWOOD  
BRENDA WESTWOOD  
24090 VALPARISO LN  
TEMECULA, CA. 92590

**MAILING ADDRESS**

(SEE OWNER)  
24090 VALPARISO LN  
TEMECULA CA. 92590

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 10777  
SUBDIVISION NAME: PM 15746  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 5.42 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 5508 SQFT., 4 BDRM/ 4.5 BATH, 1 STORY, ATTACHED GARAGE(1112 SQ. FT), CONST'D 2003TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 957 GRID: G6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T8SR3W SEC 6  
T8SR4W SEC 1

**ELEVATION RANGE**

1312/1464 FEET

**PREVIOUS APN**

933-020-012

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RM

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

SANTA ROSA PLATEAU POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP  
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER  
6882  
6978

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)  
NONE

VEGETATION (2005)  
Agricultural Land  
Developed/Disturbed Land

**FIRE**

HIGH FIRE AREA (ORD. 787)  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

CVMSHCP FEE AREA (ORD. 875)  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)  
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
SOUTHWEST AREA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)  
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE  
84

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.**HYDROLOGY****FLOOD PLAIN REVIEW**  
NOT REQUIRED.**WATER DISTRICT**  
WMWD**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**  
SANTA MARGARITA**GEOLOGIC****FAULT ZONE**  
NOT IN A FAULT ZONE**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**  
UNDETERMINED POTENTIAL.  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.**MISCELLANEOUS****SCHOOL DISTRICT**  
MURRIETA VALLEY UNIFIED**COMMUNITIES**  
SANTA ROSA**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**  
ZONE B, 23.93 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**  
043224**FARMLAND**  
OTHER LANDS  
UNIQUE FARMLAND**TAX RATE AREAS**  
082-016  

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- FLOOD CONTROL ADMINISTRATION



- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA CEMETERY
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RANCHO CAL WTR SAN R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SANTA ROSA COMMUNITY SERVICES
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

| Case #    | Description   | Status  |
|-----------|---------------|---------|
| EHS022510 | NOT AVAILABLE | APPLIED |
| EHS091179 | NOT AVAILABLE | APPLIED |
| EHS041707 | NOT AVAILABLE | APPLIED |
| EHS030141 | NOT AVAILABLE | APPLIED |

**PLANNING PERMITS**

| Case #   | Description   | Status |
|----------|---------------|--------|
| MT034991 | PM15746 LOT 1 | PAID   |
| MT030583 | PM15746 LOT 1 | PAID   |
| MT034990 | PM15746 LOT 1 | PAID   |

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Version 100412

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**PLOT PLAN NO. 24590** – CEQA Exempt – Applicant: Brenda and Fred Westwood – Engineer: A A & Associates - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Via Las Rolas, southerly of Valpariso Lane, easterly of De Luz Road – 5.42 Acres – Zoning: Residential Agricultural (R-A-5) – REQUEST: The Plot Plan is a proposal to construct an 1,296 square foot detached RV Garage on 5.42 Acres, associated with the 5,508 square foot residence located at 24090 Valpariso Lane in Temecula, CA. APN: 933-020-025. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/28/2010.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24590 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

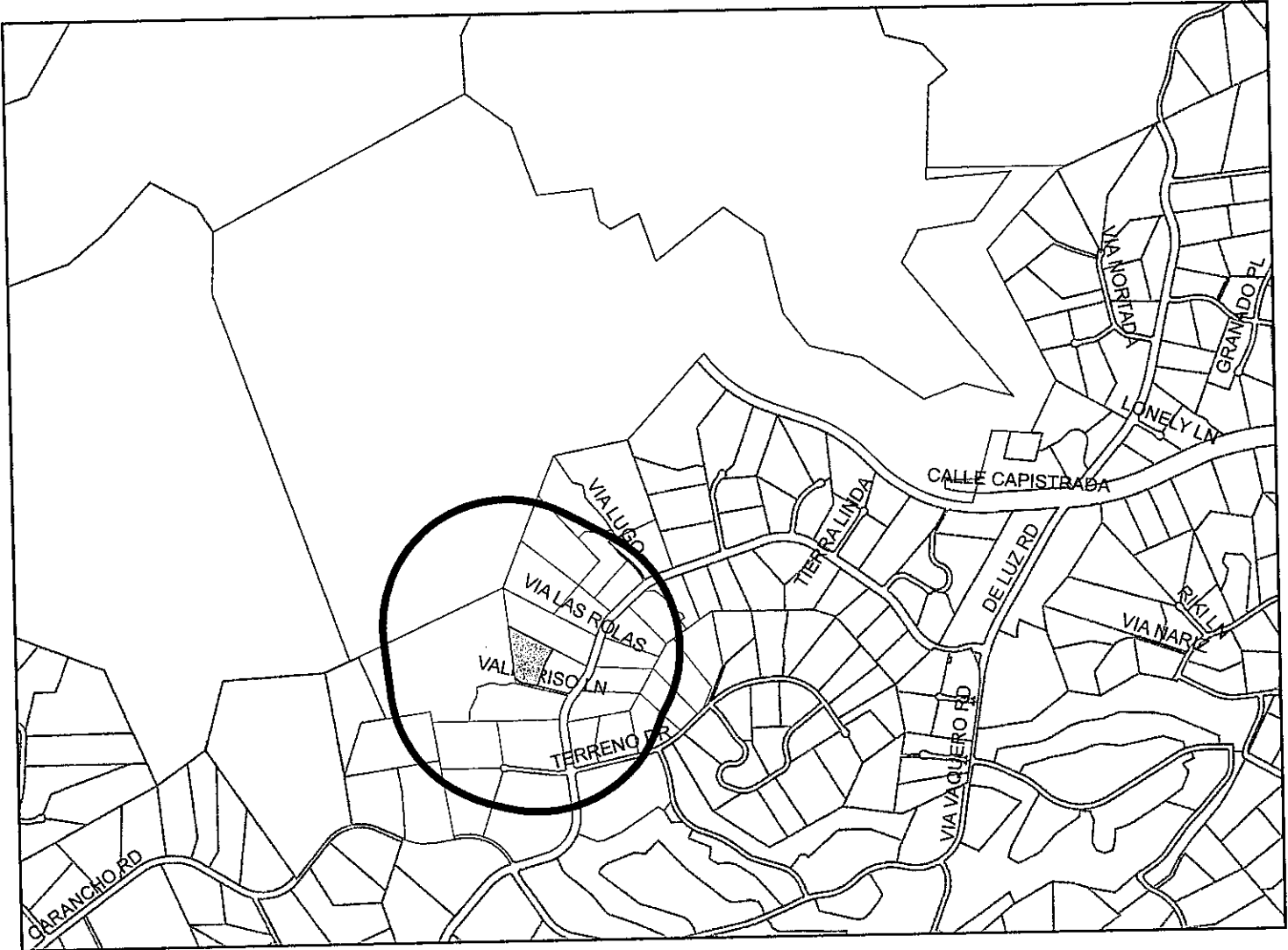
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

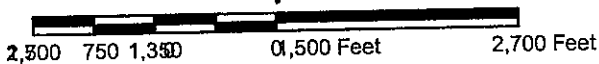
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**1600 feet buffer**



**Selected Parcels**

|             |                        |             |                        |             |                        |             |                        |             |                        |
|-------------|------------------------|-------------|------------------------|-------------|------------------------|-------------|------------------------|-------------|------------------------|
| 935-180-002 | <del>933-020-007</del> | 935-180-016 | <del>933-080-006</del> | 904-040-093 | <del>933-080-026</del> | 935-170-013 | <del>933-080-004</del> | 933-020-008 | <del>933-080-030</del> |
| 935-180-015 | <del>933-060-027</del> | 933-020-025 | <del>933-080-015</del> | 933-020-011 | <del>933-020-039</del> | 933-020-018 | <del>933-080-046</del> | 935-170-015 | <del>933-060-008</del> |
| 935-170-020 | <del>933-080-028</del> | 935-170-003 | <del>933-080-002</del> | 933-020-036 | <del>933-080-049</del> | 935-180-024 | <del>933-080-038</del> | 935-180-021 | <del>933-080-023</del> |
| 935-170-004 | <del>933-020-028</del> |             | 317-030-031            |             | 317-060-045            |             | 317-060-014            |             | 317-030-050            |



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



APN: 935180002, ASMT: 935180002  
ALGENE L THORSON, ETAL  
44380 DE LUZ RD  
TEMECULA CA. 92590

APN: 935190014, ASMT: 935190014  
EDWARD S DIAMOND, ETAL  
44130 DE LUZ RD  
TEMECULA CA 92590

APN: 933020007, ASMT: 933020007  
ANDY R BAZAR, ETAL  
6159 VINEYARD AVE  
ALTA LOMA CA 91701

APN: 933020008, ASMT: 933020008  
ELADIO E SHORT, ETAL  
22910 CARANCHO RD  
TEMECULA CA. 92590

APN: 935180016, ASMT: 935180016  
AUDREY A WESLEY  
8415 REMMET AVE  
CANOGA PARK CA 91304

APN: 933020034, ASMT: 933020034  
EVELYN M MURPHY  
44375 DE LUZ RD  
TEMECULA CA 92590

APN: 935180001, ASMT: 935180001  
BRYAN BUESCHER, ETAL  
27636 YNEZ RD L7 187  
TEMECULA CA 92591

APN: 935180015, ASMT: 935180015  
FIRST HORIZON HOME LOANS  
C/O CONSTRUCTION LENDING  
4000 HORIZON WAY STE 150  
IRVING TX 75063

APN: 904040093, ASMT: 904040093  
COUNTY OF RIVERSIDE  
C/O DEPT OF BLDG SERVICES  
3133 7TH ST  
RIVERSIDE CA 92507

APN: 935370021, ASMT: 935370021  
FOUNTAINHEAD COUNTRY CLUB, ETAL  
29400 RANCHO CALIF RD  
TEMECULA CA 92591

APN: 935180026, ASMT: 935180026  
CYRILLE M MERAUD, ETAL  
25365 TERRENO DR  
TEMECULA CA. 92590

APN: 933020025, ASMT: 933020025  
FRED M WESTWOOD, ETAL  
24090 VALPARISO LN  
TEMECULA CA 92590

APN: 935170013, ASMT: 935170013  
DOUGLAS P HUTH, ETAL  
44063 DE LUZ AVE  
TEMECULA CA 92590

APN: 935190015, ASMT: 935190015  
GABRIEL S SANTO, ETAL  
44058 DE LUZ RD  
TEMECULA CA. 92590

APN: 933020011, ASMT: 933020011  
GERALDINE ADINOLFI, ETAL  
C/O FREDERICK ADINOLFI  
44259 DE LUZ RD  
TEMECULA CA. 92590

APN: 935180013, ASMT: 935180013  
JON H LIEBERG, ETAL  
41911 FIFTH ST STE 300  
TEMECULA CA 92590

APN: 933020017, ASMT: 933020017  
GERMAX PROP  
C/O CALIFORNIA COMMERCIAL INV GRP  
4530 E THOUSAND OAKS 100  
WESLAKE VILLAGE CA 91362

APN: 935180024, ASMT: 935180024  
NANCY P ANDREWS  
42103 RIO NEDO STE 101  
TEMECULA CA 92590

APN: 935170020, ASMT: 935170020  
HAMPTON OAKS LTD PARTNERSHIP  
C/O KENNETH REINSCH  
16420 SE MCGILLIVRAY 1012  
VANCOUVER WA 98683

APN: 935180014, ASMT: 935180014  
PAUL E MAYNE, ETAL  
25300 TERRENO DR  
TEMECULA CA 92590

APN: 933020020, ASMT: 933020020  
HENRY OHANA, ETAL  
C/O VINCENT R BRUCCOLIERI  
1800 3RD ST  
MANHATTAN BEACH CA 90266

APN: 935180021, ASMT: 935180021  
STEVE BARTOSH, ETAL  
103 WINTERGREEN ST  
BREA CA 92821

APN: 935170003, ASMT: 935170003  
JERRY EUGENE MALL, ETAL  
43024 VIA LOS ROCAS  
TEMECULA CA 92590

APN: 935180023, ASMT: 935180023  
SUSAN H SKINNER  
44410 DE LA LUZ RD  
TEMECULA CA 92590

APN: 935170002, ASMT: 935170002  
JERRY EUGENE MALL, ETAL  
43024 VIA LAS ROCAS  
TEMECULA CA. 92590

APN: 935170004, ASMT: 935170004  
THOMAS L COLLINS  
44225 DE LUZ RD  
TEMECULA CA. 92590

APN: 933020036, ASMT: 933020036  
JERRY L ALBRECHT, ETAL  
2257 E CHARLES RD  
MARION IN 46952

APN: 933020026, ASMT: 933020026  
WILLIAM BRUCE REID, ETAL  
P O BOX 846  
TEMECULA CA 92593



Agenda Item No.: 3.5  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24567  
Applicant: Bert Provisor  
Directors Hearing: September 13, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,766 square foot detached garage on 2.5 acres, associated with 3,161 square foot residence located at 23175 Western Crest Drive in Perris, CA. APN: 289-480-030.

### ISSUES OF RELEVANCE:

The property is located in a high fire are and has been reviewed and conditioned by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24567, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA  
8/12/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (2 1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,766 square foot detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached storage building is located less than 30 feet from the main residence.
8. The accessory building is consistent with the architecture of the main building.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
George A. Johnson · Agency Director  
**Planning Department**  
Ron Goldman · Planning Director

Date: June 2, 2010

To: Building and Safety  
Fire Department

From: Bahelila Boothe

RE: PLOT PLAN NO. 24567 – 2,766 sq. ft. detached private garage - APN: 289-480-030

Here are plans for your review and comments. Please let me know the time being charged<sup>(.5)</sup>. Thank you.

THE PRIVATE GARAGE WOULD BE CLASSIFIED AS A GROUP "U" OCCUPANCY PER THE 2007 CALIFORNIA BUILDING CODE (C.B.C.), AND WOULD COMPLY WITH SIZE LIMITATIONS PER THAT GROUP "U" CLASSIFICATION.

THIS PROJECT IS LOCATED WITHIN A HIGH FIRE SEVERITY ZONE AND SHALL COMPLY WITH FIRE RESISTIVE CONSTRUCTION REQUIREMENTS PER CHAPTER 7A WITHIN THE 2007 C.B.C.

ALL BUILDING DEPT. BUILDING PLAN SUBMITTAL REQUIREMENTS AND FEES ARE REQUIRED IN ADDITION TO THE CURRENT PLANNING REVIEW.

HIGH FIRE

PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24567 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24567, Exhibit A, dated May 26, 2010.

10. EVERY. 2                      PPA - PROJECT DESCRIPTION                      DRAFT

The use hereby permitted is Plot Plan to construct a 2,766 square foot detached garage on 2.5 acres, associated with the 3,161 square foot residence located at 23175 Western Crest Drive in Perris, CA. APN: 289-480-030

10. EVERY. 3                      PPA - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24567. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

FIRE DEPARTMENT

10.FIRE. 1                      USE-#21-HAZARDOUS FIRE AREA                      RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#76-STANDARD FIRE HYDRANTS RECOMMND

A Approved standard fire hydrant (6"x4"x2 1/2") shall be located at within 250 feet of any portion of the lot frontage.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in

PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

10. GENERAL CONDITIONS

10.PLANNING. 4

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24567 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 5

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.



PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

10. GENERAL CONDITIONS

10.PLANNING. 5                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 6                    PPA - ACSRY STRC NO HBTBL AREA                    RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 7                    PPA - SETBACKS IN HIGH FIRE                    RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 8                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil

PLOT PLAN:ADMINISTRATIVE Case #: PP24567

Parcel: 289-480-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE-#4-WATER PLANS (cont.) RECOMMND

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."

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated May 26, 2010.

80.PLANNING: 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated May 26, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

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

#510.00  
up to 2500.00  
45 dup

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman - Planning Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24567 DATE SUBMITTED: 5-25-10

### APPLICATION INFORMATION

Applicant's Name: BERT PROVISO E-Mail: ☐

Mailing Address: 23175 WESTERN CREST DR  
PERRIS <sup>Street</sup> CA 92570-8027  
City State ZIP

Daytime Phone No: (951) 657-1884 Fax No: (☐)

Engineer/Representative's Name: EARL WEBB ENGR. INC. E-Mail: \_\_\_\_\_

Mailing Address: 1299 COLUMBIA AVE STE E-7  
RIVERSIDE <sup>Street</sup> CA 92507  
City State ZIP

Daytime Phone No: (951) 788-2050 Fax No: (951) 788-2075

Property Owner's Name: BERT PROVISO E-Mail: ☐

Mailing Address: 23175 WESTERN CREST DR  
PERRIS <sup>Street</sup> CA 92570-8027  
City State ZIP

Daytime Phone No: (951) 657-1884 Fax No: (☐)

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR MINOR PLOT PLAN**

application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

BERT PROVISO

PRINTED NAME OF APPLICANT

BERT PROVISO

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

BERT PROVISO

PRINTED NAME OF PROPERTY OWNER(S)

BERT PROVISO

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

GARAGE, UNATTACHED

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 289480030-0

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 2.5 ACRES

General location (nearby or cross streets): North of VANDERHILL CIRCLE, South of \_\_\_\_\_

## APPLICATION FOR MINOR PLOT PLAN

HIGH COUNTRY CIRCU, East of MOORE CT., West of COPPER QUEEN LN.

Thomas Brothers Map, edition year, page no., and coordinates: 2009, 806, A-3

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:** (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

#### **COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Current processing deposit-based fee.

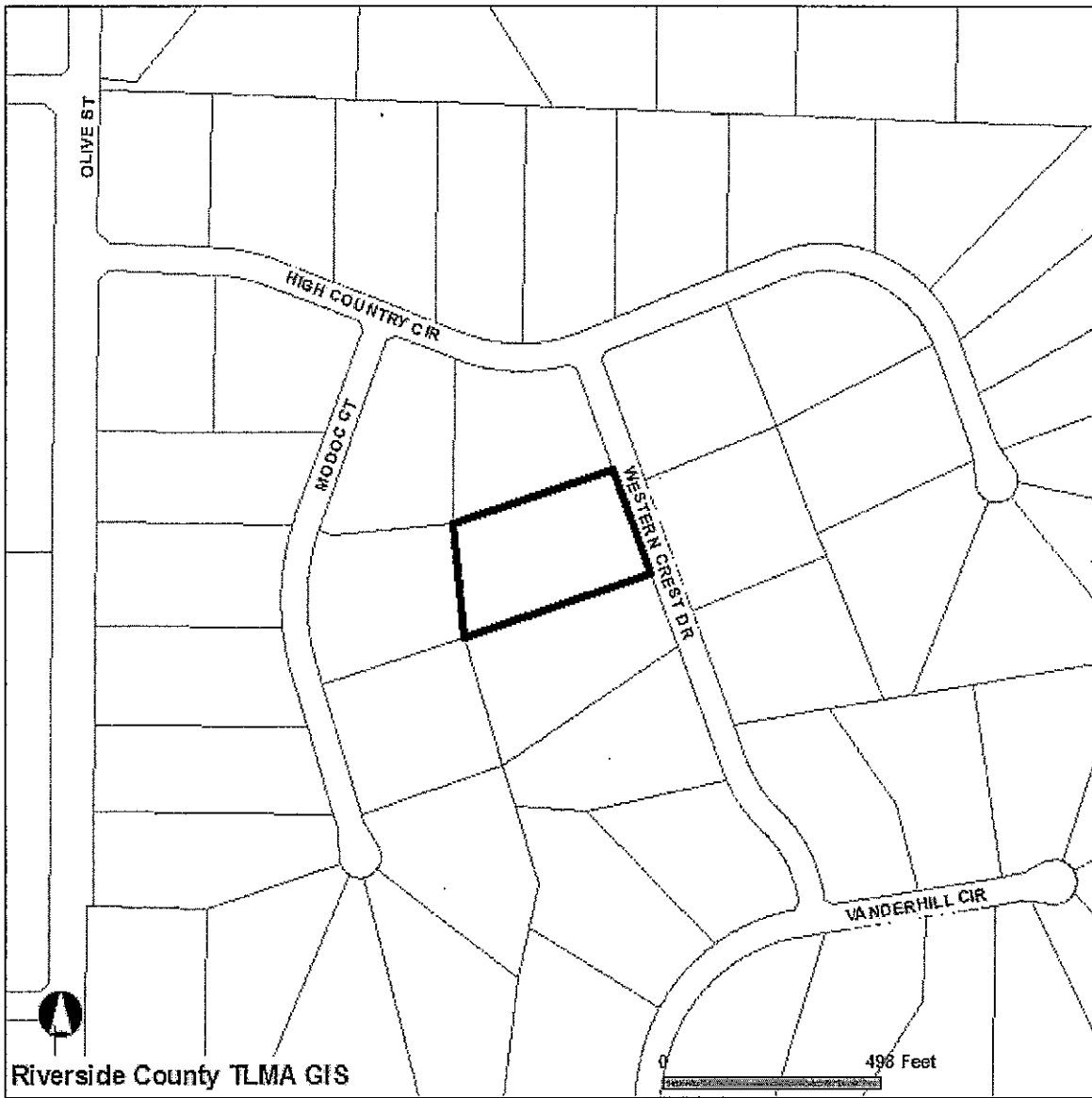
#### **ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

#### **GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 11 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.

# RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
289-480-030

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

289-480-030-0

**OWNER NAME / ADDRESS**

BERT M PROVVISOR  
23175 WESTERN CREST DR  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
23175 WESTERN CREST DR  
PERRIS CA.. 92570



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 239/98  
SUBDIVISION NAME: TR 25581  
LOT/PARCEL: 50, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 25581

**LOT SIZE**

RECORDED LOT SIZE IS 2.33 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3161 SQFT., 4 BDRM/ 3.5 BATH, 1 STORY, ATTACHED GARAGE(1207 SQ. FT), CONST'D 1996TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 806 GRID: A3

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 36

**ELEVATION RANGE**

2156/2160 FEET

**PREVIOUS APN**

289-260-002

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-EDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-2 1/2 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

GAVILAN HILLS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP  
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER  
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)  
NONE

VEGETATION (2005)  
Developed/Disturbed Land

---

## **FIRE**

---

HIGH FIRE AREA (ORD. 787)  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

CVMSHCP FEE AREA (ORD. 875)  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)  
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE  
60

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

PERRIS & PERRIS UNION HIGH

### **COMMUNITIES**

LAKE MATHEWS

### **COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

WOODCREST #87 -  
STREET LIGHTING

### **LIGHTING (ORD. 655)**

ZONE B, 40.92 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042007

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

087-040

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 87 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- N.W. MOSQUITO & VECTOR CONT DIST

- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CORONA RESOURCE CONSER
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

| Case #    | Description                                 | Status   |
|-----------|---|----------|
| TR25581   | DIVIDE 149.93 ACRES INTO 59 - 2.5 ACRE LOTS | APPROVED |
| PP13234   | MODEL HOME COMPLEX                          | APPROVED |
| TR25581A2 | NOT AVAILABLE                               | NOTINLMS |

REPORT PRINTED ON...Tue May 25 10:08:52 2010  
Version 100412

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24567** – CEQA Exempt – Applicant: Bert Provisor – Engineer: Earl Webb Eng. Inc - First Supervisorial District – Gavilan Hills District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density (RC-EDR) (2 acre minimum) - Located Northerly Vanderhill Circle, southerly of High Country, easterly of Modoc Court – Zoning: Residential Agricultural (R-A-2 1/2) – REQUEST: The Plot Plan is a proposal to construct a 2,766 square foot detached garage on 2.5 acres, associated with the 3,161 square foot residence located at 23175 Western Crest Drive in Perris, CA. APN: 289-480-030. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rcplma.org](mailto:bboothe@rcplma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/12/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24567 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

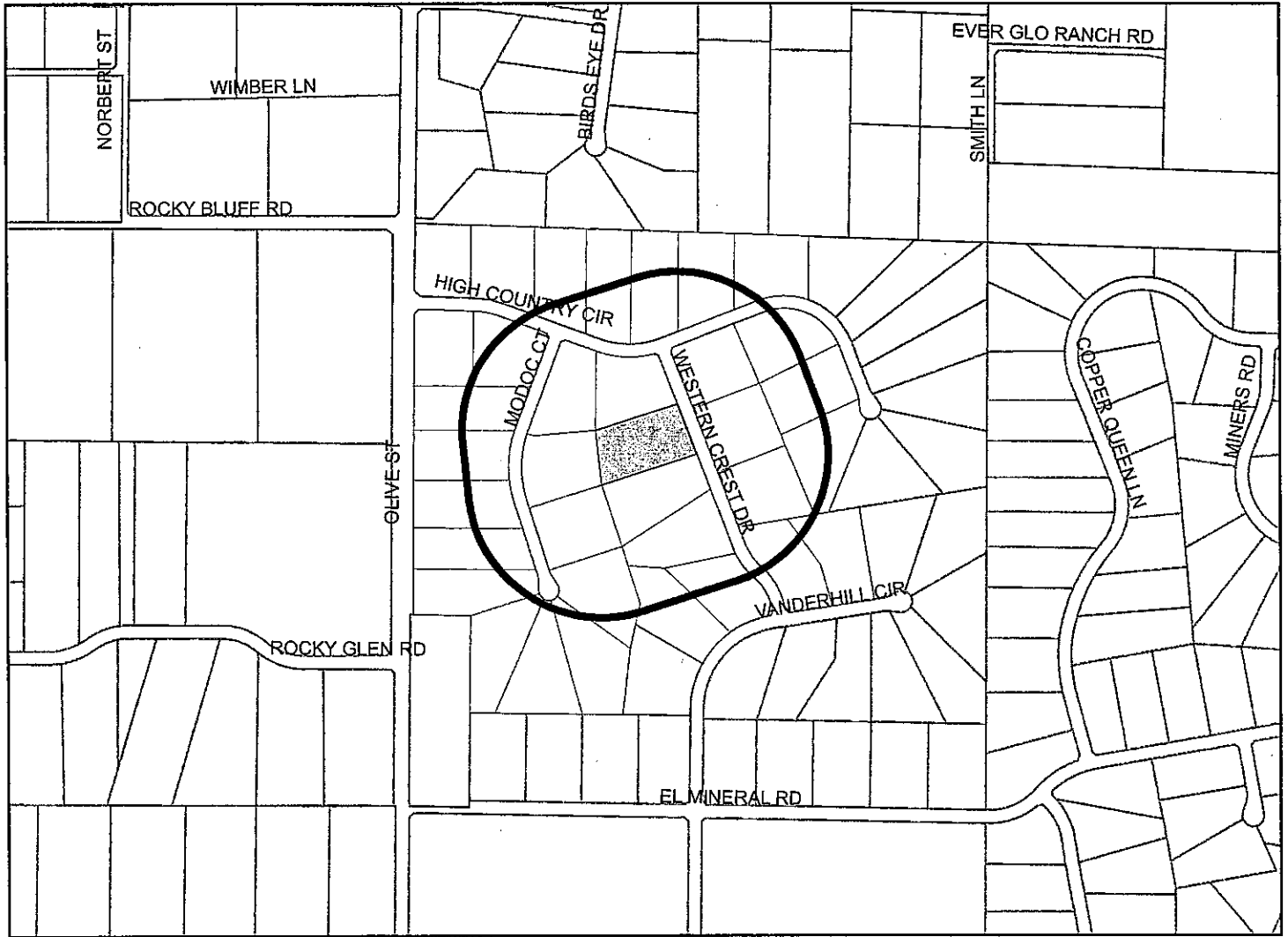
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

## 600 feet buffer



### Selected Parcels

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 289-480-015 | 289-470-020 | 289-480-021 | 289-480-030 | 289-470-022 | 289-480-017 | 289-480-022 | 289-470-019 | 289-480-003 | 289-480-006 |
| 289-480-026 | 289-480-020 | 289-480-018 | 289-480-025 | 289-470-018 | 289-480-028 | 289-480-019 | 289-480-032 | 289-470-014 | 289-480-023 |
| 289-480-016 | 289-480-014 | 289-470-016 | 289-480-001 | 289-480-005 | 289-480-029 | 289-470-021 | 289-470-017 | 289-480-031 | 289-480-002 |
| 289-480-004 | 289-470-015 | 289-480-027 | 289-480-024 |             |             |             |             |             |             |



540 270 0 540 Feet

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APN: 289480015, ASMT: 289480015  
ALFREDO MADRIAGA, ETAL  
17240 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289470019, ASMT: 289470019  
DONALD EVERETT EHLBECK, ETAL  
23390 MODOC CT  
PERRIS CA. 92570

APN: 289470020, ASMT: 289470020  
ALI R BAJWA, ETAL  
23350 MODOC CT  
PERRIS CA. 92570

APN: 289480003, ASMT: 289480003  
FLORENCE E STEINBOCK  
23140 WESTERN CREST DR  
PERRIS CA. 92570

APN: 289480021, ASMT: 289480021  
ALLEN L BRAY, ETAL  
17130 VAN BUREN BLV 402  
RIVERSIDE CA 92504

APN: 289480006, ASMT: 289480006  
FLOYD R HUFFMAN, ETAL  
17475 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289480030, ASMT: 289480030  
BERT M PROVVISOR  
23175 WESTERN CREST DR  
PERRIS CA. 92570

APN: 289480026, ASMT: 289480026  
GREGORY B BOOTHE  
23240 MODOC CT  
PERRIS CA. 92570

APN: 289470022, ASMT: 289470022  
C DAVID MERCHANT, ETAL  
17230 VANDERHILL CIR  
PERRIS CA. 92570

APN: 289480020, ASMT: 289480020  
GREGORY J HOULE, ETAL  
17075 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289480017, ASMT: 289480017  
CLIFFORD R JOHNSTON, ETAL  
17160 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289480018, ASMT: 289480018  
JERALD W LIVESEY, ETAL  
17148 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289480022, ASMT: 289480022  
DAVID L RICH, ETAL  
23155 MODOC CT  
PERRIS CA. 92570

APN: 289480025, ASMT: 289480025  
JOHN S CARTABIANO, ETAL  
23275 MODOC CT  
PERRIS CA. 92570



APN: 289470018, ASMT: 289470018  
JOSEPH K NILAAD  
23395 MODOC CT  
PERRIS CA. 92570

APN: 289480014, ASMT: 289480014  
PATRICK KILGORE  
17280 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289480028, ASMT: 289480028  
KEVIN NADEAU, ETAL  
23120 MODOC CT  
PERRIS CA 92570

APN: 289470016, ASMT: 289470016  
RALPH A PIERCE, ETAL  
23315 MODOC CT  
PERRIS CA. 92570

APN: 289480019, ASMT: 289480019  
LAWRENCE VERNOR, ETAL  
17080 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289480001, ASMT: 289480001  
ROBERT R WALBRIDGE, ETAL  
23220 WESTERN CREST  
PERRIS CA. 92570

APN: 289480032, ASMT: 289480032  
MARK M STRZOK, ETAL  
23255 WESTERN CREST DR  
PERRIS CA 92570

APN: 289480005, ASMT: 289480005  
RON MCCASKEY  
17435 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289470014, ASMT: 289470014  
MERRICK ALAN HINES, ETAL  
17390 VANDERHILL CIR  
PERRIS CA 92570

APN: 289480029, ASMT: 289480029  
RONALD E DENDY, ETAL  
23135 WESTERN CREST DR  
GAVILAN HILLS CA 92570

APN: 289480023, ASMT: 289480023  
MICHAEL C ERSKINE, ETAL  
23195 MODOC CT  
PERRIS CA. 92570

APN: 289470021, ASMT: 289470021  
ROSS EBERHART, ETAL  
17270 VANDERHILL CIR  
PERRIS CA. 92570

APN: 289480016, ASMT: 289480016  
PATRICK HARDMAN, ETAL  
17200 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289470017, ASMT: 289470017  
STEVEN D KRAMER, ETAL  
17572 GRIFFIN LN  
HUNTINGTON BEACH CA 92647





APN: 289480031, ASMT: 289480031  
STEVEN P HURLEY  
23215 WESTERN CREST DR  
PERRIS CA. 92570

APN: 289480002, ASMT: 289480002  
TERRY ATKINSON, ETAL  
23180 WESTERN CREST DR  
PERRIS CA. 92570

APN: 289480004, ASMT: 289480004  
TYRONE CALVIN MOSS, ETAL  
17325 HIGH COUNTRY CIR  
PERRIS CA. 92570

APN: 289470015, ASMT: 289470015  
VAN RANSLER MORRIS, ETAL  
17350 VANDER HILL CIR  
PERRIS CA. 92570

APN: 289480027, ASMT: 289480027  
VIRGINIA CASTRO SMITH  
23200 MODOC CT  
PERRIS CA. 92570

APN: 289480024, ASMT: 289480024  
WARREN S POPE, ETAL  
23235 MODOC CT  
PERRIS CA 92570

Agenda Item No.: **4.1**  
Area Map: Lake Mathews/Woodcrest  
Zoning District: Woodcrest  
Supervisorial District: First  
Project Planner: Jeff Horn  
Director's Hearing: September 13, 2010

TENTATIVE PARCEL MAP NO. 36004  
ENVIRONMENTAL ASSESSMENT NO. 41926  
Applicant: Mulhearn Realtors  
Engineer/Rep.: Thatcher Engineering & Associates, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36004 is a proposal for a Schedule "H" subdivision of 2.07 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre.

The project site is located in the Lake Mathews/Wood Crest Area Plan, more specifically, of northerly of Rodney Avenue, southerly of Warren Road, and westerly of Parsons Road.

### SUMMARY OF FINDINGS:

- |                              |  |
|------------------------------|--|
| 1. General Plan:             | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)  |
| 2. Surrounding General Plan: | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)  |
| 2. Existing Zoning:          | Light Agricultural (A-1)   |
| 3. Surrounding Zoning:       | Light Agricultural (A-1)   |
| 4. Existing Land Use:        | Vacant Land  |
| 5. Surrounding Land Use:     | Single Family Residential to the north, vacant subdivided land to the east, and agricultural to the south and west.    |
| 6. Project Data:             | Total Acreage: 2.07 gross acres<br>Total Proposed Parcels: 2<br>Proposed Min. Parcel Size: 1 Gross Acre<br>Schedule: H |
| 7. Environmental Concerns:   | See attached environmental assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41926** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36004**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.

W

2. The proposed project is consistent with Light Agricultural (A-1) zoning classification, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Winchester Area Plan.
2. The proposed use, a subdivision of two (2) residential parcels with a minimum of one (1) gross acre, is permitted in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west.
4. The zoning for the subject site is Light Agricultural (A-1).
5. The proposed use, a subdivision of two (2) residential parcels with a minimum of one (1) gross acre, is consistent with the development standards set forth in the Light Agricultural (A-1) zone.
6. The project site is surrounded by properties which are zoned Light Agricultural (A-1) to the north, east, south, and west.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 41926 identifies the no impacts as potentially significant.
  - a. Agricultural Resources
  - b. Biological Resources
  - c. Hazards & Hazardous Materials
  - d. Hydrology / Water Quality

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

INFORMATIONAL ITEMS:

1. Note: This project is not subject to the County and City of Riverside Memorandum of Understanding.
2. As of this writing, no letters, in support or opposition have been received.
3. The project site is not located within:
  - a. A Development Agreement Area;
  - b. A Fault Zone;
  - c. A Flood Zone;
  - d. A Redevelopment area;
  - e. A Tribal Land;
  - f. An Agriculture Preserve;
  - g. An Airport Influence Area; or,
  - h. An MSHCP Criteria Cell.
4. The project site is located within:
  - a. A General Plan Policy Overlay area;
  - b. A High Fire Area;
  - c. County Service Area No. 152.
  - d. An area of low and moderate liquefaction potential;
  - e. The boundaries of the Val Verde Unified School District;
  - f. The City Sphere of Riverside;
  - g. The Mount Palomar Lighting Ordinance Area: Zone B, 43.78 Miles;
  - h. The Santa Ana River Watershed; and,
  - i. The Stephens Kangaroo Rat Fee Area.
5. The subject site is currently designated as Assessor's Parcel Number 266-291-008.
6. This project was filed with the Planning Department on April 4, 2008.
7. This project was reviewed by the Land Development Committee two (2) times on the following dates, May 8, 2008 and February 14, 2010.
8. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,009.30

2. The proposed project is consistent with Light Agricultural (A-1) zoning classification, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Winchester Area Plan.
2. The proposed use, a subdivision of two (2) residential parcels with a minimum of one (1) gross acre, is permitted in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west.
4. The zoning for the subject site is Light Agricultural (A-1).
5. The proposed use, a subdivision of two (2) residential parcels with a minimum of one (1) gross acre, is consistent with the development standards set forth in the Light Agricultural (A-1) zone.
6. The project site is surrounded by properties which are zoned Light Agricultural (A-1) to the north, east, south, and west.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 41926 identifies the no impacts as potentially significant.
  - a. Agriculture & Forest Resources
  - b. Biological Resources
  - c. Hazards & Hazardous Materials
  - d. Hydrology / Water Quality

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



VICINTY



LEGEND

INTERSTATES

HIGHWAYS

PARCELS

CITY

**\*IMPORTANT\***

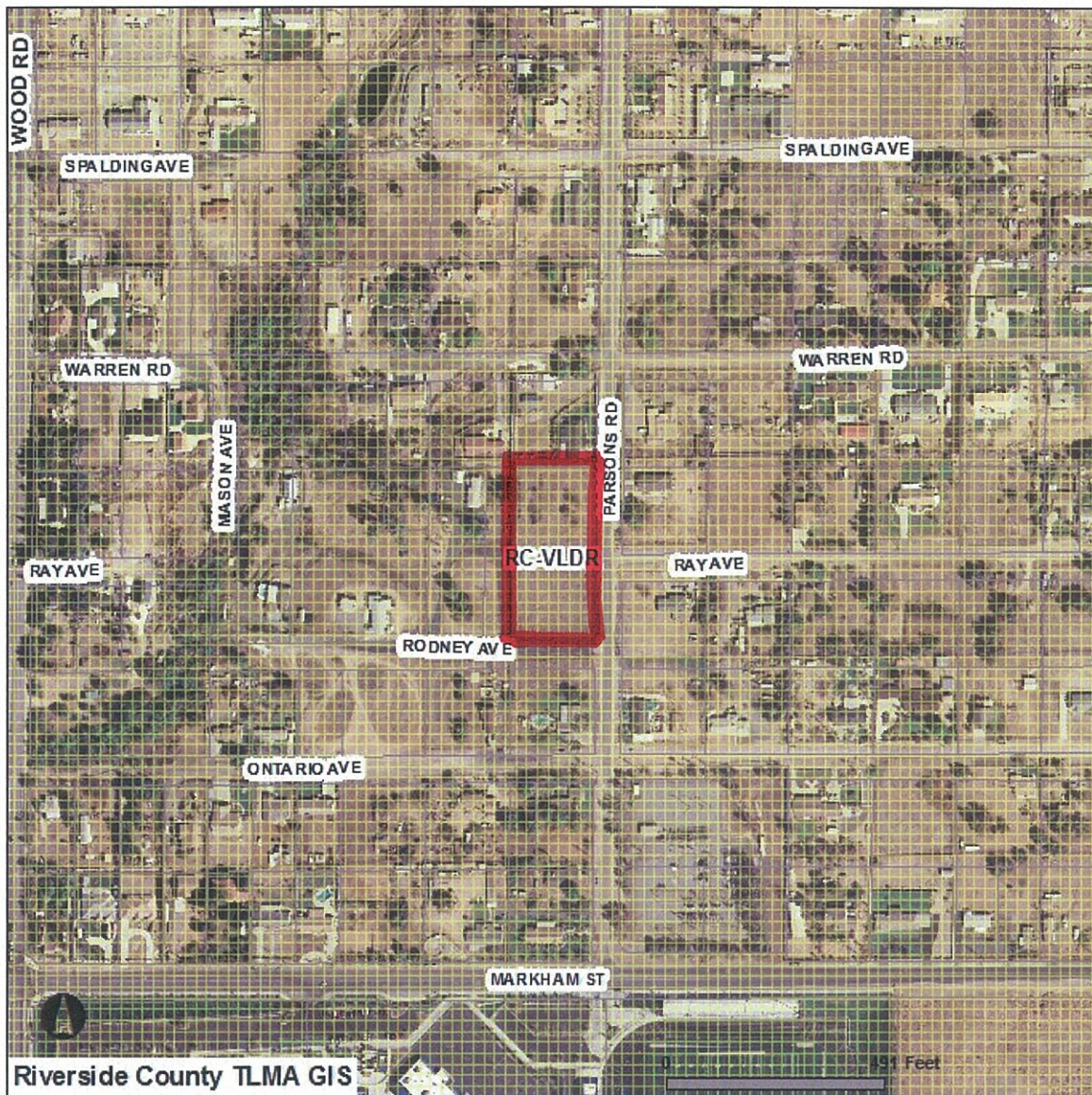
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 100412



### LAND USE



**\*IMPORTANT\***

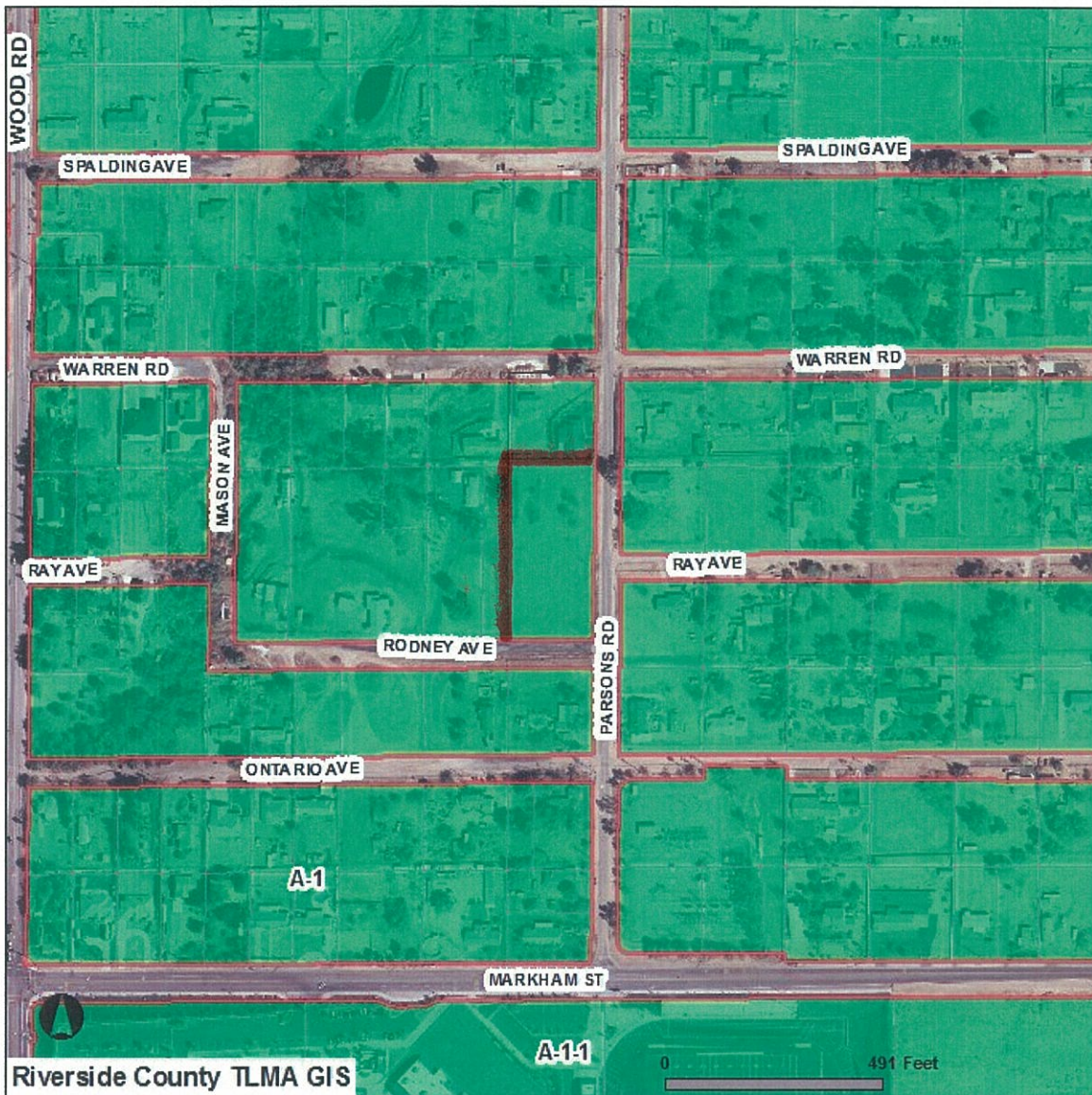
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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ZONING



ZONING

- |         |                 |            |      |
|---------|-----------------|------------|------|
| CASE    | INTERSTATES     | HIGHWAYS   | CITY |
| PARCELS | ZONING BOUNDARY | A-1, A-1-1 | R-A  |

**\*IMPORTANT\***

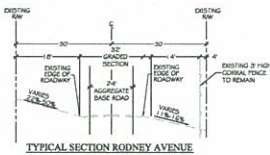
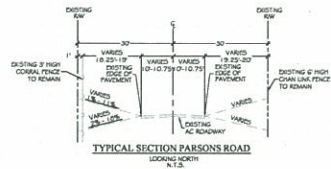
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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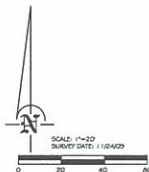
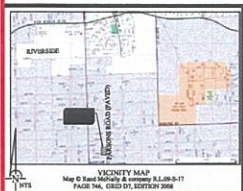
Version 100412



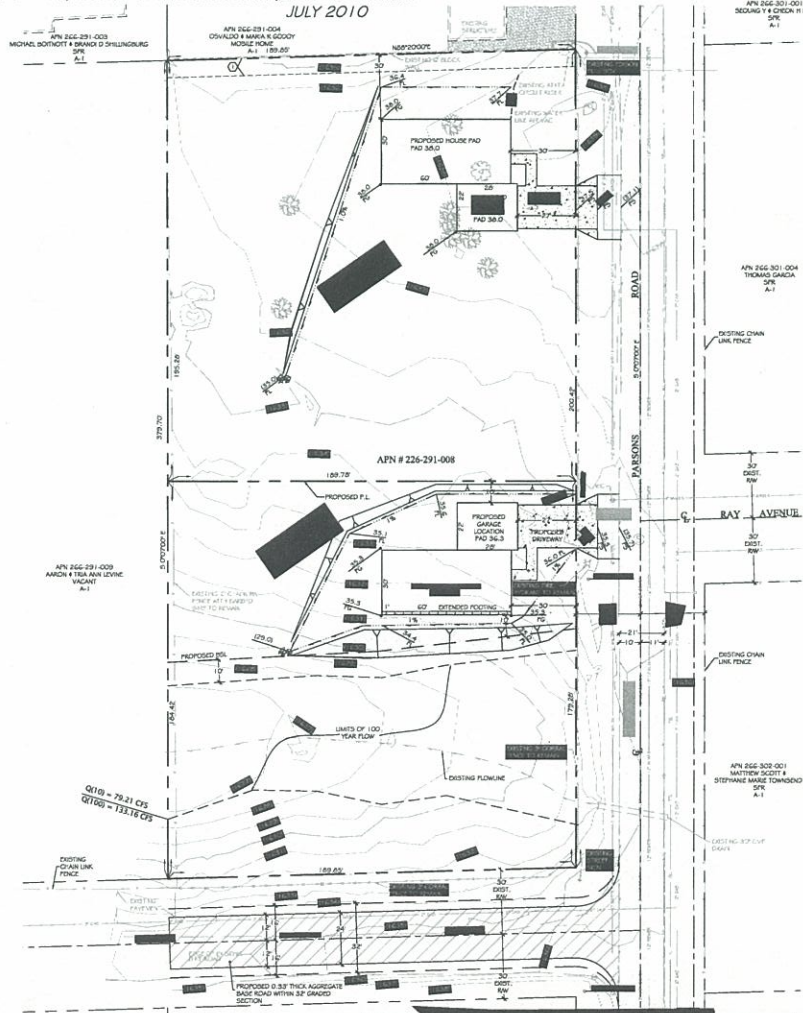
IN THE COUNTY OF RIVERSIDE, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
**TENTATIVE PARCEL MAP NO. 36004**  
 BEING A SUBDIVISION OF LOT 58 OF GLEN VALLEY FARMS TRACT NO. 1 AS SHOWN ON FILE IN  
 BOOK 16, PAGE 16 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA  
 JULY 2010



**SURROUNDING TOPOGRAPHY**



**BASIS OF BEARINGS:**  
 CENTERLINE OF PARSONS ROAD, MARQUEL EDGARDEY AVE. TO GLENWOOD AVE.  
**BENCHMARK:**  
 NAVD 83 - 2005 G.A. 2, 1/4" INCH BENCH MARK SET IN A LARGE ROCK 45 FEET NORTH OF CENTERLINE OF GLENWOOD ROAD AND ON TOP OF A GRAVEL HILL.  
 2517 1433.23



**LEGAL DESCRIPTION**

APN 226-291-008  
 LOT 58 OF GLEN VALLEY FARMS TRACT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 16 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**EASEMENTS**

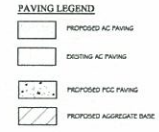
AN EASEMENT FOR PURPOSES HEREIN STATED AND RIGHTS INCIDENTAL THEREOF AS PROVIDED IN AN INSTRUMENT DATED MARCH 13, 1948 IN BOOK 362 PAGE(S) 501 AS INSTRUMENT NO. 1456, OFFICIAL RECORD FOR: ELECTRIC LINES AND TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AFFECTS SAID LAND

**PROJECT NOTES:**

- IMPROVEMENT SCHEDULE #1
- AREA SUMMARY  
 TOTAL GROSS AREA: 2.07 AC  
 TOTAL DISTINGUISHED PROPOSED NET AREA: 1.03 AC  
 NO ADDITIONAL DESIGNATION IS PROPOSED.  
 TOTAL NET AREA: 0.46 AC  
 PARCELS 1 GROSS AREA: 1.02 AC  
 PARCELS 1 NET AREA: 0.19 AC  
 PARCELS 2 GROSS AREA: 1.07 AC  
 PARCELS 2 NET AREA: 0.84 AC
- EXISTING PROPOSED DRAINAGE LIGHT AGRICULTURAL (A-1)
- EXISTING GENERAL PLAN DESIGNATION RURAL COMMUNITY  
 VERY LOW DENSITY RESIDENTIAL, RECREATION/LAC. MINIMUM  
 DISTINGUISHED LAND USE: VACANT  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 DENSITY: 0.5 UDS/NET ACRE  
 DENSITY: 0.5 UDS/NET ACRE  
 PROJECT IS NOT IN A DESIGN PLAN AREA  
 NO HAZARD DISTINGUISHED WELLS ON THE PROPERTY OR WITHIN 200' OF BOUNDARY.  
 NO KNOWN GEOLOGIC OR SEISMIC HAZARDS. PROJECT IS NOT WITHIN A SPECIAL STUDY ZONE.  
 PORTION OF PARCELS 2 IS SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.  
 FROM MAP PAVL 002245 14058, DATED NOVEMBER 20, 1996. PROJECT IS NOT WITHIN A FLOOD ZONE.  
 ALL COMMON AREAS, OPEN SPACES, OR RECREATIONAL AREAS PROPOSED.  
 ALL NEIGHBORHOODS ARE 25' OR MORE  
 1780: PARSONS ROAD, COUNTY OF RIVERSIDE  
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND COVERED.  
 PROJECT SITE IS NOT IN A COUNTY SURFACE AREA  
 WATER QUALITY FEATURES ARE NOT REQUIRED FOR A TENTATIVE PARCEL MAP. THEREFORE, NO WATER QUALITY FEATURES ARE PROPOSED AS PART OF THIS APPLICATION.

**UTILITIES**

- ELECTRICITY:**  
 SOUTHERN CALIFORNIA Edison CO.  
 P.O. BOX 115842  
 SANTA ANA, CA 92711  
 PHONE: (714) 796-9932  
 FAX: (714) 796-9999
- WATER:**  
 WESTERN MUNICIPAL WATER DISTRICT  
 450 E. ALDAMARCO BLVD.  
 RIVERSIDE, CA 92509  
 PHONE: (951) 789-5007  
 FAX: (951) 789-5012
- SEWER:**  
 WESTERN MUNICIPAL WATER DISTRICT  
 450 E. ALDAMARCO BLVD.  
 RIVERSIDE, CA 92509  
 PHONE: (951) 789-5007  
 FAX: (951) 789-5012
- GAS:**  
 SOUTHERN CALIFORNIA GAS COMPANY  
 1801 WEST LUCENA AVENUE  
 REDLANDS, CA 92374-9720  
 PHONE: (909) 533-7348  
 FAX: (909) 335-7327
- TELEPHONE:**  
 AT&T  
 3839 E. COMMANO OF  
 ANAHEIM, CA 92807  
 PHONE: (714) 837-4139
- CABLE:**  
 TIME WARNER CABLE  
 1360 DUPONT ST.  
 OAKLAND, CA 94612  
 PHONE: (909) 973-2402  
 FAX: (909) 973-5411
- SCHOOL DISTRICT:**  
 VAL VERDE SCHOOL DISTRICT  
 872 MORGAN STREET  
 PERDUE, CA 92521  
 PHONE: (951) 946-4136



**TENTATIVE PARCEL MAP NO. 36004**  
 ACCESSORY PARCEL NUMBER: 266-291-008  
 COUNTY OF RIVERSIDE

PREPARED FOR APPLICANT:  
**MULHEARN REALTY**  
**ATTH MURRAY WOULFE**  
 1800 SILVERADO ROAD, SUITE 205  
 COSTA MESA, CA 92626  
 PH: (949) 842-8223  
 FAX: (949) 840-2633

Map by: **Mubray & Company S.L.**  
 1800 Silversado Road, Suite 205  
 Costa Mesa, CA 92626  
 Phone: (949) 842-8223  
 Fax: (949) 840-2633

Map by: **Mubray & Company S.L.**  
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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41926  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36004  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jeff Horn, Project Planner  
**Telephone Number:** (951) 955-4641  
**Applicant's Name:** Thatcher Engineering and Associates, Inc.  
**Applicant's Address:** 1461 Ford St. Suite 105, Redlands CA 92373

### I. PROJECT INFORMATION

- A. Project Description:** TENTATIVE PARCEL MAP NO. 36004 is a proposal for a Schedule "H" subdivision of 2.07 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2.07 Gross Acres

|                         |         |                        |                               |
|-------------------------|---------|------------------------|-------------------------------|
| Residential Acres: 2.07 | Lots: 2 | Units:                 | Projected No. of Residents: 7 |
| Commercial Acres:       | Lots:   | Sq. Ft. of Bldg. Area: | Est. No. of Employees:        |
| Industrial Acres:       | Lots:   | Sq. Ft. of Bldg. Area: | Est. No. of Employees:        |
| Other:                  |         |                        |                               |

- D. Assessor's Parcel No(s):** 266-291-008
- E. Street References:** northerly of Rodney Avenue, southerly of Warren Road, and westerly of Parsons Road.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 32 SW, Township 3 South, Range 4 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a built out residential and agricultural community. The project contains highly disturbed vegetation and the flowline of a small natural watercourse that flows westerly along the southern portion of the project site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is located within the Lake Mathews/Woodcrest Area Plan (LMWAP), more specifically within the Glen Valley community. The project has a Land Use Designation of Rural Community: Very Low Density Residential (VLDR) (One Acre Minimum). The proposed project adheres to the Lake Mathews/Woodcrest Area Plan and all other applicable General Plan Land Use Policies.
- 2. Circulation:** The proposed project will add overall trips in the area. However, the project was reviewed by the Riverside County Transportation Department. Based on their review, the Transportation Department determined that the proposed project would not result in

inconsistencies with the General Plan Circulation Levels of Service and that the proposed project is consistent with this General Plan policy. The project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project is not located within a Western Riverside County Multi-Species Habitat Conservation Plan Cell or Cell Group. The project site is free from suitable habitat for wildlife, as well as native plant species. The project meets all other applicable multipurpose open space policies of the General plan.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or high fire area. The project is located in an area susceptible to subsidence and with a low potential for liquefaction. The proposed project meets all other Safety element policies.
5. **Noise:** The project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project will be required to comply with Ordinance 847 which regulates noise. The proposed project meets all other applicable Noise element policies of the General Plan
6. **Housing:** The project proposes a two lot subdivision of 2.07 net acres with an existing single family residence. Therefore, the project does propose the construction of one (1) additional home. The proposed project meets all other Housing element policies of the General Plan.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest

**C. Foundation Component(s):** Rural Community (RC)

**D. Land Use Designation(s):** Very Low Density Residential (VLDR) (One Acre Minimum)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan:** Lake Mathews/Woodcrest
2. **Foundation Component:** Rural Community (RC) to the north, south, east, and west.
3. **Land Use Designation:** Very Low Density Residential (VLDR) to the north, south, east, and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Light Agricultural (A-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agricultural (A-1) to the north, east, south, and west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are



necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

July 15, 2010

Date

Jeff Horn, Project Planner

Printed Name

For Carolyn Sims Luna, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                                     |                          |
| <b>1. Scenic Resources</b>   |                                |  |                                     |                          |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: This project is not located near a scenic highway corridor. The project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>2. Mt. Palomar Observatory</b>  |                          |                          |                                     |                          |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) According to the RCIP, the project site is located 43.78 miles away from the Mt. Palomar Observatory, which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than

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

significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.23) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**3. Other Lighting Issues**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: On-site Inspection, Project Application Description

Findings of Fact:

Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.

b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

- a) This project site is designated as urban/built up land. However, the zoning for the project site, as well as the surrounding properties to the north, south, east, and west is Light Agricultural (A-1). The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)
- c) The project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Agriculturally (A-1) zoned properties are contiguous to the project site to the north, south, east, and west. Lot Numbers 1 and 2, as shown on this map, are located partly or, wholly within, 300 feet of, land zoned for primarily agricultural purposes. The applicant will be conditioned to inform initial and future purchaser of dwelling units within the subject property of the existence of dairies and or agricultural resources within the vicinity of the project and potential impacts resulting to them. The project site has no existing agricultural uses. (50.PLANNING.24) (50.PLANNING.25).
- d) The changing of the existing environment from being mostly vacant land to partly rural residential will have less than significant impacts in converting surrounding properties from Farmland to non-agricultural use.

Mitigation: This subdivision will be required to notify all future occupants that such property resides within the 300-foot boundary of an agriculture zone. Additionally, a note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. (50.PLANNING.24) (50.PLANNING.25).

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

**Monitoring:** The Riverside County Planning Department will monitor the project conditions of approval prior to approval of the Final Map.

**5. Forest**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

- a) The project site and surrounding area are urban build-up with little natural vegetation. Therefore the project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project site and surrounding area are urban build-up with little natural vegetation. Therefore, the project would result in the loss of forest land or conversion of forest land to non-forest use.
- c) The land uses surrounding the project site do not include active forest land and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |                                |  |                                     |                          |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? |                                |  |                                     |                          |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, PD-B 5649

Findings of Fact:

- a) The project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan, more specifically the project is not located within a criteria cell of MSHCP. A MSHCP compliance report was prepared and it concluded that the site lacked native habitats, riparian areas, vernal pools, and other suitable habitats for fairy shrimp. The project will not conflict with the WRCMSHCP, therefore there is a less than significant impact.
- b) An MSHCP compliance report was prepared and it concluded that the site lacked native habitats, riparian areas, vernal pools and other suitable habitats for fairy shrimp. The project does not have the potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, there is a less than significant impact.
- c) An MSHCP compliance report was prepared and it concluded that the site lacked native habitats, riparian areas, vernal pools and other suitable habitats for fairy shrimp. The project does not have the potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, there is a less than significant impact.
- d) Review by the Environmental Programs Department concluded that the project did not have the potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is a less than significant impact.
- e) An MSHCP compliance report was prepared and it was determined that the site lacked any riparian areas, but does contain an area capable of supporting riparian habitat. The project does may have the potential to substantially effect any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Prior to recordation of the Final Map or Issuance of a Grading Permit, a environmental constraints sheet shall be prepared and notes shown on the grading plan. The constrained areas will conform to the areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department. The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the of the constraint areas." "Brush management to reduce fuel loads to protect urban uses (fuel modification

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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zones) will not encroach into the constraint areas." "Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased." (50.EPD.01 and 60.EPD.01)

Prior to the issuance of a grading permit, the areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The Environmental Programs Department shall inspect the site prior to grading permit issuance. (60.EPD.02)

- f) The project site does not contain any area that is designated as a federally protected wetlands, nor is it located within the vicinity of any federally protected wetlands, therefore there is no impact with regard to wetlands.
- g) Review by the Environmental Programs Department concluded that the project did conflict with any local policies or ordinances protecting biological resources, therefore there is no impact with regard to conflicting with the protection of biological resources.

**Mitigation:**

Prior to recordation of the Final Map or Issuance of a Grading Permit, an constraints sheet shall be prepared and notes shown on the grading plan. The constrained areas will conform to the areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department. (50.EPD.01 and 60.EPD.01)

Prior to the issuance of a grading permit, the areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The Environmental Programs Department shall inspect the site prior to grading permit issuance. (60.EPD.02)

**Monitoring:** Monitoring occur by the Environmental Programs Department during the Map Recordation and Grading Plan Check processes.

| <b>CULTURAL RESOURCES</b>   | Would the project        |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>8. Historic Resources</b>  |                          |                          |                          |                                     |
| a) Alter or destroy an historic site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

**Findings of Fact:**

a-b) No historic sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of a historical resources as defined

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

in California Code of Regulations, Section 15064.5 therefore impacts to historic resources are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

| 9. Archaeological Resources  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The project site will not alter or destroy a known archaeological site.
- b) If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes.
- c) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98 (b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely

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

descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (COA 10.Planning.19) This is not unique mitigation therefore impacts are less than significant.

d) There are no known existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

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

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

Findings of Fact:

The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant. However, a standard condition of approval has been incorporated (COA 10.Planning.18) in which if fossil remains are encountered during site development that no further disturbances shall occur until the proper authorities are notified to allow for recovery of fossil remains. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

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

Findings of Fact:

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

- a) The project site is not located on a known earthquake fault study zone and therefore will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death
- b) The project site will not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: According to RCLIS, the project site lies within an area with moderate liquefaction potential.

Mitigation: No mitigation is required.

Monitoring: No monitoring measures are required

**13. Ground-shaking Zone**

- Be subject to strong seismic ground shaking?

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

Findings of Fact: This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**14. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

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

**Findings of Fact:**

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, potentially resulting in on- or off-site landslides, lateral spreading, collapse, or rockfall hazards. Therefore, there is no potential impact.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required

**15. Ground Subsidence**

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

**Source:** County Board of Supervisors Resolution No. 94-125

**Findings of Fact:** The project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project is less than significant. The project has been reviewed by the County Geology Department; no issues of concern have been raised in regards to landslide risk.

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

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

**16. Other Geologic Hazards**

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

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

**Findings of Fact:**

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

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

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

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

modify the channel of a river or stream or the bed of a lake?  
 b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bead of a lake.
- b) All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department (10.BSGRADE.2)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**20. Wind Erosion and Blowsand from project either on or off site.**      
 a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete and asphalt. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA (COA 10.BS GRADE.5).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**GREENHOUSE GAS EMISSIONS** Would the project  
**21. Greenhouse Gas Emissions**      
 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  
 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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emissions of greenhouse gases?

Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Findings of Fact:

- a) The proposed project, a parcel map, is a land division map that results in the creation of 4 or fewer residential lots as authorized by the Subdivision Map Act, Title 16 of the Riverside County Code, and as specifically defined in section 16.04.060 of the County Code. Approval of a parcel map does not expressly authorize the construction of any buildings but to the extent construction thereafter ensues, the type of small-scale residential development authorized for a parcel map would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. The proposed four lot subdivision will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) As an extension of the anticipated existing development patterns, the proposed four lot subdivision will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

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

**Findings of Fact:**

- a) Hazardous materials will not be utilized for grading the residential development, or intended in the construction of the residential units. Any chemicals, small quantities of fuel for landscape maintenance would be stored in compliance with the County of Riverside Ordinances and Fire Department requirements and will not pose a significant risk to the public. Should any hazardous materials appear on the project site, they will be forthwith be disposed of at a designated Riverside County disposal site by the offending contractor.

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

- b) As a result of historical agricultural uses on the project site, development of the proposed project may result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, prior to issuance of a grading permit, a Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria. (COA 60. E HEALTH.01)
- c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.
- d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No impacts are anticipated.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

**Mitigation:** Prior to issuance of a grading permit, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be

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

reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria. (COA 60. E HEALTH.01)

Monitoring: Environmental Health and Planning Departments during the grading plan check process.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

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

**Findings of Fact:**

- a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

- a) A shallow natural watercourse with a tributary drainage area of approximately 75 acres traverses through proposed Parcel 2. The natural watercourse enters Parcel 2 through an existing 30" concrete pipe culvert under Parsons Road and the dip-crossing over Parsons

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

Road from the east. The project does have the potential to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the inundation area, as indicated on exhibit A, shall be left free of obstruction from fill and buildings. The finished floor of the structure on parcel 2 shall be elevated a minimum of 1 foot above the dip in Parsons Road and Any mobile home/premanufactured building shall be placed on a permanent foundation. (10.FLOOD.1 and 10.FLOOD.2)

- b) The creation of two (2) residential lots will not violate any water quality standards or waste discharge requirements.
- c) The project proposed potable water service from Eastern Municipal Water District. The project site currently contains one single family residence for which water service already exists comparable to the demand for the project, therefore sufficient water supply already exists to the site. The project will have a less than significant impact with regard to substantially depleting groundwater supplies or interfering substantially with groundwater recharge.
- d) This project site will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- f) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

**Mitigation:** The inundation area, as indicated on exhibit A, shall be left free of obstruction from fill and buildings. The finished floor of the structure on parcel 2 shall be elevated a minimum of 1 foot above the dip in Parsons Road and Any mobile home/premanufactured building shall be placed on a permanent foundation. (10.FLOOD.1 and 10.FLOOD.2)

**Monitoring:** Riverside Flood Control District and the Planning Departments during the grading plan check and building permit processes.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? |                                |  |                                     |                          |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) A shallow natural watercourse with a tributary drainage area of approximately 75 acres traverses through proposed Parcel 2. The natural watercourse enters Parcel 2 through an existing 30" concrete pipe culvert under Parsons Road and the dip-crossing over Parsons Road from the east. The project will could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff. Therefore, the inundation area, as indicated on exhibit A, shall be left free of obstruction from fill and buildings. The finished floor of the structure on parcel 2 shall be elevated a minimum of 1 foot above the dip in Parsons Road and Any mobile home/premanufactured building shall be placed on a permanent foundation. (10. FLOOD.1 and 10. FLOOD.2)
- b) The proposed two (2) lot subdivision of 2.05 net acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c) Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d) The project site will not make changes in the amount of surface water in any water body

Mitigation: The inundation area, as indicated on exhibit A, shall be left free of obstruction from fill and buildings. The finished floor of the structure on parcel 2 shall be elevated a minimum of 1 foot above the dip in Parsons Road and Any mobile home/premanufactured building shall be placed on a permanent foundation. (10. FLOOD.1 and 10.FLOOD.2)

Monitoring: Riverside Flood Control District and the Planning Departments during the grading plan check and building permit processes.

| LAND USE/PLANNING | Would the project |                          |                          |                                     |                          |
|-------------------|-------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 27. Land Use      |                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area?                   |                                |  |                                     |                          |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

- a) The project is located within the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation. The Rural Community foundation component identifies communities in the County that have a rural lifestyle, animal keeping uses and limited infrastructure (General Plan Land Use Element). The Very Low Density Residential (VLDR) land use designation provides for the development of detached single family residential dwellings and ancillary structures on large parcels (General Plan Land Use Element). The proposed subdivision of two (2) lots with a one (1) acre minimum lot size is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation.
- b) The proposed project is located within the Riverside city sphere of influence. The subdivision will not affect the existing land use, therefore the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| <b>28. Planning</b>   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Be consistent with the site's existing or proposed zoning?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be compatible with existing surrounding zoning?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

Findings of Fact:

- a) The project's existing zone is Light Agricultural (A-1). The proposed two (2) lot subdivision of 2.07 acres with a minimum lot size of one (1) gross acre is consistent with the proposed A-1 zoning classification.



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

- b) The project site is surrounded by properties zoned Light Agricultural (A-1) to the north, east, south, and west. The proposed two (2) lot subdivision of 2.07 acres with a minimum lot size of one (1) gross acre is consistent with the surrounding zoning classifications.
- c) The project is surrounded by single-family residential to the north, south, east, and west. The proposed two (2) lot subdivision of 2.07 acres with a minimum lot size of one (1) gross acre is consistent with the existing and planned surrounding land use.
- d) The project site has a Land Use Designation of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum). The proposed two (2) lot subdivision of 2.05 net acres is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) Based on Figure OS-5 "Mineral Resources Area," the project is located within MRZ-3 which means that mineral resources are likely to exist, but the significance of such resource is undetermined. The project area has not been used for mining and there are no mining operations within the vicinity of the project. The project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

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

- b) The project site is not delineated on a general plan, local land use plan or any other plan as a mineral resource recovery site, therefore there is no impact.
- c) The project site is not located within the vicinity of State classified area, a designated area or an existing surface mine, therefore the project has no impact with regard to an incompatible land use with a mining operation.
- d) The project site is not located within the vicinity of an existing or abandoned quarry or mine, therefore the project has no impact with regard to exposing people or property to hazards of a quarry or mine.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**30. Airport Noise**

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

NA       A       B       C       D

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

NA       A       B       C       D

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

Findings of Fact:

- a) According to the GIS database, the project is not located within the vicinity of an airport land use plan or two miles of a public airport, therefore there is no impact with regard to airport noise.
- b) The project is not located within the vicinity of a private airstrip, therefore there is no impact with regard to airport noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.



|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| ambient noise levels in the project vicinity above levels existing without the project?   |                                |  |                                     |                                     |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed one (1) additional single family residence. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**POPULATION AND HOUSING** Would the project

|             |                          |                          |                                     |                          |
|-------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 35. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   |                                |  |                              |                                     |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed development is for the subdivision of 2.07 acres into two (2) residential parcels, therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

**36. Fire Services**

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

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.14) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**37. Sheriff Services**

Source: RCIP

Findings of Fact:

The project area is serviced by the Riverside County Sherriff Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.14) This is a standard condition of approval and pursuant to CEQA is not considered mitigation..

Mitigation: No mitigation required.

Monitoring: No monitoring required.

---

**38. Schools**

Source: RCIP

Findings of Fact:

The project will not physically alter or result in the construction of new school facilities. The project is located within the Val Verde Unified School District. The project is required to comply with school mitigation fees in accordance with State law (COA 80.PLANNING.7). This is a standard condition of approval and not considered mitigation for CEQA purposes. The impact is considered less than significant.

Mitigation: No mitigation required.

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

Monitoring: No monitoring required.

**39. Libraries**

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

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.14)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**40. Health Services**

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

Source: RCIP

Findings of Fact: The proposed tentative map would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

**RECREATION**

**41. Parks and Recreation**

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

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



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|--|--------------------------------|--|------------------------------|--------------------------|
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

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

Findings of Fact:

a-b)The developer is required to pay park fees on all residential units. The developer must for a homeowner’s association to fund the maintenance of any streetscape improvements, detention basin or open space lots.

c) The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees. (COA 50.PLANNING.7 and 90.PLANNING.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

|                                |                          |                          |                          |                          |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>42. Recreational Trails</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

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

Findings of Fact:

According to Figure 8 of the Harvest Valley/Winchester Area Plan (HWWAP), no trails are planned for this portion of Mead Valley. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>TRANSPORTATION/TRAFFIC</b> Would the project |                          |                          |                                     |                          |
| <b>43. Circulation</b>                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? |                                |  |                                     |                                     |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Cause an effect upon, or a need for new or altered maintenance of roads?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Cause an effect upon circulation during the project's construction?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: RCIP

- a) The Transportation Department reviewed the project and determined that based on the information provided there project would not be required to prepare a traffic study (COA 10. TRANS.1). The project is considered to have a less than significant impact with regard to an increase in traffic.
- b) The proposed project has complied with the development standard of Ordinance 348 with regard to Off-Street Vehicle Parking and has adequate parking capacity for the project, thus there is no impact.
- c) The Transportation Department reviewed the project and determined that based on the information provided the project did not have the potential to exceed the level of service standard for the proposed area. The project may have a minimal increase in trips to the site based on the change from an additional single family residence, however the current level of service will not be significantly altered therefore there is a less than significant impact.

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

- d) The project does not have the potential to change air traffic patterns, therefore there is no impact.
- e) The project does not have the potential to change waterborne, air or rail traffic, therefore there is no impact.
- f) The project is located adjacent to Parsons Road and will not be required to make any improvements and/or modifications to the design of the roadway. The project does not have the potential increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), therefore there is a less than significant impact.
- g) The project is located adjacent to Parsons Road and has the potential to increase the roadways within the vicinity of the project site, therefore generating a small increase in the need for maintenance of roads. However, due to the relatively small scale of the increase, impacts related to the maintenance of roads shall be considered less than significant.
- h) It is not anticipated that there will be a substantial effect upon circulation during the project's construction. No improvements are proposed within adjacent right of ways and all improvements will occur internally within the project site. Therefore, the improvements are not anticipated to substantially affect circulation in the area and this impacts shall be considered less than significant.
- i) The project will not result in inadequate emergency access or access to nearby uses, therefore there is no potential impact.
- j) The project will not conflict with adopted policies supporting alternative transportation, therefore there is not potential impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**44. Bike Trails**

Source: RCIP

Findings of Fact:

There are no bike trails within the vicinity of the project site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

- a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

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

construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposed potable water service from Western Municipal Water District. The project site currently contains one single family residence for which water service already exists comparable to the demand for the project, therefore sufficient water supply already exists to the site. The project will have a less than significant impact with regard to water.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will be served by sewer provided by Western Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid

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

waste disposal needs?

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.
- b) The proposed project shall comply with federal, state and local statutes and regulations related to solid wastes, including the CIWMP (County Integrated Waste Management Plan). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP

Findings of Fact:

- a-c) The project subdivision creating two (2) residential units. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.
- d) Storm water drainage will be handled off site.

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

- e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.
- f) Based on data available at this time, no offsite utility improvements will be required to support this project.
- g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**49. Energy Conservation**

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

Source: RCIP

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**OTHER**

**50. Other:**

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or

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

animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

PD-B 5649 "Riperian/Vernal Pool Survey," prepared by Lilburn Corporation, dated January 15, 2010.

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505



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

**VII. AUTHORITIES CITED**

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

File: EA41962(PM36004) DH 8.23.10

Revised: 7/22/2010 4:39 PM

PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 2.07 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36004 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36004, Amended No. 1, dated 1/13/10.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

10.BS GRADE. 1                    MAP-GIN INTRODUCTION (cont.)                    RECOMMND

permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2                    MAP-G1.2 OBEY ALL GDG REGS                    RECOMMND

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

10.BS GRADE. 3                    MAP-G1.3 DISTURBS NEED G/PMT                    RECOMMND

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

10.BS GRADE. 4                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13                    MAP-G2.21POST & BEAM LOT                    RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

10.BS GRADE. 15                      MAP-G1.4 NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      WMWD WATER AND SEWER SERVICE                      RECOMMND

Parcel Map#36004 is proposing Western Municipal Water District (WMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with WMWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1                      MAP-#50-BLUE DOT REFLECTORS                      RECOMMND

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.

PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

10.FIRE. 2                      MAP-#13-HYDRANT SPACING                      RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

This is a proposal to subdivide 2.07-acres into 2 parcels in the Woodcrest area Valley area. The site is located on the northwest corner of Parson Road and Rodney Avenue.

A shallow natural watercourse with a tributary drainage area of approximately 75 acres traverses through proposed Parcel 2. The natural watercourse enters Parcel 2 through an existing 30" concrete pipe culvert under Parsons Road and the dip-crossing over Parsons Road from the east. The applicant's engineer submitted a study showing the limits of storm water inundation on the proposed parcel 2. Even though there is error in the drainage area calculation, the limits of inundation appears to be acceptable.

This inundation area shall be left free of obstruction from fill and buildings.

The finished floor of the structure on parcel 2 shall be elevated a minimum of 1 foot above the dip in Parsons Road.

10.FLOOD RI. 2                      MAP ELEVATE FINISH FLOOR                      RECOMMND

The finished floor of new structures shall be elevated a minimum of 12" above the dip crossing on Parsons Road. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans

PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

10.PLANNING. 1                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 2                   MAP - LC LANDSCAPE SPECIES                   RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 3                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 4                   MAP - FEES FOR REVIEW                   RECOMMND

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



PARCEL MAP Parcel Map #: PM36004

Parcel: 266-291-008

10. GENERAL CONDITIONS

10.PLANNING. 4                    MAP - FEES FOR REVIEW (cont.)                    RECOMMND

requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Light Agricultural (A-1) zone.

10.PLANNING. 10                    MAP - 90 DAYS TO PROTEST                    RECOMMND

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

10.PLANNING. 13                    MAP - ORD 810 OPN SPACE FEE                    RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PARCEL MAP Parcel Map #: PM36004

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10. GENERAL CONDITIONS

10.PLANNING. 14                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16                    MAP - SUBMIT BUILDING PLANS                    RECOMMND

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

10.PLANNING. 18                    MAP - LOW PALEO                    RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified

PARCEL MAP Parcel Map #: PM36004

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LOW PALEO (cont.)

RECOMMND

of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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10. GENERAL CONDITIONS

10.PLANNING. 19

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 20

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 20                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

and the Planning Director to discuss the significance of the find.

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

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

TRANS DEPARTMENT

10.TRANS. 2                        MAP - DRAINAGE 1                        RECOMMND

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

10.TRANS. 3                        MAP - DRAINAGE 2                        RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on Parsons Road since adequate right-of-way exists, per MB 16/16.

10.TRANS. 5                      MAP - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Parsons Road due to existing improvements.

10.TRANS. 8                      MAP - STD INTRO 3(ORD 460/461)                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10.

These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 2 MAP - ECS PREP

RECOMMND

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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.



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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

50.FIRE. 4                      MAP-#59-ECS-HYDR REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 3                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

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

50.FLOOD RI. 8                      MAP SHOW FLOODPLAIN ECS                      RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. The floodplain limits shown on

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP SHOW FLOODPLAIN ECS (cont.)

RECOMMND

Amended Exhibit 1 is acceptable. If the applicant wishes to submit a different limit of floodplain, pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of one (1) gross acre.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                    MAP - QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 14                    MAP - ECS SHALL BE PREPARED                    RECOMMND

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

50.PLANNING. 18                    MAP - COMPLY WITH ORD 457                    RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20                    MAP - FEE BALANCE                    RECOMMND

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

50.PLANNING. 23                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24

MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1 and 2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 25

MAP - AG/DAIRY NOTIFICATION

RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25                   MAP - AG/DAIRY NOTIFICATION (cont.)                   RECOMMND

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

TRANS DEPARTMENT

50.TRANS. 4                       MAP - AGGREGATE/32'GRADED                       RECOMMND

Rodney Avenue shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full width dedicated right-of-way as approved by the Transportation Department.

50.TRANS. 6                       MAP - EASEMENT/SUR                       RECOMMND

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

50.TRANS. 10                      MAP - IMP PLANS                      RECOMMND

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
[www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

50.TRANS. 24                      MAP- CORNER CUT-BACK I                      RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                   MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2                   MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3                   MAP-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4                   MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5                    MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE - HAZMAT PHASE II

NOTAPPLY

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK RECOMMND

The areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riverine Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - FENCING RECOMMND

The areas mapped as "LIMITS OF 100 YEAR FLOW" on PM36004 AMD. #1 dated 1/13/10, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. the Environmental Programs Department shall inspect the site prior to grading permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16                    MAP - SKR FEE CONDITION (cont.)                    RECOMMND

contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.07 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 18                    MAP - GRADING PLAN REVIEW                    RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-G3.1NO B/PMT W/O G/PMT                    RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50B-HYDRANT SYSTEM                      RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                      MAP - SCHOOL MITIGATION                      RECOMMND

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

80.PLANNING. 9                      MAP - FEE BALANCE                      RECOMMND

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

80.PLANNING. 19                      USE - AGENCY CLEARANCE WMWD                      RECOMMND

Prior to the issuance of a building permit, a clearance letter from Western Municipal Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated December 10, 2010.

90. PRIOR TO BLDG FINAL INSPECTION

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.07 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

# STAFF REPORT PACKAGE CHECKLIST

Date: July 29, 2010  
 Project Planner: Jeff Horn  
 Case Number(s): PM36004  
 EA Number: 41926

Anticipated Hearing Date: 9/13/10 DH  
 Date Due to Team Leader: 8/3/10  
 Date Due back to planner: 8/11/10  
 Date Due to PC/DH Secretary: 8/17/10

| STAFF REPORT CONTENTS and ORDER  |  |
|--|--|
| <input checked="" type="checkbox"/> Staff Report (Addendums are to be placed on top of the original Staff Report)  | <input checked="" type="checkbox"/> Other Letters  |
| <input type="checkbox"/> Resolution(s) (EIR, GPAs, SPs, and SPAs)  | <input checked="" type="checkbox"/> Application (Provide a copy of first few pages of application and any documents showing change of app/own/eng) |
| <input checked="" type="checkbox"/> Vicinity Map   | <input type="checkbox"/> Hearing Notice (Provided by QC Team)  |
| <input type="checkbox"/> GIS Exhibits (For PC & BOS hearing items only, RCLIS Exhibits for DH)   | <input checked="" type="checkbox"/> Labels Certification Form and Radius Map   |
| <input checked="" type="checkbox"/> Applicant Exhibits   | <input checked="" type="checkbox"/> Property Owner's Labels (Provide B&W copies only)  |
| <input type="checkbox"/> SP Exhibit(s) & Summary (if applicable)   | <input checked="" type="checkbox"/> Agency Labels (Provide B&W copies only)  |
| <input checked="" type="checkbox"/> Environmental Assessment (if applicable)   | <input checked="" type="checkbox"/> Applicant/Owner/Engineer Labels (Provide B&W copies only)  |
| <input checked="" type="checkbox"/> Conditions of Approval   | <input checked="" type="checkbox"/> Notice of Determination (NOD) and MND/ND Form or Notice of Exemption (NOE)                                     |
| <input checked="" type="checkbox"/> Initial LDC Transmittal Letter   | <input checked="" type="checkbox"/> California Fish & Game (CFG) Receipts  |
| <input checked="" type="checkbox"/> Agency Letters   | <input type="checkbox"/> Power Point Handout in color and three slides per page for Principal review and comment only                              |
| LMS UPDATE REQUIREMENTS  | AD PACK REQUIREMENTS   |
| <input checked="" type="checkbox"/> Update Description Screen  | <input checked="" type="checkbox"/> Scheduling Request   |
| <input checked="" type="checkbox"/> Verify complete Routing and Approval Screen  | <input checked="" type="checkbox"/> Labels Certification Form & Radius Map (Certified & non-expired)   |
| <input checked="" type="checkbox"/> Change LMS status (Completed by QC Team)   | <input checked="" type="checkbox"/> Property Owner Labels  |
| <input checked="" type="checkbox"/> Verify Appropriate Fee Balance (\$3,000.00 for each hearing including resolution review and adoptions; \$1, 500 for Receive & File Items and Accessory Structure items at DH; and, \$1,000.00 for final documents. The total will vary and should not include the time to prepare the report!) | <input checked="" type="checkbox"/> Agency Labels  |
|  | <input checked="" type="checkbox"/> Applicant/Owner/Engineer Labels  |
| ITEMS DUE UPON SUBMITAL TO PLANNING COMMISSION SECRETARY   |  |
| <input type="checkbox"/> Full Size Exhibits (One set for DH; Six sets for PC)  | <input type="checkbox"/> Scheduling Request (See AD Pack Requirements)   |
| <input type="checkbox"/> Verify LMS Requirements are satisfied   | <input type="checkbox"/> Signed Staff Report (See Staff Report Contents)   |
| <input type="checkbox"/> Electronic Files sent via e-mail to PC Secretary (approved by Principal Planner):   |  |
| 1. (Word Doc) Final Staff Report<br>2. (Word Doc) NOD or NOE<br>3. (Word Doc) Initial Study<br>4. (Word Doc) Approved Power Point Presentation (not required for DH Items)   |  |

**NOTE:**

- 1) **PLANNERS** - this form is to remain with the Staff Report.
- 2) **QC TEAM** - verify the LMS UPDATE REQUIREMENTS have been satisfied, Update LMS to DH or PC status and input the date into LMS Screen 2, and provide the Notice of Public Hearing.

Comments:

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

DATE: April 17, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe

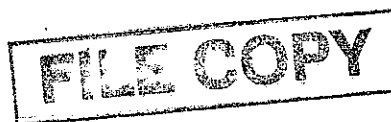
Riv. Waste Management Dept.  
Supervisor Buster  
Commissioner Roth  
City of Riverside  
Val Verde Unified School Dist.  
WMWD  
SCE  
Southern California Gas  
Sandy Isom

**TENTATIVE PARCEL MAP NO. 36004** – EA41926 – Applicant: Abdul Riaz – Eng/Representative: Evans Design – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – 2.07 gross acres – Location: The project is located Northerly of Rodney Avenue, Southerly of Warren Road, and Easterly of Parsons Road. – Zoning: Light Agriculture (A-1) – **REQUEST:** The tentative parcel map is a Schedule "H" subdivision of 2.07 acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. APN: 266-291-008. **NOTE:** Parsons Rd. is improved with 24 feet of AC paving along entire frontage of the project site.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 8, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, at **(951) 955-5133** or email at [jphithay@RCTLMA.org](mailto:jphithay@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:



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

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

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

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



John V. Rossi  
*General Manager*

Charles D. Field  
*Division 1*

Thomas P. Evans  
*Division 2*

Brenda Dennstedt  
*Division 3*

Donald D. Galleano  
*Division 4*

S.R. Al Lopez  
*Division 5*

December 10, 2009

Mr. Greg Dellenbach  
Riverside County Department of Environmental Health  
P.O. Box 1206  
Riverside, CA 92502

WATER AND SEWER AVAILABILITY  
APN 266-291-008 - TPM 36004  
WESTERN'S GRID # 44039  
ID-1, T3S, R4W, SECTION 32  
2 EDU(S)

A.P.N. 266-291-008 is located in Western's retail service area and eligible to receive domestic water and sewer service upon payment of all applicable fees and charges. The owner and/or developer should contact Western's Engineering Department to establish the exact facility or other improvements needed for the project. The applicant should be prepared to provide the following information:

- Water and sewer plans
- Irrigation and landscaping needs
- Fire protection requirements.
- Grading and street improvement plans

**Western's review and approval is required prior to issuing construction permits.**

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 *et. seq.*, and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Please note that additional fees are associated with these tasks.

Water supply for the subject parcel originates in northern California and is transported to the region via the State Water Supply Project. It is then treated for domestic service at Metropolitan Water District's (MWD) Henry J. Mills Water Treatment Plant. Western purchases the treated water from MWD and provides retail domestic water service to customers within its service area.

Mr. Greg Dellenbach  
12/10/09  
Page 2

Water service is contingent upon prompt payment of all charges as specified in the current ordinance (*An Ordinance of the Board of Directors of Western Municipal Water District of Riverside County Setting Rules and Regulations Governing Water Service and Water Users and Establishing and Reaffirming Rates and Charges for Water Service*). Charges that may be assessed prior to water meter installation and service include but are not limited to:

- Added Facilities Charges (AFC)
- Participation in existing or proposed water pipelines
- Distribution System Fees (DSF)
- Meter assembly cost
- Billing deposit

If other substantial development occurs first, it may then be necessary to construct additional pumping plants, storage tanks, and transmission waterlines in order to deliver sufficient water to the subject parcel.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection as Western does not operate a fire protection district.

Western will provide sewer treatment for these parcels at the March Air Reserve Base (MARB) wastewater treatment plant. The owner and/or developer is will be responsible to construct and maintain the sewer conveyance pipeline system until such time Western issues a Notice of Final Inspection and accepts ownership of the sewer pipeline system.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All requirements referred to in this letter are subject to change without notice.

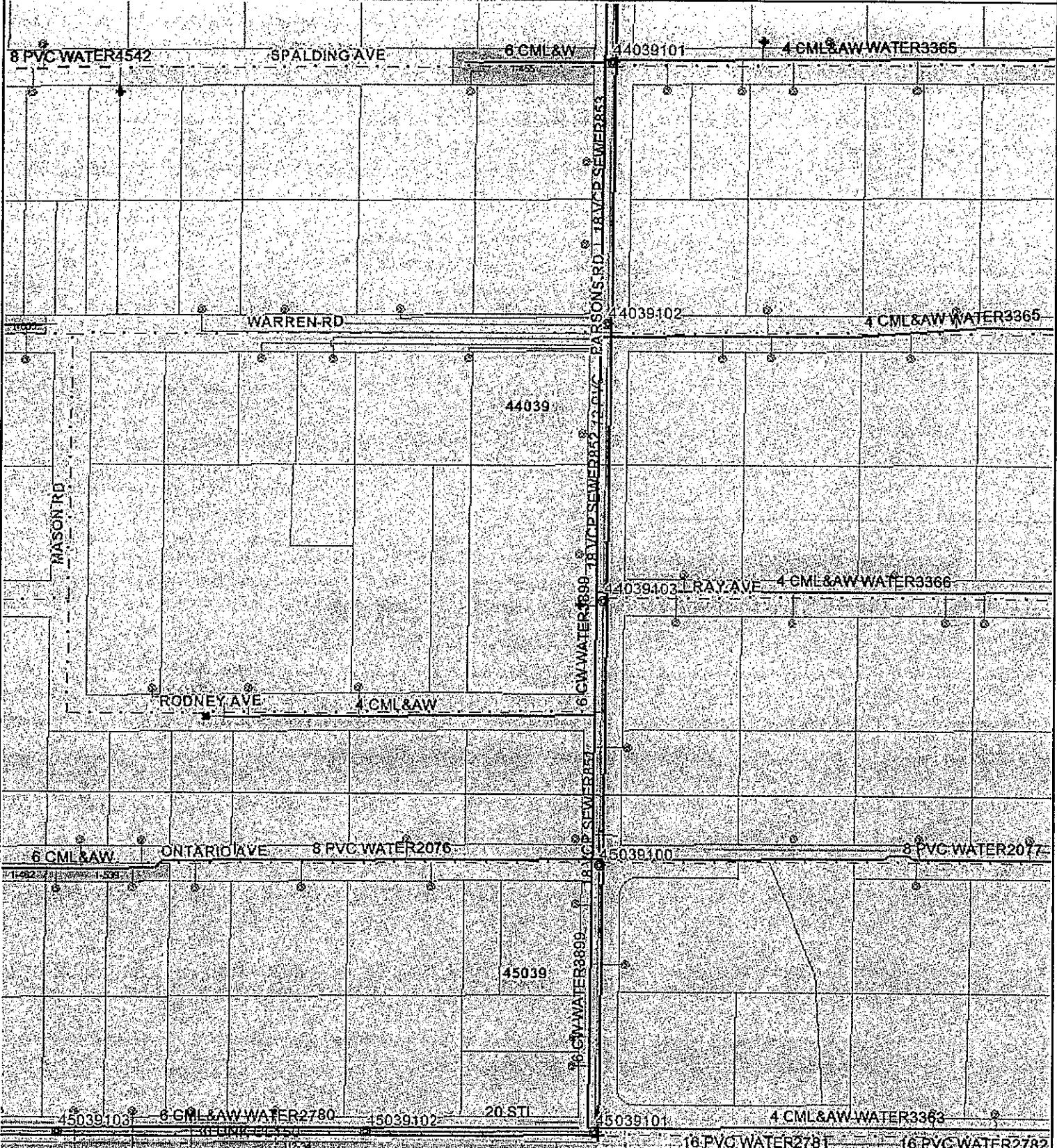
All requirements referred to in this letter are subject to change without notice. This "Will Serve" letter shall remain in effect for twelve months; any improvements not completed within that period shall require reevaluation.

Should you have any questions regarding this letter, please contact Development Services at (951) 789-5000.

  
TAMMY MARTIN  
Engineering Department

Enc. Map

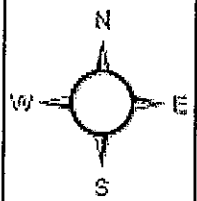
cc: Thatcher Engineering, 1461 Ford St., Ste.#B, Redlands, CA 92373



Scale: 1"=200 feet

Title: TPM36004

Date: 12/8/2009



This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact WMWD DEVSERVICES staff for the most up-to-date information.



May 8, 2008

Jim Phithayanukarn  
Riverside County Planning Department  
MAILSTOP 1070  
P.O. Box 1409  
Riverside, California 92502-1409

**SUBJECT: TENTATIVE PARCEL MAP NO. 36004**


Dear Mr. Phithayanukarn:

Thank you for the opportunity to comment on this above noted project, a two parcel subdivision of approximately 2.07 gross acres located on the northwest corner of Parsons Road and Rodney Avenue. The project is within the City's southern sphere of influence; however, it is not within an active annexation area. The City's General Plan 2025 land use designation for the project site is VLDR – Very Low Density Residential, which establishes a maximum density of 3.2 dwelling units per acre. The proposed subdivision is consistent with the density for the VLDR designation.

An aerial of the project site and the proposed parcel map shows Rodney Avenue, adjacent to and providing access to the site, as an existing unpaved road. The City requests that all streets providing access to the subdivision have paved surfaces with a maintenance mechanism in place to provide adequate assurance that they will be maintained.

We look forward to working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Barbara Bouska, Associate Planner, at (951) 826-5507 or by email at [bbouska@riversideca.gov](mailto:bbouska@riversideca.gov).

Sincerely,



Ken Gutierrez, AICP  
Planning Director

c: Mayor Ronald O. Loveridge  
Riverside City Council Members  
Brad Hudson, City Manager  
Michael Beck, Assistant City Manager  
Scott Barber, Community Development Director  
Tom Boyd, Deputy Public Works Director/City Engineer  
Supervisor Buster, P.O. Box 1527, Riverside, CA 92502-1527  
Ron Goldman, Planning Director, P.O. Box 1409, Riverside, CA 92502-1409

G:\GENPLAN\Agency Comments\Riverside\_County\PM 36004.doc

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 36004 DATE SUBMITTED: 4/4/08

**APPLICATION INFORMATION**

Applicant's Name: Mulhearn Realtors E-Mail: vickyv@thatcherengineering.com

Mailing Address: c/o Thatcher Engineering & Associates, Inc., 1461 Ford Street, Suite 105  
Redlands Street 92373  
CA CA  
City State ZIP

Daytime Phone No: (909) 748-7777 Fax No: (909) 748-7776  
Thatcher Engineering &

Engineer/Representative's Name: Associates, Inc. E-Mail: vickyv@thatcherengineering.com

Mailing Address: 1461 Ford Street, Suite 105  
Redlands Street 92373  
CA CA  
City State ZIP

Daytime Phone No: (909) 748-7777 Fax No: (909) 748-7776

Property Owner's Name: Keswick Financial E-Mail: murraywoulfe@prucarealty.com

Mailing Address: c/o Mulhearn Realty, 18000 Studebaker Rd., Suite 205  
Cerritos Street 90703  
CA CA  
City State ZIP

Daytime Phone No: (562) 860-2625 Fax No: (562) 860-2835

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Mulhearn Realtors  
PRINTED NAME OF APPLICANT      Buce T. Mulh  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Keswick Financial  
PRINTED NAME OF PROPERTY OWNER(S)      Buce T. Mulh  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 266-291-008

Section: 32      Township: 3 South      Range: 4 West

Approximate Gross Acreage: \_\_\_\_\_

General location (cross streets, etc.): North of Markham Street, South of Warren Road, East of Wood Road, West of Cole Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2008 Edition, page 764, grid D-7

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

The project proposes to subdivide 2.07 gross acres into two minimum 1 acre parcels.

Related cases filed in conjunction with this request:

CA 07651

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: Riparian/Riverine Area/Vernal Pools Survey

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 200 cy

Estimated amount of fill = cubic yards 700 cy

Does the project need to import or export dirt? Yes  No

Import 500 cy Export \_\_\_\_\_ Neither \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?  
Import shall be from County of Riverside approved source.

What is the anticipated route of travel for transport of the soil material?  
Unknown at this time.

How many anticipated truckloads? 36 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4,832 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both  N/A

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *J. Palzouk* Date 12/22/09

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36004** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Mulhearn Realtors – Eng/Representative: Thatcher Engineering & Associates, /inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – 2.07 gross acres – Location: The project is located northerly of Rodney Avenue, southerly of Warren Road, and westerly of Parsons Road. – Zoning: Light Agriculture (A-1) – **REQUEST:** The tentative parcel map proposes a Schedule “H” subdivision of 2.07 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. APN: 266-291-008. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Jeff Horn at 951-955-4641 or e-mail [jhorn@rcplma.org](mailto:jhorn@rcplma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Jeff Horn  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/29/2010.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36004 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

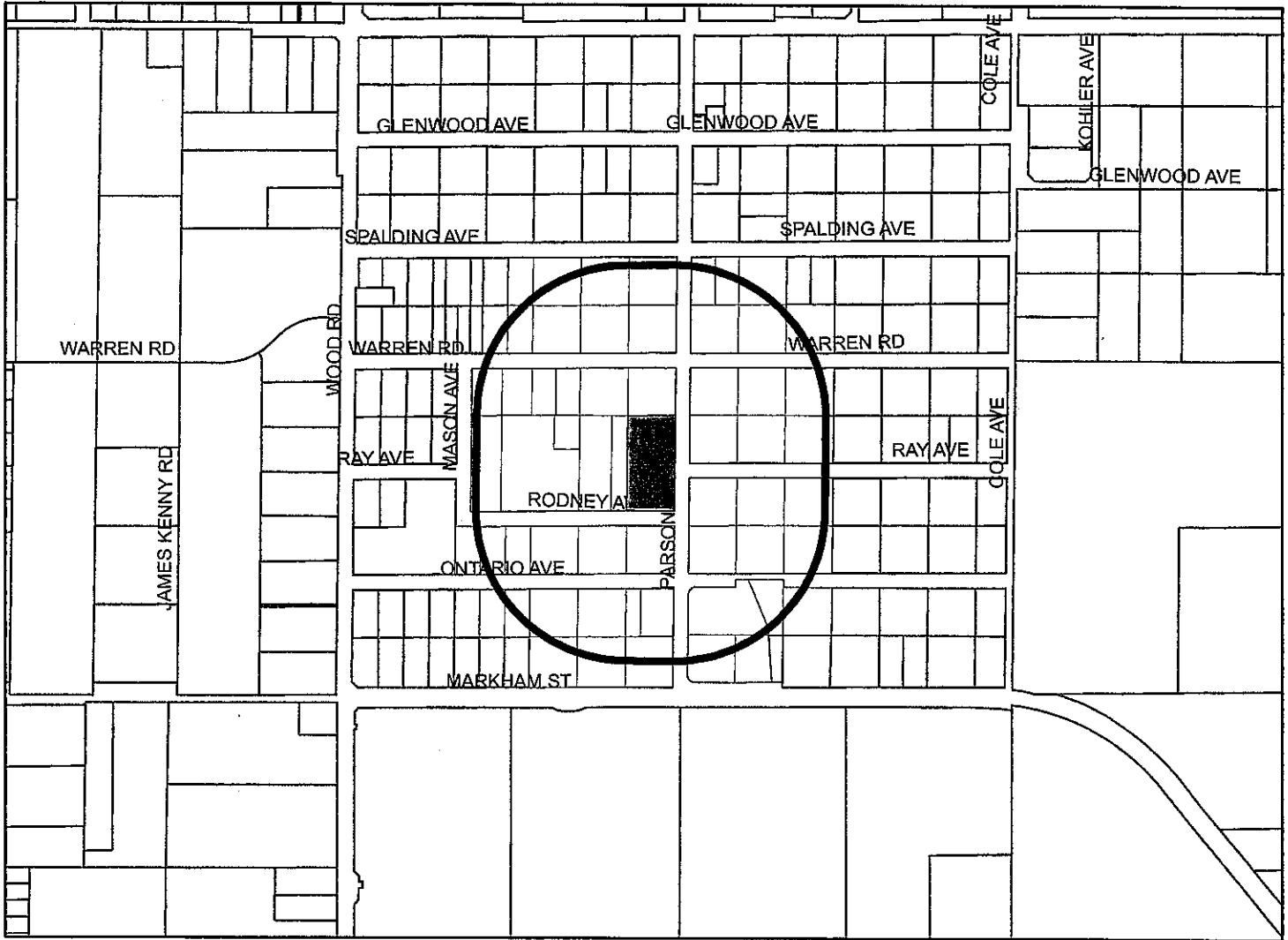
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 6/30/10 CO  
EXPIRES: 12/29/10

## 600 feet buffer



### Selected Parcels

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 266-291-006 | 266-291-009 | 266-291-010 | 266-293-001 | 266-301-006 | 266-282-003 | 266-253-001 | 266-253-002 | 266-293-009 | 266-263-007 |
| 266-263-006 | 266-293-006 | 266-293-005 | 266-253-005 | 266-282-001 | 266-293-003 | 266-263-002 | 266-243-019 | 266-243-018 | 266-291-002 |
| 266-282-002 | 266-263-008 | 266-302-004 | 266-292-003 | 266-302-005 | 266-301-003 | 266-301-002 | 266-284-007 | 266-284-006 | 266-303-003 |
| 266-303-014 | 266-291-008 | 266-243-010 | 266-263-003 | 266-302-001 | 266-253-003 | 266-291-003 | 266-302-006 | 266-253-004 | 266-301-005 |
| 266-291-005 | 266-302-002 | 266-291-004 | 266-293-004 | 266-292-001 | 266-283-006 | 266-253-006 | 266-292-002 | 266-263-001 | 266-291-001 |
| 266-283-005 | 266-301-001 | 266-303-013 | 266-303-008 | 266-303-011 | 266-293-008 | 266-283-004 | 266-302-003 | 266-301-004 | 266-293-002 |



540 270 0 540 Feet

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



APN: 266291006, ASMT: 266291006  
1ST BAPTIST CHURCH OF GLEN VALLEY  
19240 RODNEY AVE  
RIVERSIDE CA. 92508

APN: 266263006, ASMT: 266263006  
CLEVE J MARTIN, ETAL  
C/O ZEFFIE COLEMAN JR  
1621 W 58TH  
LOS ANGELES CA 90062

APN: 266291010, ASMT: 266291010  
AARON K LEVINE, ETAL  
19156 RODNEY AVE  
RIVERSIDE CA. 92508

APN: 266293005, ASMT: 266293005  
DANA D COLE  
19200 MARKHAM ST  
RIVERSIDE CA 92508

APN: 266293001, ASMT: 266293001  
ANTHONY PEREZ  
1924 GARNSEY ST  
SANTA ANA CA 92707

APN: 266253005, ASMT: 266253005  
DANIEL J GONZALEZ  
19170 WARREN RD  
RIVERSIDE CA. 92504

APN: 266301006, ASMT: 266301006  
BRANDON SCAMIHORN, ETAL  
19340 RAY AVE  
RIVERSIDE CA. 92508

APN: 266282001, ASMT: 266282001  
DINK PROP INC  
160 E TAMARACK AVE  
INGLEWOOD CA 90301

APN: 266282003, ASMT: 266282003  
BRENT RONA STRINGER, ETAL  
19090 RODNEY AVE  
RIVERSIDE CA. 92505

APN: 266293003, ASMT: 266293003  
EDWARD CLARK, ETAL  
3808 TRACY CT  
BAKERSFIELD CA 93311

APN: 266253002, ASMT: 266253002  
CHRISTINA THOMPSON  
7845 WEST BLVD  
INGLEWOOD CA 90305

APN: 266263002, ASMT: 266263002  
EDWARD R SOSA, ETAL  
19281 SPALDING AVE  
RIVERSIDE CA. 92508

APN: 266293009, ASMT: 266293009  
CINDY ILLINGWORTH  
17861 ROMELLE AVE  
SANTA ANA CA 92705

APN: 266243019, ASMT: 266243019  
ESPERANZA R CASTRO  
19124 WARREN RD  
RIVERSIDE CA. 92508

APN: 266243018, ASMT: 266243018  
ESTER L ROSBOROUGH, ETAL  
351 E 124TH ST  
LOS ANGELES CA 90061

APN: 266301002, ASMT: 266301002  
JAIME OLAGUE, ETAL  
19345 WARREN RD  
RIVERSIDE CA 92508

APN: 266291002, ASMT: 266291002  
EULALIO A NAVARRO, ETAL  
19175 WARREN RD  
RIVERSIDE CA. 92508

APN: 266284007, ASMT: 266284007  
JOHN BACHOR  
19101 ONTARIO AVE  
RIVERSIDE CA. 92508

APN: 266282002, ASMT: 266282002  
FORTUNATO FLORES, ETAL  
1349 BALLERINA PL  
POMONA CA 91768

APN: 266284006, ASMT: 266284006  
KENNETH E MCKENNEY, ETAL  
19099 ONTARIO AVE  
RIVERSIDE CA. 92508

APN: 266263008, ASMT: 266263008  
GABRIEL MORALES, ETAL  
19348 WARREN RD  
RIVERSIDE CA. 92508

APN: 266303014, ASMT: 266303014  
KENNETH MICHAEL STEVENSON, ETAL  
18373 ONTARIO AVE  
RIVERSIDE CA 92508

APN: 266302004, ASMT: 266302004  
GEORGE M VALENCIA, ETAL  
17880 PARSONS RD  
RIVERSIDE CA. 92508

APN: 266291008, ASMT: 266291008  
KESWICK FINANCIAL  
C/O MULHEARN REALTORS  
18000 STUDEBAKER NO 205  
CERRITOS CA 90703

APN: 266292003, ASMT: 266292003  
GERALD K DEDEAUX, ETAL  
17901 PARSONS RD  
RIVERSIDE CA. 92508

APN: 266243010, ASMT: 266243010  
LOUISE MCCOY, ETAL  
C/O CHRITINA THOMPSON  
7845 WEST BLV  
INGLEWOOD CA 90305

APN: 266302005, ASMT: 266302005  
HOMAIRA SAKHI  
19302 ONTARIO AVE  
RIVERSIDE CA. 92508

APN: 266263003, ASMT: 266263003  
MARGRETT KNIGHTON, ETAL  
19283 SPALDING AVE  
RIVERSIDE CA. 92508

APN1266302001, ASMT: 266302001  
MATTHEW SCOTT TOWNSEND, ETAL  
19275 RAY AVE  
RIVERSIDE CA. 92508

APN: 266302002, ASMT: 266302002  
ONEWEST BANK  
888 E WALNUT ST  
PASADENA CA 91101

APN4266253003, ASMT: 266253003  
MERRITT T MARTIN, ETAL  
17689 PARSON RD  
RIVERSIDE CA. 92508

APN: 266291004, ASMT: 266291004  
OSVALDO GODOY, ETAL  
17781 PARSONS RD  
RIVERSIDE CA. 92508

APN4266291003, ASMT: 266291003  
MICHAEL BOITNOTT, ETAL  
19191 WARREN RD  
RIVERSIDE CA. 92508

APN: 266293004, ASMT: 266293004  
PATRICIA LYNN LINDER  
19201 ONTARIO AVE  
RIVERSIDE CA. 92508

APN3266302006, ASMT: 266302006  
MICHAEL G DRAKE, ETAL  
19344 ONTARIO AVE  
RIVERSIDE CA 92508

APN: 266283006, ASMT: 266283006  
RACHEL DASHIELL  
2228 OLD SALEM RD  
AUBURN HILLS MI 48326

APN1266253004, ASMT: 266253004  
MICHAEL GRESHAM, ETAL  
19130 WARREN RD  
RIVERSIDE CA. 92508

APN: 266253006, ASMT: 266253006  
RAMON MENDOZA, ETAL  
17745 PARSONS RD  
RIVERSIDE CA. 92508

APN3266301005, ASMT: 266301005  
MOLLIE BRICE  
10451 SOUTH FIGUEROA ST  
LOS ANGELES CA 90003

APN: 266292002, ASMT: 266292002  
RONALD L RODGERS, ETAL  
19188 ONTARIO ST  
RIVERSIDE CA. 92503

APN3266291005, ASMT: 266291005  
MORONGO V I K LTD PARTNERSHIP  
P O BOX 1078  
BLOOMINGTON CA 92316

APN: 266263001, ASMT: 266263001  
SALVADOR DELGADO, ETAL  
19265 SPALDING AVE  
RIVERSIDE CA 92508

APN: 266291001, ASMT: 266291001  
SANDRA LYNN CLARK  
3479 ELMWOOD CT  
RIVERSIDE CA 92506

APN: 266301004, ASMT: 266301004  
THOMAS GARCIA  
18401 GLASS MOUNTAIN DR  
RIVERSIDE CA 92504

APN: 266283005, ASMT: 266283005  
SCOTT A TURLEY, ETAL  
19104 ONTARIO AVE  
RIVERSIDE CA. 92508

APN: 266293002, ASMT: 266293002  
THOMAS L HIGHTOWER, ETAL  
19191 ONTARIO AVE  
RIVERSIDE CA. 92508

APN: 266301001, ASMT: 266301001  
SEOUNG Y KIM, ETAL  
17780 PARSONS RD  
RIVERSIDE CA. 92508

APN: 266303011, ASMT: 266303011  
SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770

APN: 266293008, ASMT: 266293008  
STEPHEN L EDDY  
17975 PARSONS RD  
RIVERSIDE CA. 92508

APN: 266283004, ASMT: 266283004  
STEVEN R VANCE  
19094 ONTARIO AVE  
RIVERSIDE CA. 92508

APN: 266302003, ASMT: 266302003  
TERESA R FRIZZEL  
11290 ARLINGTON AVE  
RIVERSIDE CA 92505

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

ATTN: Planning Director  
Planning Department, City of Riverside  
3900 Main St., 3rd floor  
Riverside, CA 92522

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

Western Municipal Water District  
450 E. Alessandro Blvd.  
Riverside, CA 92508-2449

Applicant:  
Mulhearn Realtors  
1461 Ford St, Suite 105  
Redlands CA 92373

Eng/Rep:  
Thatcher Engineering  
1461 Ford St, Suite 105  
Redlands CA 92373

Owner:  
Bruce T. Mulhearn/Grasmere Trust  
18000 Studebaker St.  
Cerritos, CA 90703

Applicant:  
Mulhearn Realtors  
1461 Ford St, Suite 105  
Redlands CA 92373

Eng/Rep:  
Thatcher Engineering  
1461 Ford St, Suite 105  
Redlands CA 92373

Owner:  
Bruce T. Mulhearn/Grasmere Trust  
18000 Studebaker St.  
Cerritos, CA 90703

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

ENVIRONMENTAL ASSESSMENT NO. 41926 TENTATIVE PARCEL MAP NO. 36004  
*Project Title/Case Numbers*

Jeff Horn (951) 955- 4641  
*County Contact Person Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Mulhearn Realtors 1461 Ford St, Suite 105, Redlands CA 92373  
*Project Applicant Address*

Northerly of Rodney Avenue, southerly of Warren Road, and westerly of Parsons Road.  
*Project Location*

The tentative parcel map a Schedule "H" subdivision of 2.07 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 23, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PM36004\DH-BOS\NOD Form PM36004.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41926 ZCFG05272

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0803443

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MULHEARN REALTY \$64.00  
paid by: CK 15226  
CFG FOR EA 41926  
paid towards: CFG05272 CALIF FISH & GAME: DOC FEE  
at parcel: 17801 PARSONS RD RIV  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2008 16:42  
MBRASWEL posting date Apr 04, 2008

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1007045

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MULHEARN REALTY \$2,010.25  
paid by: CK 33036  
CFG FOR EA 41926  
paid towards: CFG05272 CALIF FISH & GAME: DOC FEE  
at parcel: 17801 PARSONS RD RIV  
appl type: CFG3

By \_\_\_\_\_ Jun 24, 2010 11:23  
SBROSTRO posting date Jun 24, 2010

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,010.25 |

Overpayments of less than \$5.00 will not be refunded!



Agenda Item No.: 4.2  
Area Plan: Jurupa  
Zoning District: Pedley  
Supervisory District: Second  
Project Planner: Damaris Abraham  
Director's Hearing: September 13, 2010

Plot Plan No. 24493  
EA Number: 42297  
Applicant: T-Mobile West Corporation  
Engineer/Representative: Sequoia  
Deployment Services, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

The project is located in the Jurupa Area Plan, northerly of Clay Street and easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio); Specific Plan No. 123 (Mission De Anza)  |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) to the north<br>Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) to the south, east, and west |
| 3. Existing Zoning:                   | Manufacturing-Heavy (M-H)  |
| 4. Surrounding Zoning:                | Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north<br>Manufacturing-Heavy (M-H) to the south, east and west  |
| 5. Existing Land Use:                 | Warehouse facility   |
| 6. Surrounding Land Use:              | Railroad track and vacant to the north<br>Vacant to the south<br>Warehouse facilities to the east and west   |
| 7. Project Data:                      | Total Acreage: 3.06 Acres<br>Lease Area: 613 Square Feet   |
| 8. Environmental Concerns:            | See Attached Environmental Assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42297**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **PLOT PLAN NO. 24493**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Heavy (M-H) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is permitted use in the Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25 - 0.60 Floor Area Ratio) to the north, and Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) to the south, east, and west.
4. The zoning for the subject site is Manufacturing-Heavy (M-H).
5. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is a permitted use, subject to approval of a plot plan in the Manufacturing-Heavy (M-H) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is consistent with the development standards set forth in the Residential Manufacturing-Heavy (M-H) zone.

7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north and Manufacturing-Heavy (M-H) to the south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42297 identified the following potentially significant impacts:
  - a) Aesthetics

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Flood Zone.
  - b. A Fault Zone
  - c. A High Fire area.
  - d. A County Service Area.
  - e. A City Sphere of Influence.
  - f. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. An Airport Influence Area.
  - b. An area susceptible to Subsidence.
  - c. An area with high Liquefaction potential.
  - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 163-400-007.
5. This project was filed with the Planning Department on 03/29/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 05/13/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,678.

PP24493



Selected parcel(s):  
163-400-007

**LEGEND**

SELECTED PARCEL  
 CITY

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

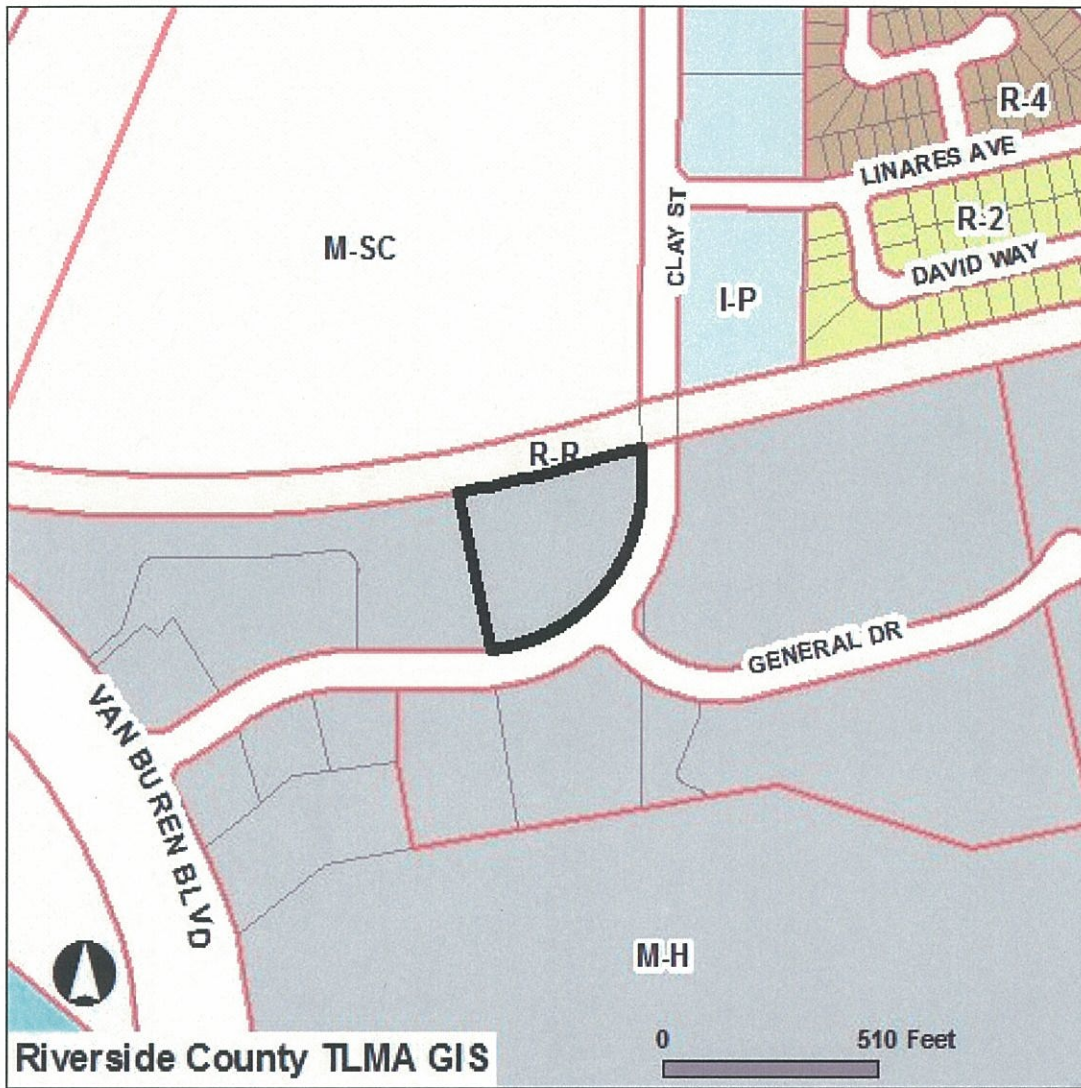
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 100412



PP24493



Selected parcel(s):  
163-400-007

**ZONING**

- |                 |                 |          |      |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES     | HIGHWAYS | CITY |
| PARCELS         | ZONING BOUNDARY | I-P      | M-H  |
| M-SC            | R-2             | R-4      | R-R  |
| W-1             |                 |          |      |

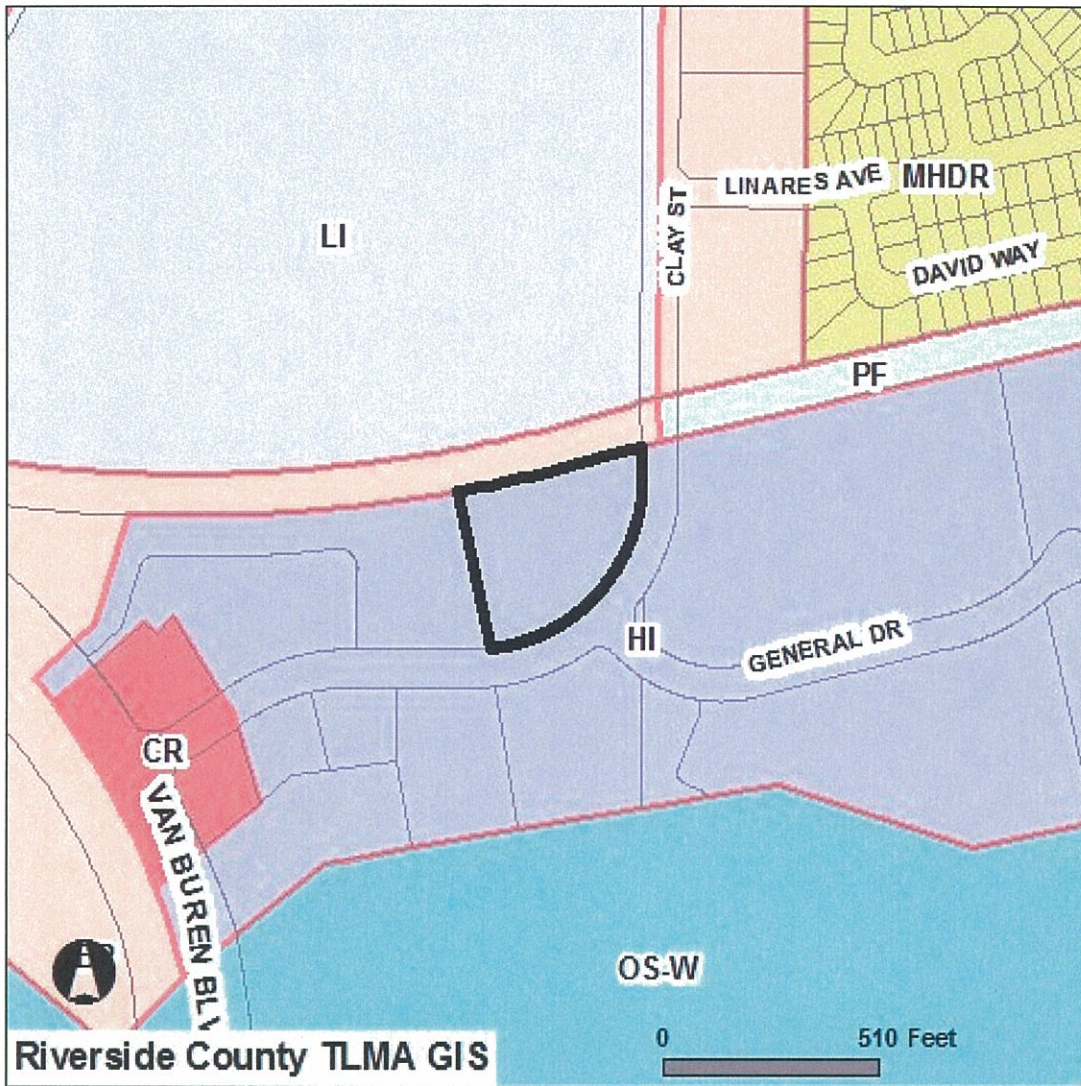
**\*IMPORTANT\***

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Version 100412

PP24493



Selected parcel(s):  
163-400-007

**LAND USE**

- |                        |  |                              |                       |
|------------------------|--|------------------------------|-----------------------|
| SELECTED PARCEL        | INTERSTATES                            | HIGHWAYS                     | CITY                  |
| PARCELS                | BP - BUSINESS PARK                     | CR - COMMERCIAL RETAIL       | HI - HEAVY INDUSTRIAL |
| LI - LIGHT INDUSTRIAL  | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-R - OPEN SPACE RECREATION | OS-W - WATER          |
| PF - PUBLIC FACILITIES |  |                              |                       |

**\*IMPORTANT\***

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**LOCATION**

Microsoft® Virtual Earth™



View from the Northeast to the Southwest

**EXISTING**



**PROPOSED**



Completed March 23, 2010

**IE25785A**  
**Clay Street Storage**  
 6515 Clay Street  
 Riverside, CA 92509

**VIEW 1**

**APPLICANT**

T-Mobile  
 3257 E. Guasti Rd. Suite 200  
 Ontario, CA 91761

**CONTACT**

Sequoia Deployment Services  
 Monica Moretta  
 1 Venture, Suite 200  
 Irvine, CA 92618  
 p 949.241.0175



**BLUE WATER DESIGN**  
 1741 Tustin Ave. 19A  
 Costa Mesa, CA 92627  
[bluewater-design.net](http://bluewater-design.net)  
 michelle@bluewater-design.net  
 p 714.473.2942  
 f 949.631.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



**LOCATION**

Microsoft® Virtual Earth™

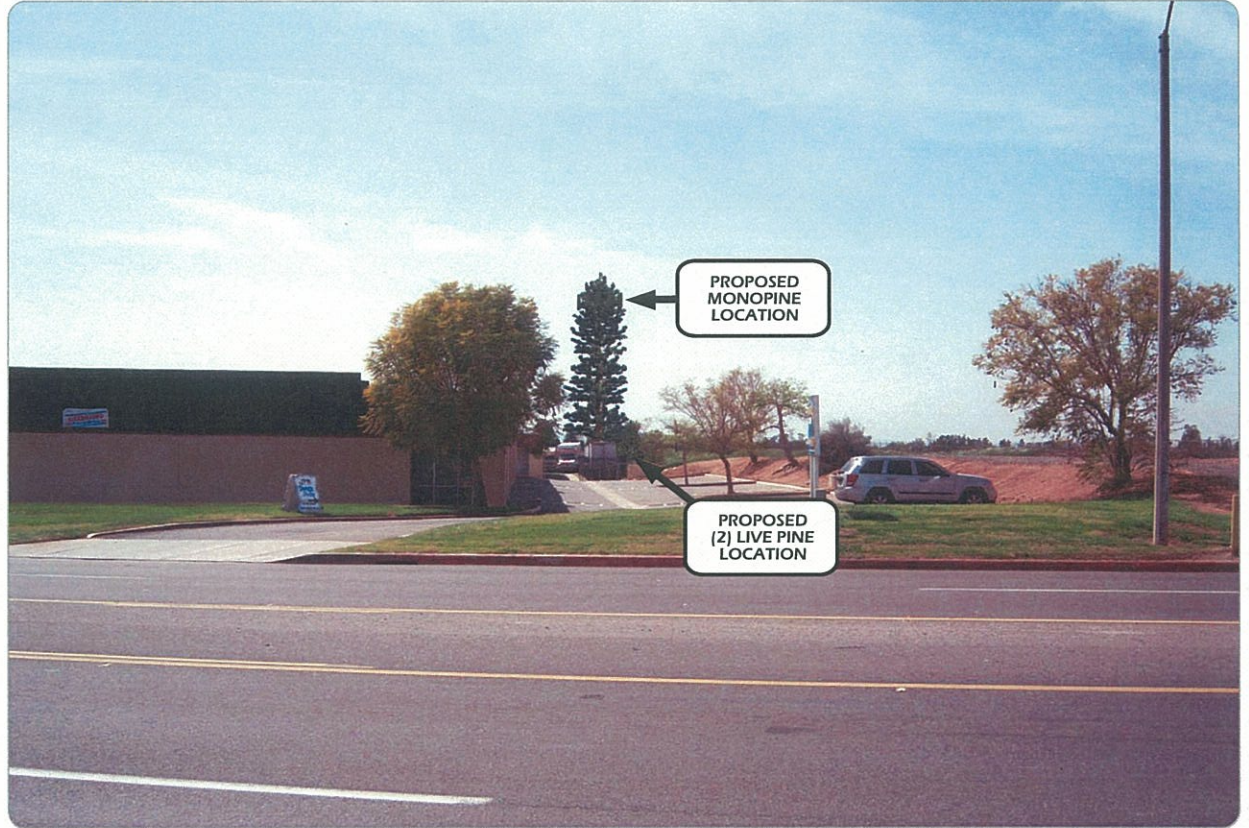


View from the East to the West

**EXISTING**



**PROPOSED**



Completed March 23, 2010

**IE25785A**  
**Clay Street Storage**

6515 Clay Street  
Riverside, CA 92509

**VIEW 2**

**APPLICANT**

T-Mobile  
3257 E. Guasti Rd, Suite 200  
Ontario, CA 91761

**CONTACT**

Sequoia Deployment Services  
Monica Moretta  
1 Venture, Suite 200  
Irvine, CA 92618  
p 949.241.0175



**BLUE WATER DESIGN**

1741 Tustin Ave. 19A  
Costa Mesa, CA 92627  
[bluewater-design.net](http://bluewater-design.net)  
[michelle@bluewater-design.net](mailto:michelle@bluewater-design.net)  
p 714.473.2942  
f 949.631.2316



LOCATION

Microsoft® Virtual Earth™



View from the Southeast to the Northwest

EXISTING



PROPOSED



Completed March 23, 2010

# IE25785A

Clay Street Storage

6515 Clay Street  
Riverside, CA 92509

## VIEW 3

**APPLICANT**

T-Mobile  
3257 E. Guasti Rd. Suite 200  
Ontario, CA 91761

**CONTACT**

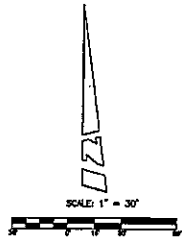
Sequoia Deployment Services  
Monica Moretta  
1 Venture, Suite 200  
Irvine, CA 92618  
p 949.241.0175



**BLUE WATER DESIGN**

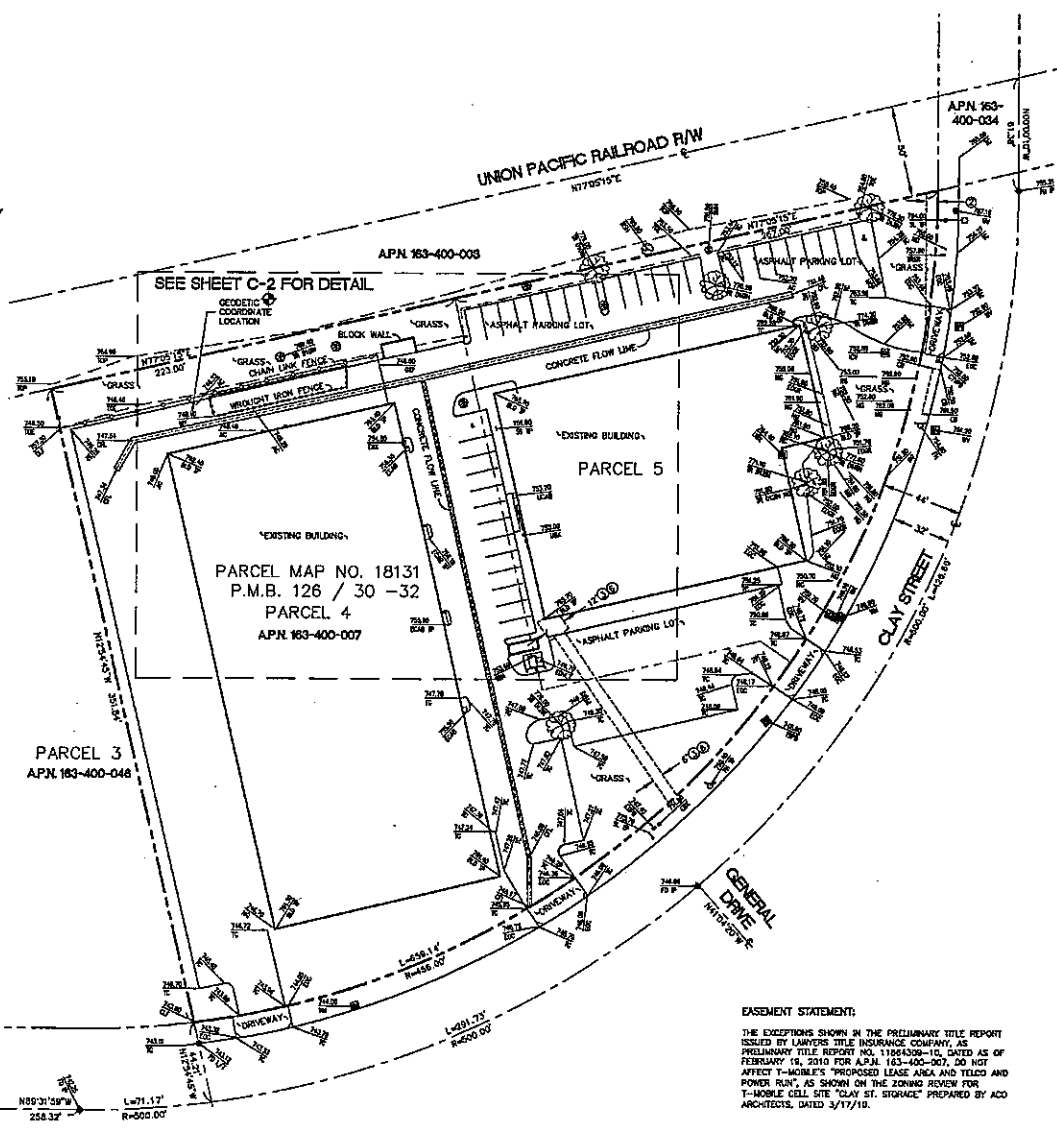
1741 Tustin Ave. 19A  
Costa Mesa, CA 92627  
[bluewater-design.net](http://bluewater-design.net)  
michelle@bluewater-design.net  
p 714.473.2942  
f 949.631.2316





**LEGEND:**

- AC ASPHALT CONCRETE
- APX ASPHALT
- BL BOLLARD
- BLD BUILDING
- BUSH BUSH
- BTM BOTTOM
- CB CONCRETE BASIN
- CFL CONCRETE FLOW LINE
- CLF CHAIN LINK FENCE
- CPD CONCRETE PAD
- CTPS CABLE TV PULL BOX
- D CHANTEL
- EBX ELECTRICAL BOX
- ECAB ELECTRICAL CABINET
- EXPB EXISTING PULL BOX
- EVLY EXISTING VALVE
- EA ELECTRICAL METER
- EOC EDGE OF CONCRETE
- EOG EDGE OF GRASS
- FD FOUND
- FF FINISHED FLOOR
- FFH FIRE HYDRANT
- GFIP GATE POST
- GV GAS VENT
- H HEBT
- HCP HANDICAP PARKING
- HSE HOUSE
- ICV IRRIGATION CONTROL VALVE
- IH INCHES
- IPV IRON PIPE
- ISF IRON SINK FACE OF WALL
- L/T LEAD AND TACK
- LUR LUG
- MG NATURAL GROUND
- SOD SEWER CLEAN OUT
- SL STREET LIGHT
- SMH SEWER MANHOLE
- SS STREEL SIGN
- TC TOP OF CURB
- TE TRUNK ENCLOSURE
- TIC TOP OF SLOPE
- TOP TOP OF SLOPE
- TP TRIP
- TR TRUSS
- TRK TRANSFORMER
- TRSD TRUSS ROOF
- TRSF TRAFFIC SIGNAL PULL BOX
- UBX UTILITY BOX
- UCAB UTILITY CABINET
- WF WROUGHT IRON FENCE
- WM WATER METER
- WV WATER VALVE
- WBW WROUGHT IRON FENCE
- CHUNK BLOCK WALL
- BOLLARD
- CENTERLINE
- CHAIN LINK FENCE
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VENT
- FOUND MONUMENT
- GAS VENT
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- SEWER CLEAN OUT
- SEWER MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- STREET SIGN
- TRAFFIC SIGNAL PULL BOX
- UTILITY BOX
- WATER METER
- WATER VALVE
- WROUGHT IRON FENCE



PARCEL MAP NO. 18131  
P.M.B. 126 / 30 -32  
PARCEL 4  
APN 163-400-007

PARCEL 3  
APN 163-400-046

APN 163-400-003

APN 163-400-034

**EASEMENT STATEMENT:**

THE EXCEPTIONS SHOWN IN THE PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE COMPANY, AS PRELIMINARY TITLE REPORT NO. 11864309-10, DATED AS OF FEBRUARY 19, 2010 FOR A.P.N. 163-400-007, DO NOT AFFECT T-MOBILE'S PROPOSED LEASE AREA AND TOWER AND POWER R/W, AS SHOWN ON THE ZONING REVIEW FOR T-MOBILE CELL SITE "CLAY ST. STORAGE" PREPARED BY ACO ARCHITECTS, DATED 3/17/10.

**COORDINATES:**

LATITUDE 33°56'06.17" N  
LONGITUDE 117°57'48.13" W  
HAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTACH" G.P.S. RECEIVERS AND ASHTACH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

**BASIS OF BEARINGS:**

THE CENTERLINE OF CLAY STREET BEING NORTH 85°31'59" WEST PER PARCEL MAP NO. 18131, P.M.B. 126/30-32, RECORDS OF RIVERSIDE COUNTY.

**ASSESSOR'S IDENTIFICATION:**

RIVERSIDE COUNTY A.P.N. 163-400-007

**AREA:**

3.068 ACRES PER RIVERSIDE COUNTY ASSESSOR

**BENCH MARK REFERENCE:**

U.S.G.S. BENCH MARK "BM 752"  
UNITED STATES GEODETIC SURVEY BENCH MARK "BM 752" AS SHOWN ON THE "RIVERSIDE WEST" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 704.5 FEET A.M.S.L. (NAVD83) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

**TITLE REPORT IDENTIFICATION:**

LAWYERS TITLE INSURANCE CORPORATION PRELIMINARY TITLE REPORT, FILE NO. 11864309-10, DATED AS OF FEBRUARY 19, 2010.

**EASEMENT NOTES:**

- ① AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON AUGUST 24, 1988 AS INSTRUMENT NO. 243254 OF OFFICIAL RECORDS
- ② AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR PUBLIC UTILITIES, RECORDED ON OCTOBER 29, 1985 AS INSTRUMENT NO. 243254 OF OFFICIAL RECORDS
- ③ AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED ON OCTOBER 29, 1985 AS INSTRUMENT NO. 243254 OF OFFICIAL RECORDS.
- DENOTES ITEM PLOTTED HEREON

**LEGAL DESCRIPTION:**

PARCELS 4 AND 5 OF PARCEL MAP NO. 18131, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, RECORDED IN BOOK 126, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

**DATE OF SURVEY:**

FEBRUARY 26, 2010

**LIVING PLANTS STATEMENT:**

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (N/A) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.



| REV. | DATE/BY         | REVISION DESCRIPTION  |
|------|-----------------|-----------------------|
| 1    | 05/04/10<br>YT  | ISSUED FOR REVIEW     |
| 2    | 05/04/10<br>YT  | ADDED TITLE INFO.     |
| 3    | 05/04/10<br>JA  | ADDED ESMT. STATEMENT |
| 4    | 05/04/10<br>GCM | REV. GEO. COORD. LOC. |

**BURT HARRIS**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3148 ARWAY AVENUE, SUITE #1  
COSTA MESA, CALIFORNIA 92626  
714 537-1567 OFFICE  
714 537-1024 FAX  
N. 008.012

**T-Mobile**  
Stick Together  
3257 EAST GUYEN ROAD SUITE 200  
ONTARIO, CA 91761

AE DEVELOPMENT  
**ACO**  
ARCHITECTS - INC.  
2610 ENTERPRISE #600  
LAKE FOREST, CA 92650  
PHONE (949) 716-9940  
FAX: (949) 247-4768

APPROVALS:

| APPROVED BY:      | INITIALS | DATE |
|-------------------|----------|------|
| LANDLORD:         |          |      |
| VZM SITE AG:      |          |      |
| ZONING:           |          |      |
| VZM RF:           |          |      |
| VZM INTERCONNECT: |          |      |
| VZM UTILITY COOR: |          |      |
| VZM CONECT MGR:   |          |      |
| VZM PROJECT MGR:  |          |      |

SITE INFO:  
SITE NAME: 1E25785A  
**CLAY ST. STORAGE**  
SITE ADDRESS:  
6515 CLAY ST.  
RIVERSIDE, CA 92504

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

DRAWING INFO:

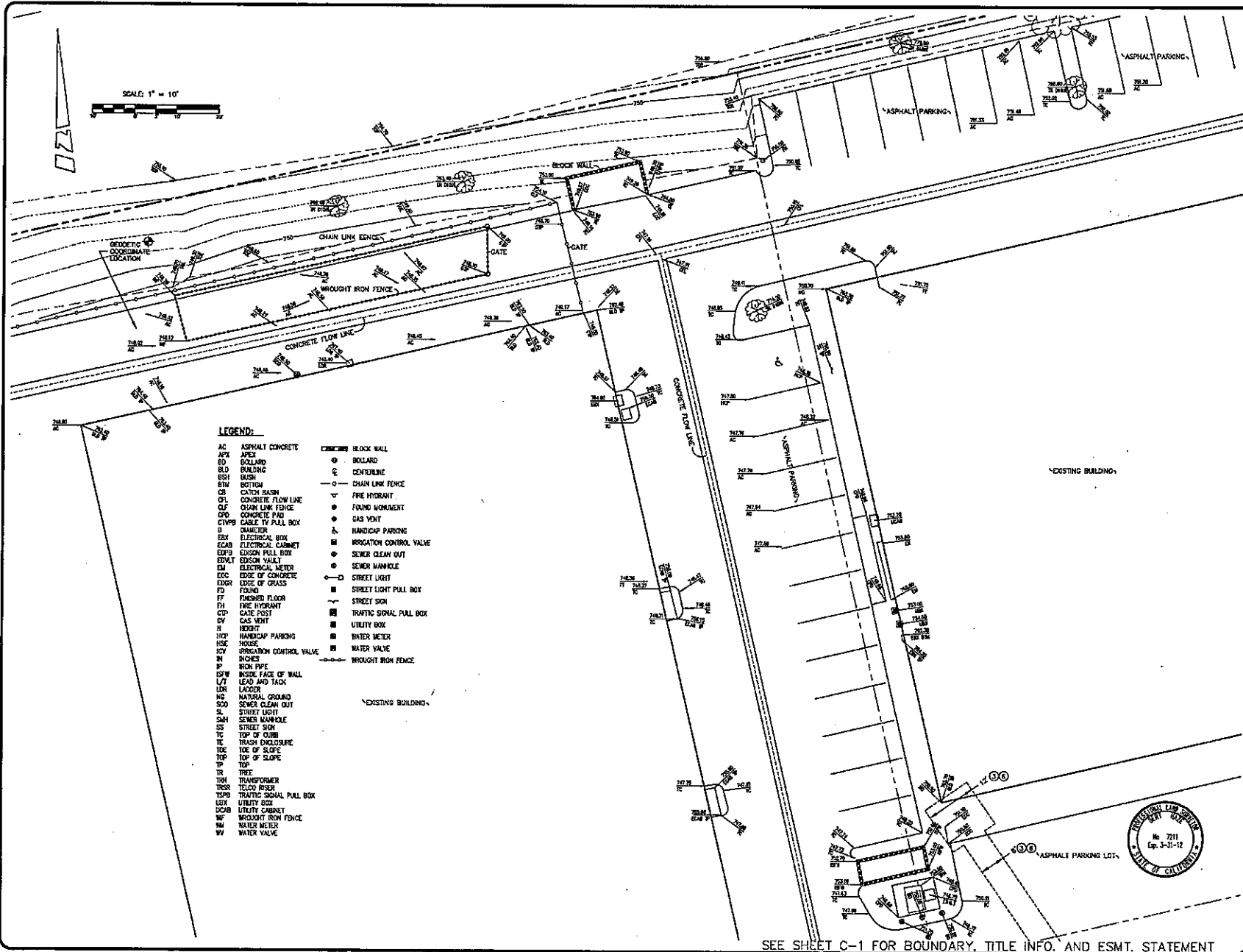
| DWG. NAME | DRAWN BY: | DATE:    |
|-----------|-----------|----------|
| 1E25785A  | YT        | 05/04/10 |

SHEET NUMBER:

|        |     |
|--------|-----|
| 1 OF 2 | C-1 |
|--------|-----|

SEE SHEET C-2 FOR SITE DETAILS





| REV. | DATE/BY         | REVISION DESCRIPTION  |
|------|-----------------|-----------------------|
| 1    | 02/04/10<br>YT  | ISSUED FOR REVIEW     |
| 2    | 02/04/10<br>YT  | ADDED TITLE INFO.     |
| 3    | 02/04/10<br>JA  | ADDED ESMT. STATEMENT |
| 4    | 02/04/10<br>CHR | REV. GEO. COORD. LOC. |

**BERT HASE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3184 ARROYO AVENUE, SUITE 101  
COSTA MESA, CALIFORNIA 92625  
714 567-1567 OFFICE  
714 567-1568 FAX  
JM 809 012

SITE BUILDER:  
**T-Mobile**  
Stick Together®  
3257 EAST GUASTI ROAD SUITE 200  
DOWNEY, CA 91761

ARE DEVELOPMENT  
**ACO**  
ARCHITECTS - INC.  
26170 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

APPROVALS:

| APPROVED BY:       | INITIALS: | DATE: |
|--------------------|-----------|-------|
| LANDLORD:          |           |       |
| V2M SITE ACQ.:     |           |       |
| ZONING:            |           |       |
| V2M REF.:          |           |       |
| V2M INTERCONNECT.: |           |       |
| V2M UTILITY COOR.: |           |       |
| V2M CONST MGR.:    |           |       |

SITE INFO:

SITE NAME: IE26785A  
**CLAY ST. STORAGE**

SITE ADDRESS:  
6515 CLAY ST.  
RIVERSIDE, CA 92504

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

DRAWING INFO:

| DWG. NAME: | DRAWN BY: | DATE:    |
|------------|-----------|----------|
| IE26785A   | YT        | 02/04/10 |

SHEET NUMBER:  
2 OF 2      C-2

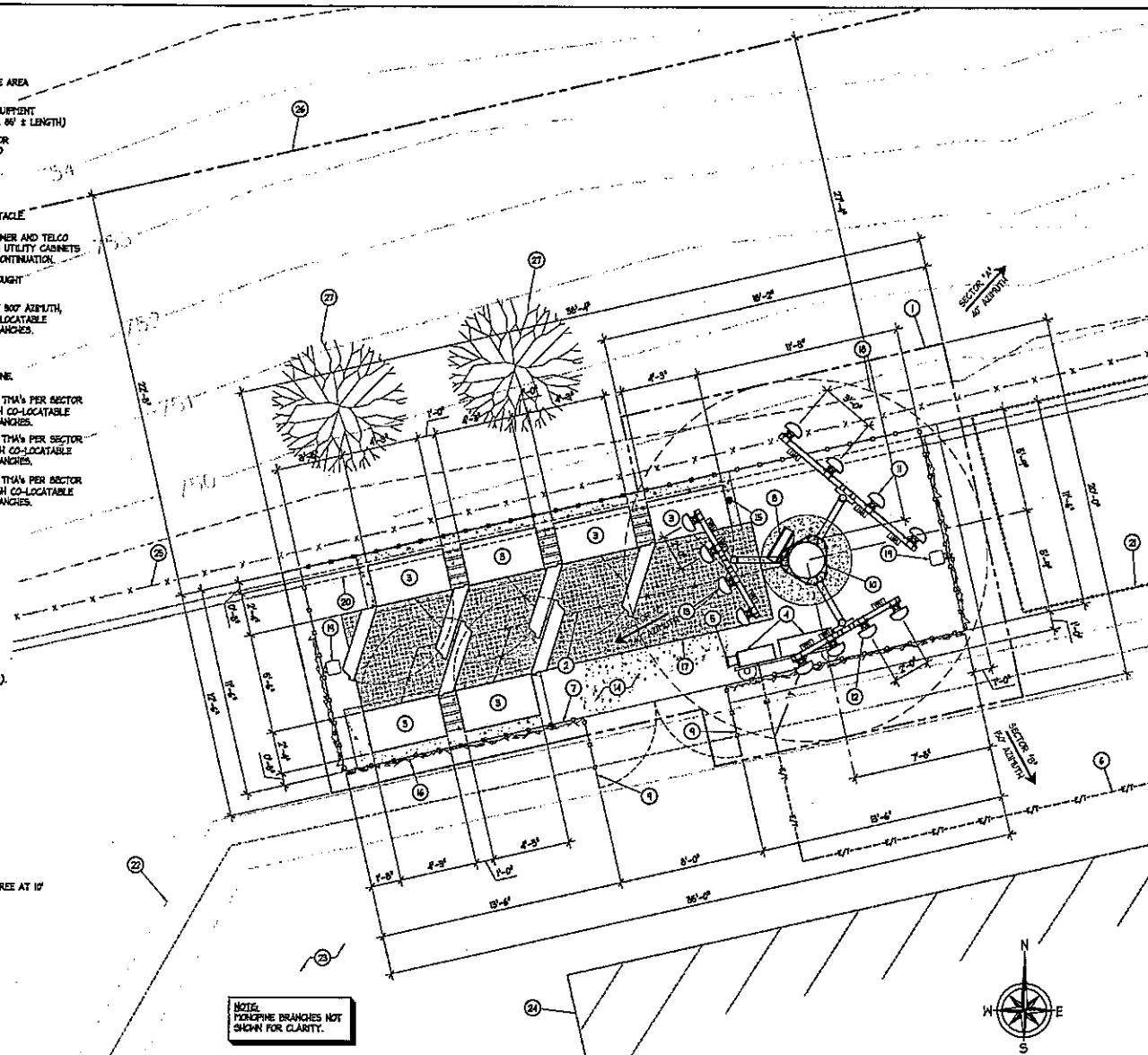
SEE SHEET C-1 FOR BOUNDARY, TITLE INFO. AND ESMT. STATEMENT



**NOTES:**

- 1 NEW T-MOBILE (48 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL.
- 2 NEW T-MOBILE COAX CABLE RUN FROM NEW EQUIPMENT CABINETS TO NEW PANEL ANTENNAS. (APPROX. 80' ± LENGTH)
- 3 NEW T-MOBILE (4) ERICSSON RBS 206 OUTDOOR EQUIPMENT CABINETS MOUNTED ON NEW RAISED CONCRETE PAD AT GROUND LEVEL.
- 4 NEW T-MOBILE POWER AND TELCO CABINETS MOUNTED ON NEW H-FRAME.
- 5 NEW T-MOBILE EMERGENCY GENERATOR RECEPTACLE.
- 6 NEW T-MOBILE UNDERGROUND CONDUIT FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY CABINETS (APPROX. 262' LENGTH). SEE SHEET A-1 FOR CONTINUATION.
- 7 NEW T-MOBILE 11'-4" X 35'-0" X 7'-4" HIGH WROUGHT IRON FENCE ENCLOSURE AT GRADE LEVEL.
- 8 NEW T-MOBILE 2' DIA. PARABOLIC ANTENNA AT 300° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- 9 NEW T-MOBILE 8' WIDE WROUGHT IRON DOUBLE GATES. PAINT TO MATCH EXISTING FENCE.
- 10 NEW T-MOBILE 70' HIGH CO-LOCATABLE MONOPINE.
- 11 NEW T-MOBILE (4) PANEL ANTENNAS WITH (4) TH1As PER SECTOR 15° AT 40° AZIMUTH, MOUNTED ON NEW 30' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- 12 NEW T-MOBILE (4) PANEL ANTENNAS WITH (4) TH1As PER SECTOR 15° AT 150° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- 13 NEW T-MOBILE (4) PANEL ANTENNAS WITH (4) TH1As PER SECTOR 15° AT 240° AZIMUTH, MOUNTED ON NEW 70' HIGH CO-LOCATABLE MONOPINE. PAINT TO MATCH NEW MONOPINE BRANCHES.
- 14 NEW T-MOBILE CONCRETE SLAB.
- 15 NEW T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- 16 NEW T-MOBILE CRAWLING VINES. SEE LANDSCAPE SHEETS.
- 17 NEW T-MOBILE COAX CABLE TRAY WITH DIAMOND PLATE COVER.
- 18 NEW T-MOBILE 20'-0" DIAMETER MONOPINE BRANCHES COVERAGE. (SHOWN DASHED).
- 19 NEW T-MOBILE SERVICE LIGHTS. TYPICAL OF (2).
- 20 PORTION OF EXISTING CURB TO BE REMOVED (SHOWN DASHED).
- 21 EXISTING 40' HIGH WROUGHT IRON FENCE ENCLOSURE TO REMAIN.
- 22 EXISTING CONCRETE FLOOR LINE.
- 23 EXISTING ASPHALT PAVEMENT.
- 24 EXISTING 14'-5" HIGH BUILDING.
- 25 EXISTING 7' HIGH CHAINLINK FENCE WITH BARBED WIRE TO REMAIN.
- 26 EXISTING PROPERTY LINE.
- 27 NEW T-MOBILE 10' HIGH 24" BOX ARGAN PINE TREE AT 10' O.C. TYPICAL OF (2). SEE LANDSCAPE SHEETS.

NOTE:  
MONOPINE BRANCHES NOT SHOWN FOR CLARITY.



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3257 EAST GLENN ROAD, SUITE 200  
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---

PLANS PREPARED BY:

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ARCHITECTS - INC.

2670 ENTERPRISE #600  
LAKE FOREST, CA 92650  
PHONE: (949) 716-4940  
FAX: (949) 297-4766

---

CONSULTING GROUP:

**SEQUOIA**  
DEVELOPMENT SERVICES, INC.  
ONE VENTURA SUITE 200  
RIVERSIDE, CA 92518

| NO. | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 1   | 03-04-10 | 90% 2D'S             | MY  |
| 2   | 03-10-10 | 100% 2D'S FOR REVIEW | MY  |
| 3   | 03-17-10 | CLIENT REVISIONS     | MY  |
| 4   | 06-04-10 | PLANNING REVISIONS   | GJS |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |

---

SITE INFORMATION:

**CLAY ST. STORAGE**  
1E25785A  
6615 CLAY ST.  
RIVERSIDE, CA 92509

---

SHEET TITLE:

**ENLARGED SITE PLAN**

---

SHEET NUMBER:

**A-2**

**ENLARGED SITE PLAN**

SCALE: 3/8"=1'-0" 1

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3287 EAST BLAKE ROAD, SUITE 200  
OAKLAND, CA 94701

PLANS PREPARED BY:

**ACO**  
ARCHITECTS - INC.

26710 ENTERPRISE #600  
LAKE FOREST, CA 92640  
PHONE: (444) 716-9940  
FAX: (444) 297-4788

CONSULTING GROUP:

**SEQUOIA**  
RECREATION SERVICES, INC.  
ONE VENTURA, SUITE 200  
PACIFIC, CA 92118

| NO. | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 1   | 03-04-10 | 10X 20'S             | MY  |
| 2   | 03-10-10 | 100X 20'S FOR REVIEW | MY  |
| 3   | 03-17-10 | CLIENT REVISIONS     | MY  |
| 4   | 06-04-10 | PLANNING REVISIONS   | GJS |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |
|     |          |                      |     |

SITE INFORMATION:

**CLAY ST. STORAGE**  
1E25785A  
6615 CLAY ST.  
RIVERSIDE, CA 92509

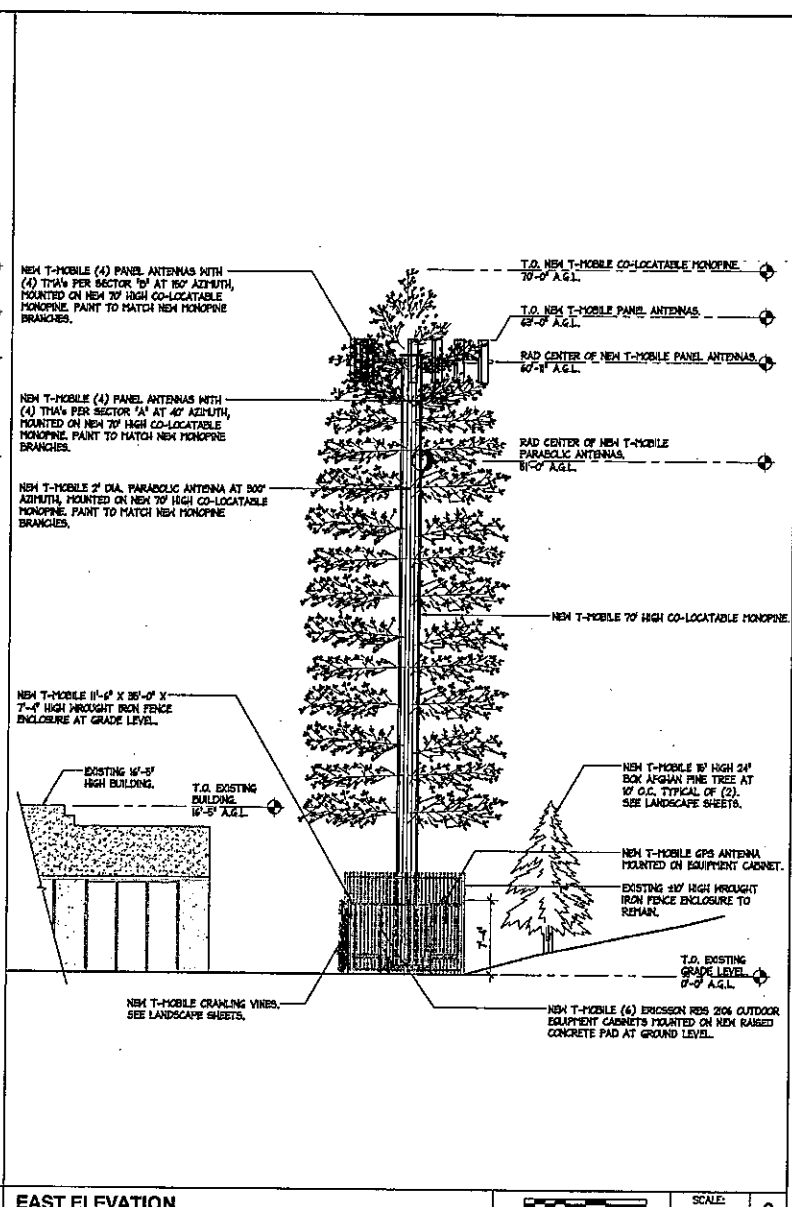
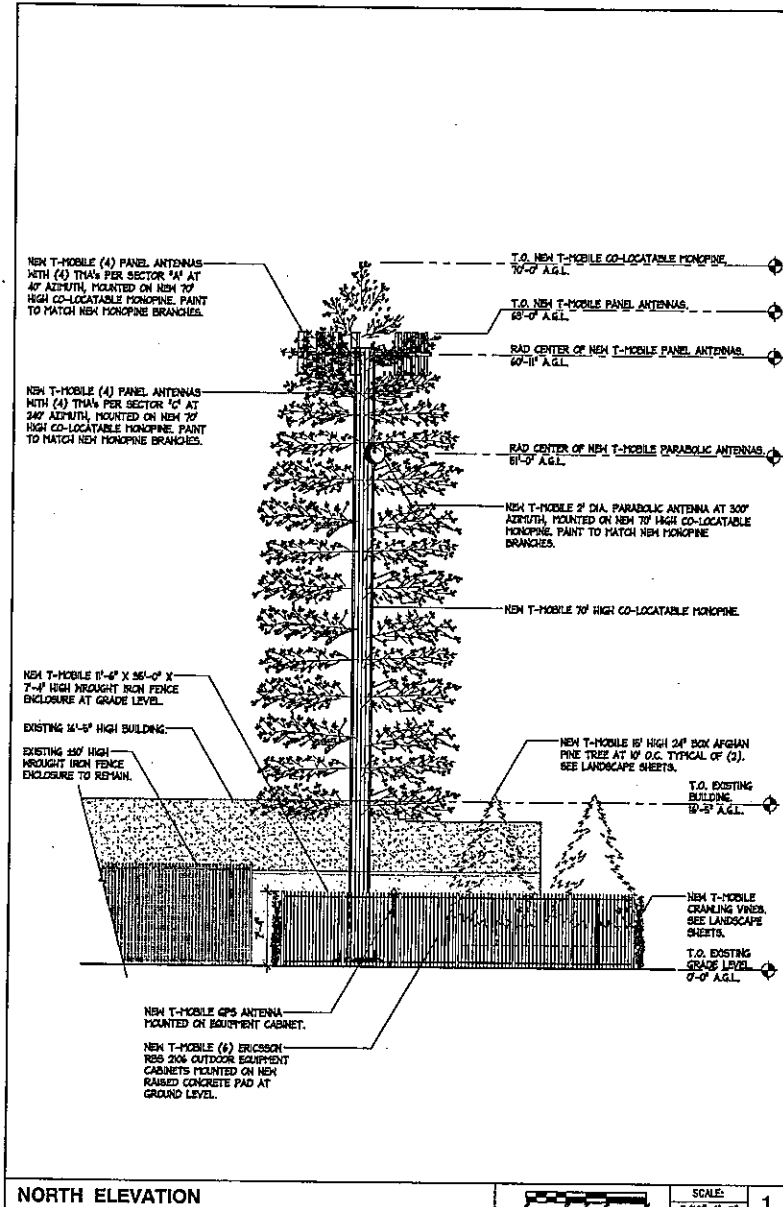
SEAL:

SHEET TITLE:

**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:

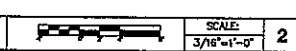
**A-3**



**NORTH ELEVATION**



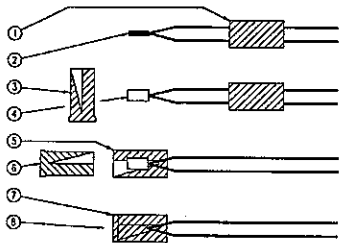
**EAST ELEVATION**



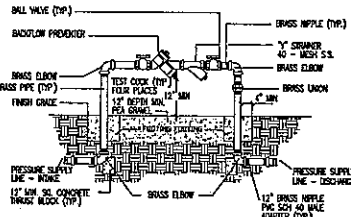




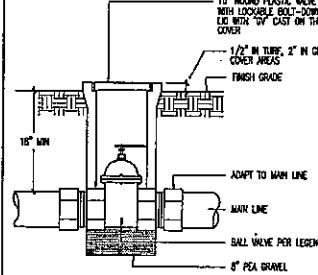




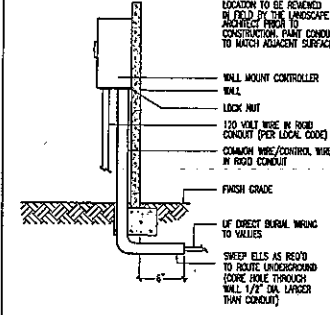
1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES AWAY, 5/16" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRAMP END OVER WIRE ENDS - CRAMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION



- NOTE: IF 4" AND LARGER SEE TRUST BLOCK DETAIL.
- NOTE:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 12" FROM WALLS, BUILDINGS, ETC. INSTALL IN PLANTING AREA.
  2. ALL ABOVE GROUND ASSEMBLY SHALL RECEIVE ONE (1) COAT RED LEAD PAINT AND ONE (1) COAT WHITE.
  3. WHEN LINE IS ADJ. TO BUILDING WALL, ETC. TEST COCKS TO BE ON OUTSIDE.
  4. METICAL BRASS PRESS AND UNION MAY BE CHANGED TO GALV. / SIZE 40 PIPE WITH WRITTEN PERMISSION OF WATER PERFORMER.



- NOTE: INSTALL CONTROLLER PER MFG. PRINTED INSTRUCTIONS & PER LOCAL CODE. LOCATION TO BE INDICATED IN FIELD BY THE LANDSCAPE ARCHITECT. CONSTRUCTION MUST CONDUIT TO MATCH ADJACENT SURFACE.



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DANA POINT, CA 91414

PLANS PREPARED BY:  
**ACO**  
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2410 ENTERPRISE #600  
LAKE FOREST, CA, 92650  
PHONE: (949) 716-9940  
FAX: (949) 277-4788

CONSULTING GROUP:  
**SEQUOIA**  
LANDSCAPE SERVICES, INC.  
ONE VENTURA SUITE 200  
PACIFIC, CA 92051

| NO. | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 1   | 03-04-10 | 90% 2D'S             | MY  |
| 2   | 03-10-10 | 100% 2D'S FOR REVIEW | MY  |
| 3   | 03-17-10 | CLIENT REVISIONS     | MY  |
| 4   | 06-04-10 | PLANNING REVISIONS   | GJS |

SITE INFORMATION:  
**CLAY ST. STORAGE**  
IE25785A  
8518 CLAY ST.  
RIVERSIDE, CA 92506

SEAL:

SHEET TITLE:  
**IRRIGATION DETAILS & WATER CALCULATIONS**

SHEET NUMBER:  
**L-2**

**J WIRE CONNECTION**

**WATER USE CALCULATIONS**

**SECTION A: HYDROZONE INFORMATION TABLE**

Provide the Square Footage of Landscape Area per Hydrozone

| Hydrozone | Zone or Valve | Irrigation Method | Area (S.F.) | % of Landscape Area |
|-----------|---------------|-------------------|-------------|---------------------|
| 1         | 1             | B                 | 48          | 75                  |
| 2         | 2             | B                 | 16          | 25                  |
|           |               |                   | 64          | 100                 |

**SECTION B: WATER BUDGET CALCULATIONS**

**SECTION B1: MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

The project's Maximum Applied Water Allowance shall be calculated using the equation:

$$MAWA = Et_o (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

$$MAWA = 56.4 (0.62) [(0.7) \times 64] + (0.3 \times 0)]$$

$$MAWA = (34.97) (45.44)$$

$$MAWA = 1,589 \text{ GALLONS PER YEAR}$$

**SECTION B2: ESTIMATED TOTAL WATER USE (ETWU)**

The project's Estimated Total Water Use is calculated using the following formula:

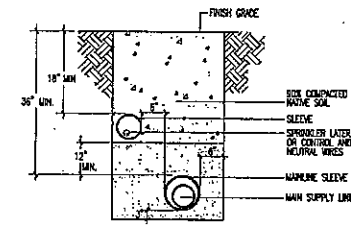
$$ETWU = Et_o (0.62) \left( \frac{E_c \times HA + SLA}{0.71} \right)$$

$$ETWU = 56.4 (0.62) \left( \frac{0.3 \times 64 + 0}{0.71} \right)$$

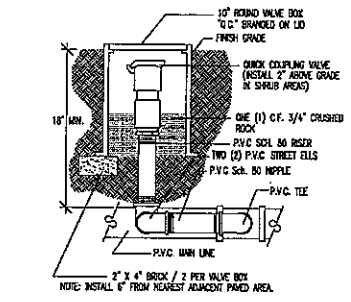
$$ETWU = (34.97) (27)$$

$$ETWU = 944 \text{ GALLONS}$$

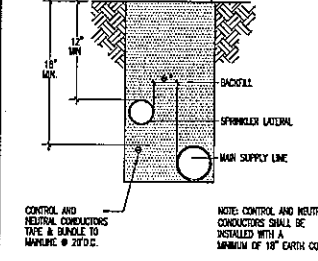
**F BACKFLOW PREVENTER**



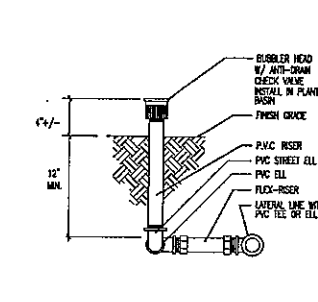
**G SLEEVING**



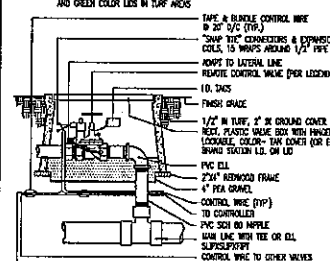
**C BALL VALVE**



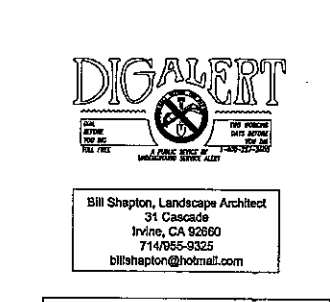
**D TRENCHING**



**A CONTROLLER**



**B REMOTE CONTROL VALVE**



SEE SHEET L1 FOR IRRIGATION PLAN  
SEE SHEET L3 FOR PLANTING PLAN

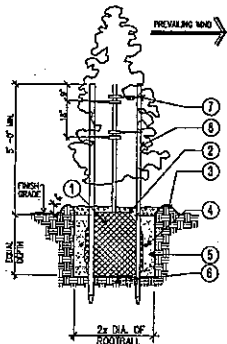
**K MAWA - WATER CALCULATIONS**

**H QUICK COUPLER**

**E BUBBLER ON RISER**

**DIGALERT**

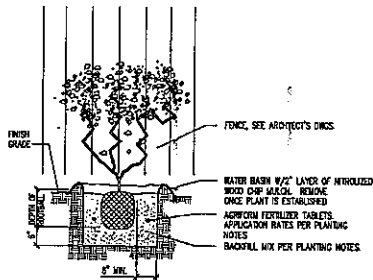
Bill Shepton, Landscape Architect  
31 Cascade  
Irvine, CA 92660  
714/955-9325  
billshepton@hotmail.com



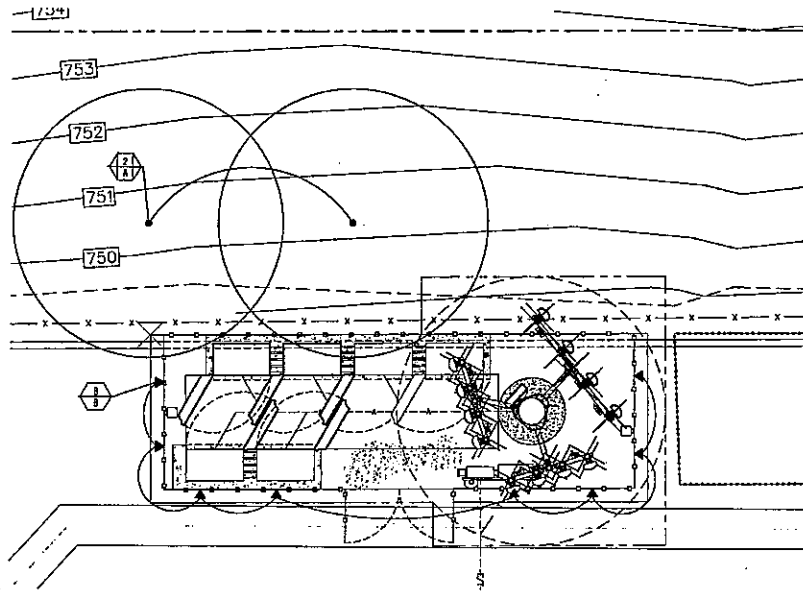
**LEGEND:**

1. Rootball
2. Set top of rootball 1" above finish grade. Install 3" mulched wood chip mulch.
3. 3" water basin / Remove once plant is established per Landscape Architect's direction.
4. Agriform Fertilizer Tablets. Application rates per planting notes and Agronomic Soils Report.
5. Backfill Mix per Planting Notes and Agronomic Soils Report
6. Native soil subgrade. Excavate to correct depth for planting. Scatter ballam to ensure adequate drainage for healthy growth of plant.
7. "V.I.T. Cinch Tie" Tree Tie (4) Required. Secure to Stake per Manufacturer's Recommendation. Place below branching Yoke of Tree.
8. Landscape Pine Stake 2 for 15 gallon trees and larger. Do not damage the root ball while installing the tree stakes.

**P1 TREE PLANTING DETAIL**



**P3 VINE PLANTING DETAIL**



**PLANTING PLAN**



**PLANT MATERIAL LEGEND**

| SYMBOL | CODE | QTY | BOTANICAL NAME         | COMMON NAME     | SIZE    | PLANT SPACING | PLANT FACTOR | REVISIONS   | SIZING LEGEND |
|--------|------|-----|------------------------|-----------------|---------|---------------|--------------|---|---------------|
| ○      | A    | 2   | PRINUS ULMARIA         | AFORNA PINE     | 14" BOX | AS SHOWN      | L            | 15" TALL X 4" SPREAD AT TIME OF PLANTING. PLANT SIZE PLANTING NOTES AND TREE PLANTING DETAIL THIS SHEET | ○ 15 GALLON   |
| ▲      | B    | 8   | MAFARINIA LINDLEYI-CAN | CAT'S CLAW VINE | 5 GAL.  | AS SHOWN      | L            | SEE PLANTING NOTES AND THE PLANTING DETAIL THIS SHEET   | ○ 15 GALLON   |

**PLANTING NOTES**

- SOIL TEST**  
 AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGGREGATIONAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TESTS ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- SOIL PREPARATION**  
 THE FOLLOWING IS PROVIDED FOR INFO PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY UPON THE RESULTS OF THE SOIL TESTS. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.
- BACKFILL MIX FOR USE OF PLANTING ALL TREES & VINES
    - 4 PARTS BY VOLUME ON SITE SOIL.
    - 4 PARTS BY VOLUME ORGANIC AMENDMENT.
    - 1 LB 12-12-12 COMMERICAL FERTILIZER PER CUBIC YARD.
    - 1 LB IRON SULFATE PER CU. YD. OF MIX.
  - PLANT TABLET FOR ALL TREES & VINES
    - 1-21 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL
    - 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
- TOP DRESSING**  
 ALL TREES AND VINES ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF SHREDED TREE BARK.
- VINES & ESPALIER**  
 ALL HERBACEY STEMES AND/OR TRELLISES SHALL BE REMOVED. PLANTS BRANCHES ARE TO BE CAREFULLY SPREAD AND ATTACHED TO WALLS OR FENCES WITH AN APPROVED FASTENER AND TIGHT TIE.

**TREE ESTABLISHMENT / COORDINATION OF IRRIGATION**

- PLANT ESTABLISHMENT IS CRITICAL. ALL PLANTS SHALL BE DEEP-WATERED BY HAND IMMEDIATELY AFTER INITIAL PLANTING. ALL TREES MUST SETTLE DEEPER THAN THE SURROUNDING GRADE SHALL BE BASED TO THE CORRECT LEVEL. AFTER THE TREE HAS BEEN PLACED, ADDITIONAL BACKFILL SHALL BE ADDED TO THE HOLE TO CORRECT APPROXIMATELY 1/2 OF THE VOLUME OF THE ROOT BALL AT THIS STAGE. WATER SHALL BE ADDED TO THE TOP OF THE FAIRLY FILLED HOLE TO THOROUGHLY SATURATE THE ROOT BALL AND ADJACENT SOIL. IRRIGATION IS INTENDED TO BE USED AS A SUPPLEMENT TO ESTABLISHMENT WATERING. ESTABLISHMENT WATERING SHALL BE DONE WITH A HOSE. MINIMUM DEEP WATERING SHALL OCCUR ONCE PER WEEK OR AS NECESSARY TO ENCOURAGE ROOT DEVELOPMENT TO A 2' DEPTH.
- CONTRACTOR SHALL MEET CITY'S INSPECTOR ON SITE PRIOR TO PLANTING TO DETERMINE THE WATERING SCHEDULE. WATERING SCHEDULES SHALL BE STRICTLY MONITORED DURING THIS TIME, AS WELL AS WEATHER AND SOIL CONDITIONS. IRRIGATION SHALL BE MONITORED THROUGHOUT THE 3 MONTH MAINTENANCE PERIOD. TREES ARE TO BE WATERED FOR 12 MONTHS. THE METHOD OF MONITORING SHALL BE DECIDED AT THIS TIME. CONTRACTOR SHALL KEEP A DETAILED RECORD OF ALL WATERING AND WEEDING.
- WATERING: IT IS IMPORTANT THAT ROOT BALL DOES NOT DRY OUT DURING THE FIRST 2 WEEKS. IRRIGATE ONCE EACH WEEK, OR AS NECESSARY TO KEEP ROOT BALL MOIST. AFTER 2 WEEKS WATER TIMES SHOULD BE DECREASED TO ALLOW FOR DEEP WATERING AND LEFT-OVER PERIODS DEPENDING ON PRE-TESTED PERCOLATION RATES. THE NUMBER OF START TIMES WILL BE DETERMINED TO AVOID WASTE.
- WATERING PLACE 2" OF WOODEN WATER BUSH AT EACH PLANT. ALLOW CROWN TO DRAIN. AFTER PLANTS ARE THOROUGHLY WATERED, THE WATERING BASKETS MAY BE BROKEN AND WASH SPREAD THROUGHOUT PLANTING BEDS TO A DEPTH OF 3" AN ADDITIONAL 1" DEPTH OF WASH SHALL BE APPLIED DURING THE THIRD MONTH OF THE THREE MONTH MAINTENANCE PERIOD.
- THE OWNER OR OWNER'S REPRESENTATIVE OF THE PROJECT SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT SITE IN GOOD CONDITION, SO AS TO PREVENT A NEARBY, NEAR AND CROSSLANDSCAPE AREA.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A HEALTHY, PEST-FREE CONDITION. WITHIN 90 DAYS OF A REASSESSMENT OF THE PLANNING DEPARTMENT OR PUBLIC WORKS DEPARTMENT THAT A TREE IS DEAD OR SEVERELY DAMAGED OR DISEASED, THE TREE SHALL BE REPLACED.

SEE SHEET L1 FOR IRRIGATION PLAN  
 SEE SHEET L2 FOR IRRIGATION DETAILS  
 & WATER CALCULATIONS

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 714/955-9325  
 bllshepton@hotmail.com

**T-Mobile**  
 Get more from life™

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 IRVINE, CA 92714

PLANS PREPARED BY:

**ACO**  
 ARCHITECTS + INC.

26170 ENTERPRISE #600  
 LAKE FOREST, CA 92660  
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CONSULTING GROUP:

**SEQUIOIA**  
 DEVELOPMENT SERVICES, INC.  
 ONE VENTURA, SUITE 200  
 IRVINE, CA 92614

| NO. | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 1   | 03-04-10 | 90% ZD'S             | MY  |
| 2   | 03-10-10 | 100% ZD'S FOR REVIEW | MY  |
| 3   | 03-17-10 | CLIENT REVISIONS     | MY  |
| 4   | 06-04-10 | PLANNING REVISIONS   | GJS |

**CLAY ST. STORAGE**  
 IE25785A  
 6615 CLAY ST.  
 RIVERSIDE, CA 92506



**PLANTING PLAN**

SHEET NUMBER:  
**L-3**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42297  
**Project Case Type (s) and Number(s):** Plot Plan No. 24493  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** : T-Mobile West Corporation  
**Applicant's Address:** 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761  
**Engineer's Name:** Sequoia Deployment Services, Inc.  
**Engineer's Address:** One Venture, Suite 200, Irvine, CA 92618

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 613 square feet on a 3.06 acre parcel

|  |                |                               |                                    |
|--|----------------|-------------------------------|------------------------------------|
| <b>Residential Acres:</b>                | <b>Lots:</b>   | <b>Units:</b>                 | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>                 | <b>Lots:</b>   | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b>                 | <b>Lots: 1</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Other:</b> 613 square foot lease area |                |                               |                                    |

**D. Assessor's Parcel No(s):** 163-400-007

**E. Street References:** Northerly of Clay Street and easterly of Van Buren Blvd.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South, Range 6 West, Section 25

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is being utilized as a warehouse facility and it is surrounded by a railroad track and vacant land to the north, vacant land to the south, and warehouse facilities to the east and west.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Jurupa

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

**D. Land Use Designation(s):** Heavy Industrial (HI)

**E. Overlay(s), if any:** Not Applicable

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) to the north, and Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) to the south, east, and west..

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Mission De Anza, Specific Plan No. 123

2. **Specific Plan Planning Area, and Policies, if any:** Not Available

**I. Existing Zoning:** Manufacturing-Heavy (M-H)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north and Manufacturing-Heavy (M-H) to the south, east and west.

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**III. DETERMINATION**

On the basis of this initial evaluation:

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

|   |
|---|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>   |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. |
| <input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.   |



I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

August 10, 2010

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                              |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                              |                                     |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and two live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 70 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.16 and COA 80.PLANNING.3).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>2. Mt. Palomar Observatory</b>  |                          |                          |                          |                                     |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

Findings of Fact:

a) According to GIS database, the project site is located 54.43 miles away from Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

The project is consistent with the General Plan and the Jurupa Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

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

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

Findings of Fact:



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

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.

b-c) According to the Environmental Programs Department review, the project does not have biological issues and no habitat assessment will be required. Therefore, there is no impact.

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

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing warehouse facility on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

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

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the warehouse facility existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.3) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

| <b>GEOLOGY AND SOILS</b> Would the project  |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  |                          |                          |                                     |                          |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02203)

Findings of Fact:

a-b) According to GEO02203, no active faults are present on or in the immediate vicinity of the project site and the potential for direct surface fault rupture is considered unlikely. The most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>12. Liquefaction Potential Zone</b>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? |                          |                          |                                     |                          |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02203)

Findings of Fact:

a) According to GEO02203, the potential for liquefaction at the site is unlikely. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>13. Ground-shaking Zone</b>               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Be subject to strong seismic ground shaking? |                          |                          |                                     |                          |

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

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02203)

Findings of Fact:

According to GEO02203, the most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02203)

Findings of Fact:

a) According to GEO02203, the potential for landsliding is unlikely. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review (GEO02203)

Findings of Fact:

a) According to GEO02203, the potential for subsidence should be unlikely. The project will have less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials, County Geologist review (GEO02203)

a) No other geological hazards were identified by the County Geologist. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>20. Wind Erosion and Blowsand from project either on or off site.</b>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? |                          |                          |                          |                                     |

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>21. Greenhouse Gas Emissions</b>  |                          |                          |                                     |                          |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 70 foot high monopine within a 613 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>22. Hazards and Hazardous Materials</b>          |                          |                          |                          |                                     |
| a) Create a significant hazard to the public or the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



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

Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>23. Airports</b>  |                          |                          |                                     |                          |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) development review, report dated June 15, 2010

a-b) The project site is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission and was found to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the conditions outlined in the ALUC report. (COA 10.PLANNING.21 and COA 10.PLANNING.22) However, the said condition is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

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

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

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

**Findings of Fact:**

a) The project site is not located in a high fire area. The project will have no impact.

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

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

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| which permits have been granted)?  |                                |  |                                     |                                     |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Otherwise substantially degrade water quality?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

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

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

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, there is no impact.

b) The proposed project proposes less than 613 square feet of impervious area. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

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

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Heavy Industrial (CD:HI) (0.15 – 0.50 Floor Area Ratio) in the Jurupa Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

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

a-b) The project will be consistent with the site's existing zoning of Manufacturing-Heavy (M-H). The project is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) and Rural Residential (R-R) to the north and Manufacturing-Heavy (M-H) to the south, east and west. The project will have no impact.

c) The proposed cell tower will be designed as a 70 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission and was found to be consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan. The project will have less than significant impact as it will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

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

**Findings of Fact:** The project is located adjacent to the Union Pacific railroad track. The noise impact will not be significant due to the noise already caused by the railroad track in the area. The project will have less than significant impact.

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

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

**32. Highway Noise**

NA  A  B  C  D

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

**Findings of Fact:** The project is not directly adjacent to any Highway. There will be no impact.

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

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

**33. Other Noise**

NA  A  B  C  D

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

**Findings of Fact:** No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

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

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

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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



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

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

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

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

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

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

**Findings of Fact:**

a) The project is a 70 foot high monopine with an equipment shelter in a 613 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

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

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area). The Riverside County Economic Development Agency (EDA) reviewed the proposed project and found it to be consistent with the objectives of the Jurupa Valley Redevelopment Project Area. The project will have less than significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

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

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Schools**

Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Jurupa Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**40. Health Services**

Source: RCIP

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

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. ~~The project will have no~~ impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

a) The project proposes a 70 foot high monopine and an equipment shelter within a 613 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

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

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

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

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**44. Bike Trails**

Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Electricity?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Natural gas?                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Storm water drainage?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Street lighting?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Other governmental services?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project conflict with any adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



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

animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- County Geology Report No. 2203
- Airport Land Use Commission (ALUC) development review, report dated June 15, 2010

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

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24493. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24493 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24493, Exhibit A&B (Sheets 1-10), dated June 29, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

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CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 3                   USE-G1.2 OBEY ALL GDG REGS                   RECOMMND

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

10.BS GRADE. 4                   USE-G1.3 DISTURBS NEED G/PMT                   RECOMMND

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

10.BS GRADE. 5                   USE-G1.4 NPDES/SWPPP                   RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   UNMANNED FACILITY                   RECOMMND

Plot Plan#24493 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right

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10. GENERAL CONDITIONS

10.E HEALTH. 1 UNMANNED FACILITY (cont.) RECOMMND

to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SUP FLOOD HAZARD REPORT RECOMMND

Plot Plan 24493 proposes to install a wireless communication facility on a 613 sq. ft lease area on a 3.06-acres parcel in the Pedley Area. The site is located northerly of Clay Street, Easterly of Van Buren Blvd, and westerly of Clay Street.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. The District has no objections to this proposal. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 3

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 4 USE- LC RECLAIMED WATER RECOMMND

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

10.PLANNING. 5 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 7 USE - FEES FOR REVIEW RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 9 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 10 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 70 feet.

10.PLANNING. 11 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 12 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 15 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 163-400-007 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 16 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 17 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 18 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 19 USE - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 20 USE - GEO02203

RECOMMND

County Geologic Report (GEO) No. 2203 submitted for this project (PP24493) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering & Geology Report, T-Mobile Cellular Facility, Clay St. Storage - IE25785A, Located at 6515 Clay Street, Riverside, California 92509", dated June 3, 2010. In addition, Geotechnical Solutions, Inc. prepared the following documents:

"Responses to County Comments, T-Mobile - Clay St. Storage IE25785A, 6515 Clay Street, Riverside, California 92509", dated June 24, 2010.

2nd Response to County Comments, T-Mobile - Clay St. Storage IE25785A, 6515 Clay Street, Riverside, California 92509", dated July 6, 2010.

These documents are herein incorporated as a part of GEO02203.

GEO02203 concluded:

1. The most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults in Southern California.
2. No active faults are present on or immediate vicinity of the project site (sic).
3. The potential for direct surface fault rupture is considered unlikely.
4. The soil encountered are (sic) medium dense to very dense granular material followed by quartz diorite bedrock.
5. The potential for liquefaction at the site is unlikely.
6. The potential for subsidence should be unlikely.
7. The potential for landsliding is unlikely.

GEO02203 recommended:

1. The monopine may be supported by cast in place concrete caissons bearing into natural firm and very dense quartz diorite bedrock material.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - GEO02203 (cont.)

RECOMMND

2.The equipment cabinet pad areas should be scarified to 6 inches below grade; moisture conditioned and compacted, subject to inspection.

GEO No. 2203 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2203 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. No structures for human occupancy shall be allowed within the limits of the mapped County Fault Zone unless subsurface fault hazard investigation reveals active faulting is not present beneath the proposed human occupancy structure.

10.PLANNING. 21 USE - ALUC LETTER

RECOMMND

The permit holder shall remain in compliance with the Riverside County Airport Land Use Commission's letter dated June 15, 2010, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 22 USE - ALUC CONDITIONS

RECOMMND

The Riverside County Airport Land Use Commission (ALUC) found the project consistent with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

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

2.The following uses shall be prohibited:

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - ALUC CONDITIONS (cont.)

RECOMMND

light or visual approach slope indicator.

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

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

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

(e)Children's schools, hospitals, and nursing homes.

3.The "Notice of Airport in Vicinity" shall be given to all future potential purchasers and lessees of the property.

4.The maximum elevation of the proposed structure at top of frond or top point shall not exceed 822 feet above mean sea level.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Clay Street due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE- LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- LC LANDSCAPE SECURITIES (cont.) RECOMMND

security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 2 USE- LC SPECIMEN TREES REQUIRE RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.PLANNING. 3 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated June 29, 2010.

80.PLANNING. 4 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE- LC LANDSCAPE INSPECT DEP RECOMMND

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

90.PLANNING. 2 USE- LC LANDSCAPE INSPET REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- LC LANDSCAPE INSPET REQ (cont.) RECOMMND

INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3 USE- LC COMPLY W/LANDSP/IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order

90.PLANNING. 4 USE - UTILITIES UNDERGROUND RECOMMND

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

07/26/10  
15:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

PLOT PLAN:TRANSMITTED Case #: PP24493

Parcel: 163-400-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 7 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24493 has been calculated to be 0.014 net acres.

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

90.PLANNING. 8 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;

PLOT PLAN:TRANSMITTED Case #: PP24493

Parcel: 163-400-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 3 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department or

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

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

DATE: April 8, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Ric. Co. Information Tech. – John Sarkasian  
Riv. Co. Waste Management Dept.  
Riv. Co. Economic Dev. Agency – RDA

Riv. Co. ALUC – John Guerin  
Riv. Municipal Airport – Attn: Gen. Manager  
2nd District Supervisor  
2nd District Planning Commissioner  
Jurupa Unified School Dist.

**PLOT PLAN NO. 24493** – EA42297 – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of Clay Street, Easterly of Van Buren Blvd, and westerly of Clay Street, more specifically 6515 Clay Street, Riverside, CA – 3.06 Acres - Zoning: Manufacturing-Heavy (M-H) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. - APN: 163-400-007.

Please review the attached map(s) and/or exhibit(s) for the above-described project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 13, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

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

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

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

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

**AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY**



June 15, 2010

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Robin Lowe  
Hemet

John Lyon  
Riverside

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

**STAFF**

Director  
Ed Cooper

Russell Brady  
John Guerin  
Barbara Santos

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-6132

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

Ms. Damaris Abraham, Urban Regional Planner I  
County of Riverside Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

**HAND DELIVERY**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1049RI10  
Related File No.: Plot Plan No. 24493  
APN: 163-400-007

Dear Ms. Abraham:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for development of a 70' tall wireless facility to be located within a 613 square foot lease area on a 3.06-acre property located northwesterly of Clay Street, easterly of Van Buren Boulevard, and southerly of the Union Pacific Railroad right-of-way, approximately 6,500 feet northwesterly of the westerly terminus of Runway 9-27 at Riverside Municipal Airport. The property is located within Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area.

The proposed pad elevation of the wireless facility is 748 feet above mean sea level, and the elevations indicate a maximum height of 70 feet. Therefore, the highest elevation at the top point of the structure is not expected to exceed 818 feet above mean sea level. The elevation of the runway at its westerly terminus is 757 feet above mean sea level. Due to the runway length, the relevant slope for notice purposes is a 100:1 surface. Given the site's distance from the runway, the surface is not exceeded, and Federal Aviation Administration review is not required. Review would be required at elevations exceeding 822 feet above mean sea level, and the conditions herein limit top point elevation to such a level.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, hospitals, and nursing homes.
3. The attached notice shall be given to all future potential purchasers and lessees of the property.
  4. The maximum elevation of the proposed structure at top of frond or top point shall not exceed 822 feet above mean sea level.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff  
Linda Paul – T-Mobile West Corporation  
Monica Moretta – Sequoia Deployment Services  
T-Mobile USA, Bellevue, WA (payee)  
Jurupa Western Inc.  
Riverside Municipal Airport

Y:\ALUC\Riverside\ZAP1049RI10.LTR.doc



# **NOTICE OF AIRPORT IN VICINITY**

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



# T-Mobile®

**T-Mobile®**  
Get more from life®  
3337 EAST GUSH ROAD, SUITE 200  
ONTARIO, CA 91761

PLANS PREPARED BY:  
**ACO**  
ARCHITECTS - INC.  
26170 ENTERPRISE #600  
LAKE FOREST, CA 92530  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

CONSULTING GROUP:  
**SEQUOIA**  
DEVELOPMENT SERVICES, INC.  
ONE VENTURA SUITE 200  
IRVINE, CA 92618

**SITE NUMBER: IE25785A**      **CITY: CITY OF RIVERSIDE**  
**SITE NAME: CLAY ST. STORAGE**      **COUNTY: COUNTY OF RIVERSIDE**  
**SITE TYPE: RAW LAND**      **JURISDICTION: COUNTY OF RIVERSIDE**  
**PLOT PLAN FOR A DISGUISED WIRELESS FACILITY**

**PROJECT SUMMARY:**

**SITE ADDRESS:**  
6515 CLAY ST.  
RIVERSIDE, CA 92509

**PROPERTY OWNER:**  
JURUPA WESTERN INC.  
2020 E. ORANGEWOOD AVE. SUITE 210  
FULLERTON, CA 92833  
PHONE: (714) 880-3012 EXT. 223

**EXISTING BUILDING SUMMARY:**

**OCCUPANCY CLASSIFICATION:** B-4  
**TYPE OF CONSTRUCTION:** N-N  
**ZONING:** MH-1 MANUFACTURING HEAVY  
**ASSESSORS PARCEL NUMBER:** 183-420-007  
**LEASE AREA:** 813 SQ. FT.  
**PROPERTY SIZE:** 308 ACRES

**APPLICANT:**  
T-MOBILE WEST CORPORATION  
3337 EAST GUSH ROAD  
SUITE 200  
ONTARIO, CA 91761  
DEVELOPMENT MANAGER: JENNIFER CARMY  
CONSTRUCTION INSPECTOR: ERIC NELSON  
ZONING MANAGER: LINDA PAUL

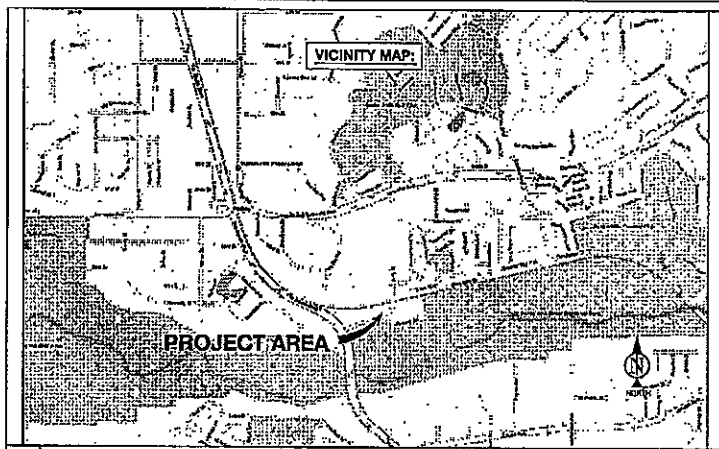
**PROJECT DESCRIPTION:**  
THIS PROJECT CONSISTS OF THE INSTALLATION OF (6) ERICSSON RBS 2104 OUTDOOR EQUIPMENT CABINETS MOUNTED ON A NEW CONCRETE PAD WITHIN A NEW 7'-6" HIGH WROUGHT IRON FENCE ENCLOSURE, (1) 2'-0" DIAMETER MICROWAVE DISH AND A TOTAL OF (12) PANEL ANTENNAS MOUNTED ON A NEW 70'-0" HIGH CO-LOCATABLE MONOPOLE WITH (1) GPS ANTENNA.

**PROPOSED PROJECT SUMMARY:**  
**OCCUPANCY CLASSIFICATION:** UNMANNED TELECOMMUNICATION FACILITY  
**BUILDING TYPE:** SINGLE STORY LIGHT INDUSTRIAL/WAREHOUSE FACILITY

**SHEET INDEX:**

| SHEET NUMBER | DESCRIPTION                              |
|--------------|--|
| T-1          | (C) TITLE SHEET                          |
| C-1          | TOPOGRAPHIC SURVEY                       |
| C-2          | TOPOGRAPHIC SURVEY                       |
| A-1          | (C) SITE PLAN                            |
| A-2          | (C) ENLARGED SITE PLAN                   |
| A-3          | (C) ARCHITECTURAL ELEVATIONS             |
| A-4          | (C) ARCHITECTURAL ELEVATIONS             |
| L-1          | (C) GENERAL NOTES AND PLANTING PLAN      |
| L-2          | (C) IRRIGATION NOTES AND IRRIGATION PLAN |
| L-3          | (C) LANDSCAPING DETAILS                  |

(C) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.



**CONSULTING TEAM:**

**SAC/ZONING/PERMITTING:**  
SEQUOIA DEVELOPMENT SERVICES  
ONE VENTURA SUITE 200  
IRVINE, CA 92618  
ZONING CONTACT: MONICA MORETTA  
PHONE: (949) 241-0175  
SITE ACQ. CONTACT: BOB BALLMANN  
PHONE: (949) 241-0173

**ARCHITECTURAL & ENGINEERING:**  
ACO ARCHITECTS INC.  
26170 ENTERPRISE #600  
LAKE FOREST, CA 92530  
PHONE: (949) 716-9940  
FAX: (949) 297-4788  
CONTACT: GABRIEL SPIVAK

**SURVEY:**  
BERRY HARRIS AND ASSOCIATES, INC.  
3188 AIRWAY AVE., SUITE K1  
COSTA MESA, CA 92626  
CONTACT: JOHANNE HOGGE  
PHONE: (714) 557-1557  
FAX: (714) 557-1568

**APPROVALS:**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

| PRINT NAME     | SIGNATURE | DATE  |
|----------------|-----------|-------|
| LANDLORD       | _____     | _____ |
| ZONING MGR     | _____     | _____ |
| DEVELOP. MGR   | _____     | _____ |
| CONST. INSP.   | _____     | _____ |
| RF ENGINEER    | _____     | _____ |
| OPERATIONS     | _____     | _____ |
| SAC/ZONING REP | _____     | _____ |
| UTILITIES      | _____     | _____ |

**RF CONFIGURATION INFORMATION-UPPER TIER**

| SECTOR | AZIMUTH | CENTERLINE | # OF ANTENNAS | ANTENNA MODEL # | # OF COAX LINES | COAX DIAMETER | COAX LENGTH |
|--------|---------|------------|---------------|-----------------|-----------------|---------------|-------------|
| A      | 47°     | 90'-11"    | 6             | TM803-6616-R2W  | 6               | 7/8"          | 85'         |
| B      | 150°    | 80'-11"    | 6             | TM803-6616-R2W  | 6               | 7/8"          | 85'         |
| C      | 242°    | 80'-11"    | 6             | TM803-6616-R2W  | 6               | 7/8"          | 85'         |
| MW     | 300°    | 51'        | 1             | -               | 1               | 1/2"          | 78'         |
| GPS    | -       | 7'         | 1             | -               | 2               | 1/2"          | 10'         |

**DIRECTIONS FROM T-MOBILE OFFICE:**  
START AT 3337 E GUSH RD. ONTARIO GOING EASTWARD E CENTERLINE ON HIGHWAY 15-TURN AT E CENTERLINE ON GUSH RD. GO 0.4 MI. TURN LEFT ON N HAVEN AVE. TAKE RAMP ONTO I-90 E. GO 0.4 MI. TAKE THE SAN BERN CO EXIT ONTO I-15 S. GO 2.8 MI. TAKE THE RIVERSIDE/IRVINE EXIT ONTO CA-78 E. TRAVEL PROXIMATE TO 0.8 MI. TAKE THE SAN BERN IRVINE/ONTARIO AVE EXIT. GO 0.4 MI. TURN RIGHT ON MERRILL BLVD. GO 0.1 MI. CONTINUE ON VAN BUREN BLVD. GO 0.3 MI. TURN LEFT ON CLAY ST. GO 0.4 MI. APPROX AT 6515 CLAY ST. PROCEED ON THE LEFT.

**ZONING CODE:** PAGE 661  
**REGIONS:** RIVERSIDE COUNTY  
DPS # 19

**APPLICABLE CODES:**  
CALIFORNIA ADMINISTRATIVE CODE  
2007 CALIFORNIA BUILDING CODE  
2006 UNIFORM MECHANICAL CODE  
ANSI/ASHRAE-222-F LIFE SAFETY CODE NFPA-101  
2006 UNIFORM PLUMBING CODE  
2002 NATIONAL ELECTRIC CODE  
LOCAL BUILDING CODE  
CITY/COUNTY ORDINANCES

**POWER & TELCO UTILITY CONTACTS**

| POWER  | TEL CO.  |
|--|--|
| SOUTHERN CALIFORNIA Edison<br>TEL: 1-800-999-7758<br>CONTACT: CUSTOMER SERVICE | AT&T<br>TEL: 1-800-728-2148<br>CONTACT: CUSTOMER SERVICE |

**REVISIONS:**

| NO. | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 1   | 03-04-10 | 90% 2D'S             | MY  |
| 2   | 03-10-10 | 100% 2D'S FOR REVIEW | MY  |
| 3   | 03-17-10 | CLIENT REVISIONS     | MY  |
| 4   | 05-04-10 | PLANNING REVISIONS   | GIS |

**SITE INFORMATION:**  
**CLAY ST. STORAGE**  
IE25785A  
6515 CLAY ST.  
RIVERSIDE, CA 92509

SEAL: \_\_\_\_\_

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**









**T-Mobile**  
Get more from life®  
3587 EAST QUART ROAD, SUITE 200  
DOWNEY, CA 91741

PLANS PREPARED BY:  
**ACO**  
ARCHITECTS - INC.  
2670 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 257-4788

CONSULTING GROUP:  
**SEQUOIA**  
DEVELOPMENT SERVICES, INC.  
ONE VENTURA, SUITE 200  
MILPITAS, CA 95131

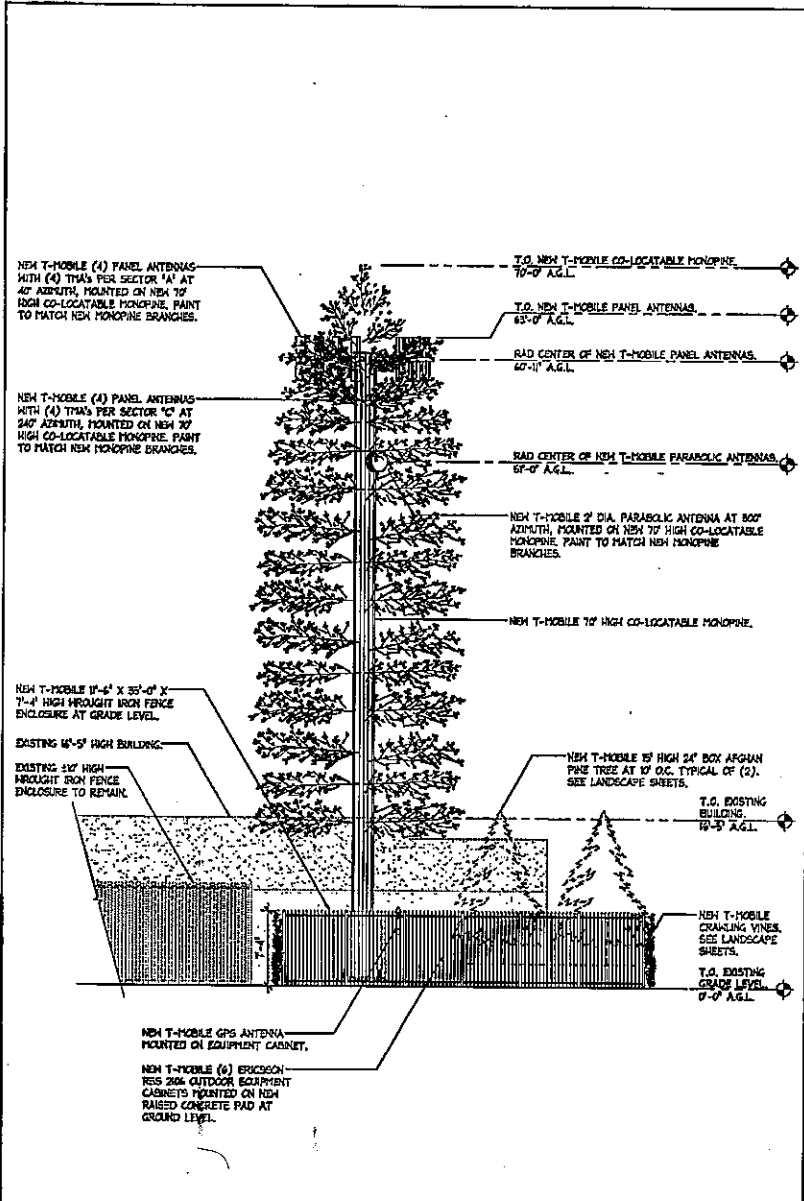
| NO. | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 1   | 03-04-10 | 90% 2D'S             | MY  |
| 2   | 03-10-10 | 100% 2D'S FOR REVIEW | MY  |
| 3   | 03-17-10 | CLIENT REVISIONS     | MY  |
| 4   | 06-04-10 | PLANNING REVISIONS   | CJS |

SITE INFORMATION:  
**CLAY ST. STORAGE**  
1E25765A  
8516 CLAY ST.  
REVERSHIDE, CA 95369

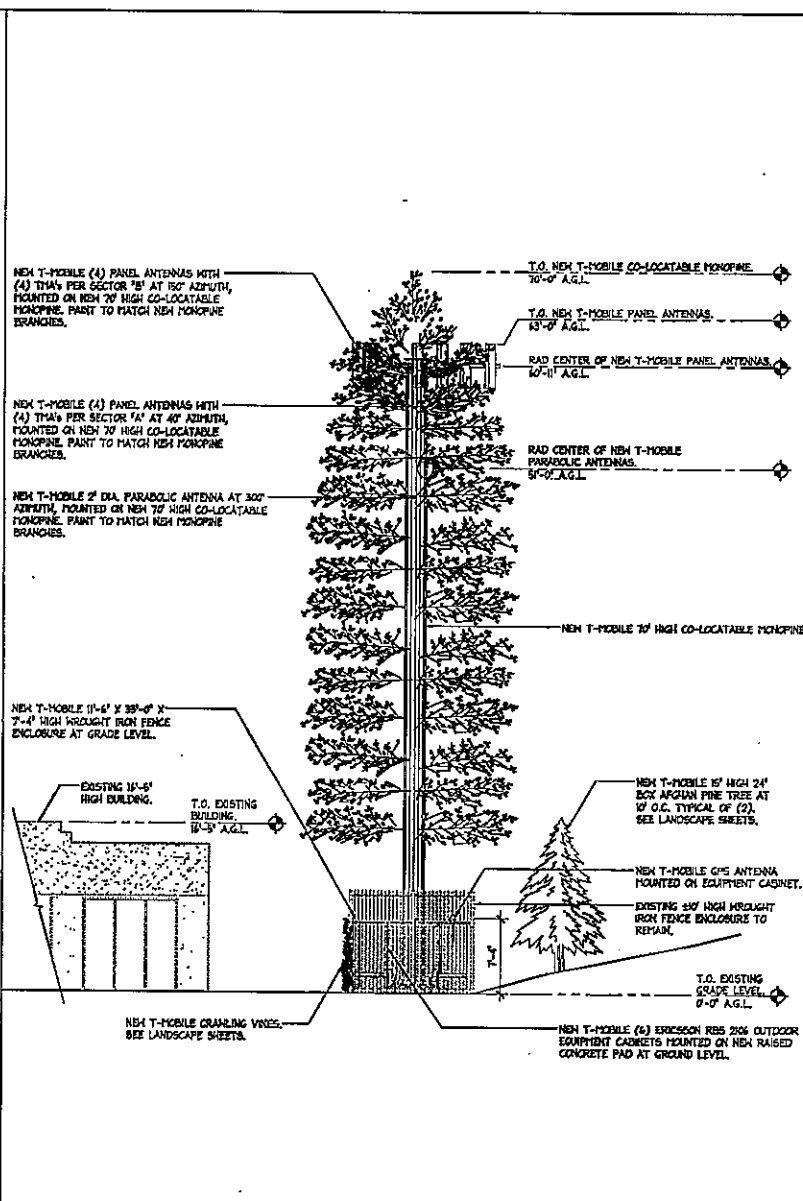
SCALE:  
3/16"=1'-0"

SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-3**



**NORTH ELEVATION**



**EAST ELEVATION**







**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Please see attached letter of authorization.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Monica Moretta-Agent Representative

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 163-400-007

Section: 25 Township: 2S Range: 6W

Approximate Gross Acreage: T-Mobile lease area is 306 sq. ft.

General location (nearby or cross streets): North of Clay Street, South of Linares Ave, East of Van Buren Blvd, West of Clay Street

Thomas Brothers map, edition year, page number, and coordinates: 2006, page:684, grid: F-6  
Lat. 33.972100  
long. 117.460000

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

T-Mobile West Corporation proposes to construct, operate and maintain an unoccupied wireless facility consisting of twelve (6) panel antennas, two (2) GPS antennas, one (1) parabolic antenna, six (6) BTS radio cabinets, coaxial cable runs from the antennas to the BTS, and power and telco connections. The antennas will be attached to a new 70 ft. wireless facility design as a pine tree. The radio equipment cabinets will be inside of a new 7'-4" wrought iron fence enclosure design to match the existing wrought iron fence on site. Please see attached project description for further information.

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

N/A

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_  Date March 2010

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24493** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West Corporation – Engineer/Representative: Sequoia Deployment Services, Inc. - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD:HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of Clay Street, Easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA – 3.06 Acres - Zoning: Manufacturing-Heavy (M-H) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area. - APN: 163-400-007. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/22/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP24493 For

Company or Individual's Name Planning Department

Distance buffered 600' 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

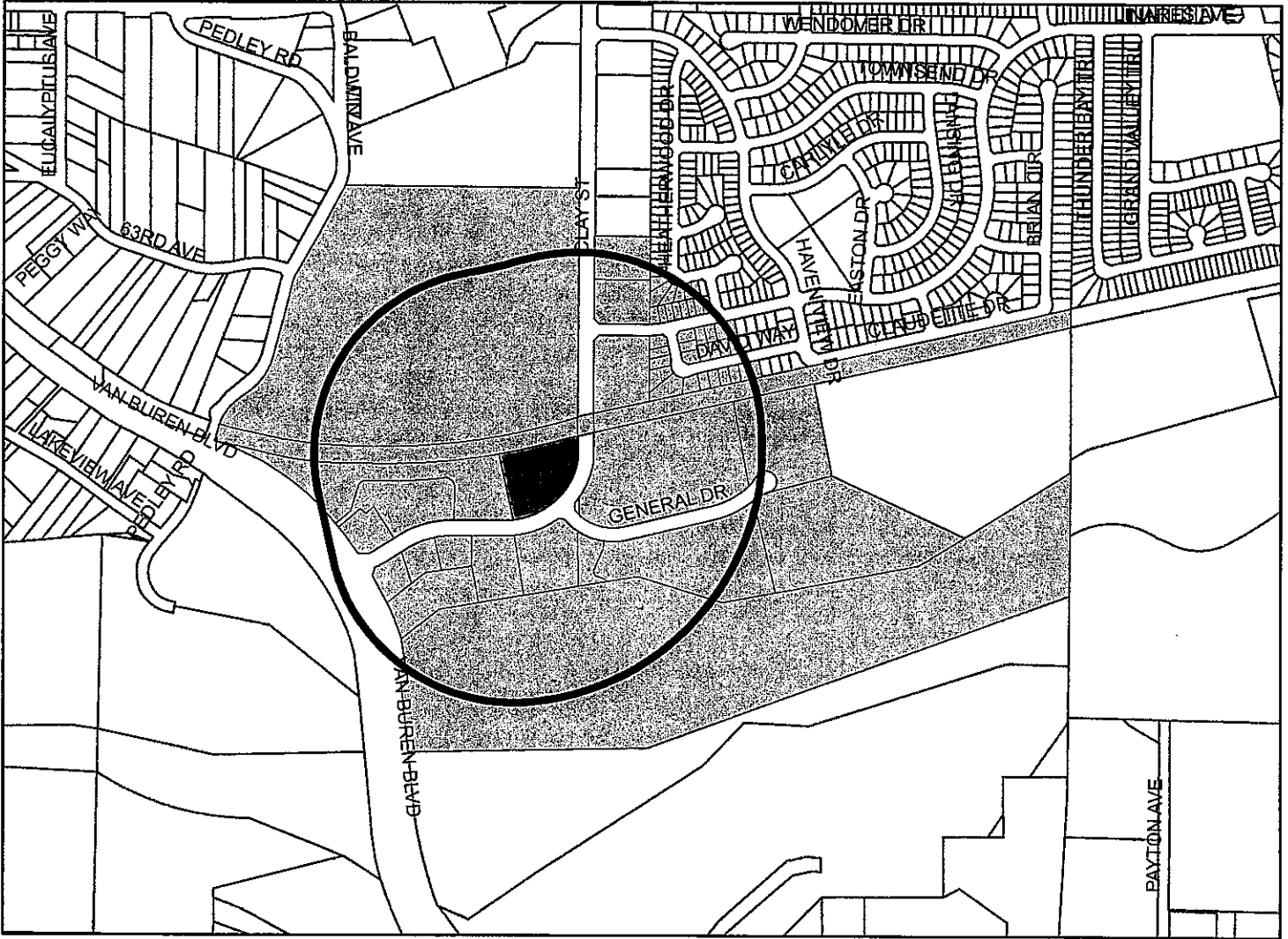
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

7/22/10   
EXPIRES: 7/22/2011

# 1000 feet buffer



## Selected Parcels

|             |                        |             |                        |             |                        |             |                        |             |                        |
|-------------|------------------------|-------------|------------------------|-------------|------------------------|-------------|------------------------|-------------|------------------------|
| 163-400-035 | <del>983-420-036</del> | 163-332-014 | <del>929-360-006</del> | 163-393-012 | <del>929-360-006</del> | 163-393-014 | <del>929-392-027</del> | 163-393-010 | <del>929-360-006</del> |
| 163-400-004 | <del>929-392-009</del> | 163-332-017 | <del>929-360-005</del> | 163-393-011 | <del>929-352-029</del> | 163-392-011 | <del>929-480-009</del> | 163-332-012 | <del>929-360-008</del> |
| 163-300-020 | <del>929-480-026</del> | 163-392-008 | <del>929-480-028</del> | 163-392-015 | <del>929-382-028</del> | 163-332-011 | <del>929-392-030</del> | 163-400-008 | <del>929-392-006</del> |
| 163-392-014 | <del>929-392-008</del> | 163-392-013 | <del>929-360-007</del> | 163-392-012 | <del>929-352-020</del> | 163-332-021 | <del>929-392-007</del> | 163-393-013 | 163-400-017            |
| 163-400-016 | 163-400-010            | 163-400-013 | 163-400-014            | 163-400-012 | 163-393-009            | 163-332-025 | 163-400-025            | 163-393-015 | 163-300-005            |
| 163-332-023 | 163-332-026            | 163-393-005 | 163-332-013            | 163-332-022 | 163-332-015            | 163-400-003 | 163-400-019            | 163-400-034 | 163-392-018            |
| 163-400-002 | 163-332-016            |             |                        |             |                        |             |                        |             |                        |



98200 490600 0 0 980 Feet 1,200 Feet

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



APN: 163400015, ASMT: 163400015  
6510 GENERAL DR CORP  
C/O TDA INV GROUP  
1214 DONNELLY AVE  
BURLINGAME CA 94010

APN: 163393010, ASMT: 163393010  
ARMANDO DIAZ, ETAL  
8093 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332014, ASMT: 163332014  
AARON G MAGGS, ETAL  
6385 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163393016, ASMT: 163393016  
BENJAMIN RAMIREZ  
8153 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163400046, ASMT: 163400046  
ABSOLUTE STORAGE RIVERSIDE VAN BUREN BLVD  
291 CORPORATE TERRACE CIR  
CORONA CA 92879

APN: 163400004, ASMT: 163400004  
BLR PROP  
75 MARYLAND AVE  
BERKELEY CA 94707

APN: 163393012, ASMT: 163393012  
ALEXANDER PARRA, ETAL  
8113 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163392009, ASMT: 163392009  
BRIAN H BONNETT  
8080 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163393006, ASMT: 163393006  
AMJAD AFZAL, ETAL  
8053 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332017, ASMT: 163332017  
CATALINA HERNANDEZ, ETAL  
6403 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163393014, ASMT: 163393014  
ANTHONY K TURDO  
8133 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163400005, ASMT: 163400005  
CBR CORP  
C/O ANMG  
7651 ALABAMA AVE STE C  
CANOGA PARK CA 91304

APN: 163392017, ASMT: 163392017  
ANTONIO SIXTOS, ETAL  
8070 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163393011, ASMT: 163393011  
CELIA LOUISE ORNELAS  
8103 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332019, ASMT: 163332019  
CESAR BERUMEN  
8085 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163392008, ASMT: 163392008  
DEAN A HOTH, ETAL  
8072 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163392011, ASMT: 163392011  
CHARLES S ELDRIDGE, ETAL  
1066 S MOUNTCREST CT  
ANAHEIM CA 92808

APN: 163400023, ASMT: 163400023  
EDDIE R FISCHER, ETAL  
C/O HENRY COX  
2020 E ORANGETHORPE AVE  
FULLERTON CA 92831

APN: 163400009, ASMT: 163400009  
CIT LENDING SERVICES CORP  
C/O DENNIS DAVIS  
1 CIT DR  
LIVINGSTON NJ 7039

APN: 163392015, ASMT: 163392015  
EVANGELINA JIMENEZ  
8090 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332012, ASMT: 163332012  
CLAIRE A HALESWORTH  
6375 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332024, ASMT: 163332024  
GLEN A BEELER, ETAL  
8123 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163400011, ASMT: 163400011  
CLAY STREET PROP  
2612 26TH ST  
SANTA MONICA CA 90405

APN: 163332011, ASMT: 163332011  
IDREES MALIK, ETAL  
20515 REGAL OAK DR  
YORBA LINDA CA 92886

APN: 163300020, ASMT: 163300020  
DALE W PENTZ, ETAL  
22684 CALCUTTA  
CANYON LAKE CA 92587

APN: 163392010, ASMT: 163392010  
IGNACIA S RODRIGUEZ, ETAL  
8084 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163400026, ASMT: 163400026  
DE ANZA COUNTRY DE ANZA BUSINESS PARK  
8175 LIMONITE  
RIVERSIDE CA 92509

APN: 163400008, ASMT: 163400008  
IN N OUT BURGER  
4199 CAMPUS DR NO 900  
IRVINE CA 92612

APN: 163392016, ASMT: 163392016  
JASON DAVIDSON, ETAL  
8080 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332021, ASMT: 163332021  
LUIS ROSAS, ETAL  
8099 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163392014, ASMT: 163392014  
JAVED IQBAL, ETAL  
8130 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163393007, ASMT: 163393007  
MICHAEL CONNELLY, ETAL  
8083 DAVID WAY  
RIVERSIDE CA 92509

APN: 163393008, ASMT: 163393008  
JESUS GONZALEZ, ETAL  
8073 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163393013, ASMT: 163393013  
MIGUEL GUERRERO  
8123 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163392013, ASMT: 163392013  
JUAN C QUIJANO, ETAL  
8140 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163400012, ASMT: 163400012  
MMI & BDI RIVERSIDE GENERAL  
C/O MARVIN POER & CO  
18818 TELLER AVE STE 277  
IRVINE CA 92612

APN: 163400007, ASMT: 163400007  
JURUPA WESTERN INC  
2020 E ORANGETHORPE AVE  
FULLERTON CA 92831

APN: 163393009, ASMT: 163393009  
ONESIMO B RODRIGUEZ  
8083 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163392012, ASMT: 163392012  
LILIAN ARACELY MACDONALD  
8150 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332025, ASMT: 163332025  
PATRICK THOMPSON, ETAL  
8131 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163332020, ASMT: 163332020  
LUIS JAVIER AGUILAR, ETAL  
8091 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163400025, ASMT: 163400025  
PAUL NIKOLAU, ETAL  
10387 LOS ALAMITOS BLVD  
LOS ALAMITOS CA 90720



APN: 163393015, ASMT: 163393015  
RICARDO L RENTERIA, ETAL  
8143 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163300005, ASMT: 163300005  
RIVERSIDE CO REGIONAL PARK & OPEN SP DIST  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

APN: 163332023, ASMT: 163332023  
RODOLFO MENDEZ, ETAL  
8115 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163332026, ASMT: 163332026  
ROSA A SUAREZ, ETAL  
8141 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163393005, ASMT: 163393005  
SHAWN C SUMMERS  
8043 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163332013, ASMT: 163332013  
THOMAS J BUCHANAN  
6381 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163332022, ASMT: 163332022  
THOMAS WAYNE WHALEY, ETAL  
8107 LINARES AVE  
RIVERSIDE CA. 92509

APN: 163332015, ASMT: 163332015  
TRACEY L CARROLL  
6391 HEATHERWOOD DR  
RIVERSIDE CA. 92509

APN: 163400034, ASMT: 163400034  
UNION PACIFIC RR  
REGIONAL MANAGER OF PROPERTY TAXES  
1700 FARNAM ST NO 105-FL  
OMAHA NE 68102

APN: 163392018, ASMT: 163392018  
VICTOR M CORTEZ, ETAL  
8060 DAVID WAY  
RIVERSIDE CA. 92509

APN: 163400002, ASMT: 163400002  
WCP DEANZA  
C/O WRIGHTWOOD CAPITAL  
2 N LA SALLE ST 9TH FL  
CHICAGO IL 60602

APN: 163332016, ASMT: 163332016  
WILLIAM E JONES  
8550 LIMONITE AVE  
RIVERSIDE CA 92509

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

ATTN: General Manager  
Riverside Municipal Airport  
6951 Flight Rd.  
Riverside, CA 92504

Applicant:  
T-Mobile West Corp  
3257 E. Guasti Rd., Ste. 200  
Ontario, CA 91761

Eng-Rep:  
Sequoia Development Services  
Attn: Monica Moretta  
One Venture Ste. 200  
Irvine, CA 92618

Owner:  
Jurupa Western Inc. Cal. Corp  
Chuch Cox  
2020 E. Orangethorpe Ave. Ste. 210  
Fullerton, CA 92831

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**George A. Johnson · Agency Director**  
**Planning Department**

*Carolyn Syms Luna · Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42297/Plot Plan No. 24493

*Project Title/Case Numbers*

Damaris Abraham

*County Contact Person*

951-955-5719

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

T-Mobile West Corporation

*Project Applicant*

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761

*Address*

The project is located in the Jurupa Area Plan, northerly of Clay Street and easterly of Van Buren Blvd, more specifically 6515 Clay Street, Riverside, CA.

*Project Location*

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 613 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain six (6) equipment cabinets and one (1) GPS antenna. Two (2) live pine trees are also proposed to be planted in the project area.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 13, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Damaris Abraham

*Signature*

Project Planner

*Title*

July 26, 2010

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PP24493\DH-PC-BOS Hearings\DH-PC\NOD.PP24493.docx Revised 10/21/09

Please charge deposit fee case#: ZEA42297 ZCFG05657 \$2,074.25

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Carolyn Syms Luna · Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Plot Plan No. 24493

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: June 16, 2010

Applicant/Project Sponsor: T-Mobile West Corporation Date Submitted: March 29, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 7/01/09  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42297 ZCFG05657 \$2,074.25

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1003225

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: T MOBILE WEST CORPORATION \$64.00  
paid by: CK 1716136  
paid towards: CFG05657 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42297  
at parcel #: 6515 CLAY ST RIV  
appl type: CFG3

By \_\_\_\_\_ Mar 29, 2010 11:54  
MGARDNER posting date Mar 29, 2010

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1006294

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: T MOBILE WEST CORPORATION \$2,010.25  
paid by: CK 1788200  
paid towards: CFG05657 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42297  
at parcel #: 6515 CLAY ST RIV  
appl type: CFG3

By \_\_\_\_\_ Jun 08, 2010 11:09  
SBROSTRO posting date Jun 08, 2010

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,010.25 |

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: 4.3  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Directors Hearing: September 13, 2010

Plot Plan No. 24405  
E.A. Number: 42368  
Applicant: Europa Village, LLC  
Engineer/Representative: Rancon Group

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Plot Plan No. 24405** is a proposal for a winery with two (2) tasting rooms and retail space. This is an interim facility for the Europa Village project (approved under PP23318, PP23319 and PP23320). The building used for the tasting rooms and retail space will total 2,116 square feet and the project proposes 61 parking spaces.

One hundred (100) special events per year with a maximum attendance of 100 guests per event are proposed. Special events include wine club gatherings, meetings and parties.

The project site is located in the Community of Rancho California of the Southwest Area Plan of Western Riverside County; more specifically, northerly of Rancho California Road, easterly of Butterfield Stage Road, and westerly of La Serena Way.

### BACKGROUND:

The following projects were approved, the Environmental Impact Report certified and the Resolution adopted, by the Riverside County Planning Director on August 2, 2010:

**Plot Plan No. 23318**, Il Poggio, proposed a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a catering kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) treatment rooms and 146 parking spaces on 20.04 gross acres.

**Plot Plan No. 23319**, C'est la Vie Winery, proposed a 33,349 square foot French-style country estate winery consisting of a tasting room, a restaurant, a fermentation room, a barrel storage room, a retail area, an automobile collection display area, a bed and breakfast with ten (10) rooms, administrative offices, and a basement with a wine library and 151 parking spaces on ten (10) gross acres.

**Plot Plan No. 23320**, Bolero Cellars, proposed a 24,518 square foot Spanish-style winery consisting of a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, administrative offices, and a bed and breakfast with 10 rooms and 140 parking spaces on ten (10) gross acres.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Agriculture: Agriculture (AG; AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (AG; AG) (10 Acre Minimum) |
| 3. Existing Zoning:                   | Citrus Vineyard – 10 Acre Minimum (C/V-10)          |
| 4. Surrounding Zoning:                | Citrus Vineyard (C/V)                               |
| 5. Existing Land Use:                 | Vacant; vineyards                                   |

W

- |                           |  |
|---------------------------|--|
| 6. Surrounding Land Use:  | Vacant land planned for residential uses (TR32594) to the north, Baily Vineyard and Winery to the east, Callaway Winery to the west and vacant land to the south |
| 7. Project Data:          | Total Acreage: 10 Gross Acres<br>Total Planted Vineyard Acreage: 15.14<br>Total Square Footage: 2,116<br>Total Number of Tasting Rooms: 2                        |
| 8. Environmental Concerns | See attached Environmental Assessment No. 42368  |

**RECOMMENDATIONS:**

**FOUND THAT NOTHING FURTHER IS REQUIRED** for **PLOT PLAN NO. 24405** because all potentially significant impacts were adequately analyzed in the earlier Environmental Impact Report (EIR00517) certified by the Riverside County Planning Director on August 2, 2010; and,

**APPROVAL** of **PLOT PLAN NO. 24405**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard (C-V) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
6. The project will not have a significant impact on the surrounding environment.
7. An Environmental Impact Report (EIR00517) was prepared and certified for the Europa Village project (approved under PP23318, PP23319 and PP23320) on the subject parcels.

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

1. The project site is designated Agriculture: Agriculture (10 Acre Minimum) on the Southwest Area Plan.

2. The proposed use, a 2,116 square foot winery with two (2) tasting rooms and retail space, is allowed in the Agriculture: Agriculture (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Agriculture: Agriculture (10 Acre Minimum).
4. The zoning for the subject site is Citrus Vineyard (CV-10).
5. The proposed use, a 2,116 square foot winery with two (2) tasting rooms and retail space, are a permitted use, subject to approval of a plot plan in the Citrus Vineyard (C-V) zone.
6. The proposed use, a 2,116 square foot winery with two (2) tasting rooms and retail space, are consistent with the development standards set forth in the Citrus Vineyard (C-V) zone.
7. The project site is surrounded by properties which are zoned Citrus Vineyard (C-V).
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. In accordance with CEQA Guidelines 15162, the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR00517) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report including revisions or mitigation measures that are imposed upon the proposed project. It has been determined that:
  - a. No new substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - b. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
  - c. No new information of substantial importance has been provided, which was not known and could not have been known with the exercise of reasonable diligence at the time the Environmental Impact Report was certified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A 100-year flood plain;
  - c. A dam inundation area; or,
  - d. A MSHCP Core Reserve Area.

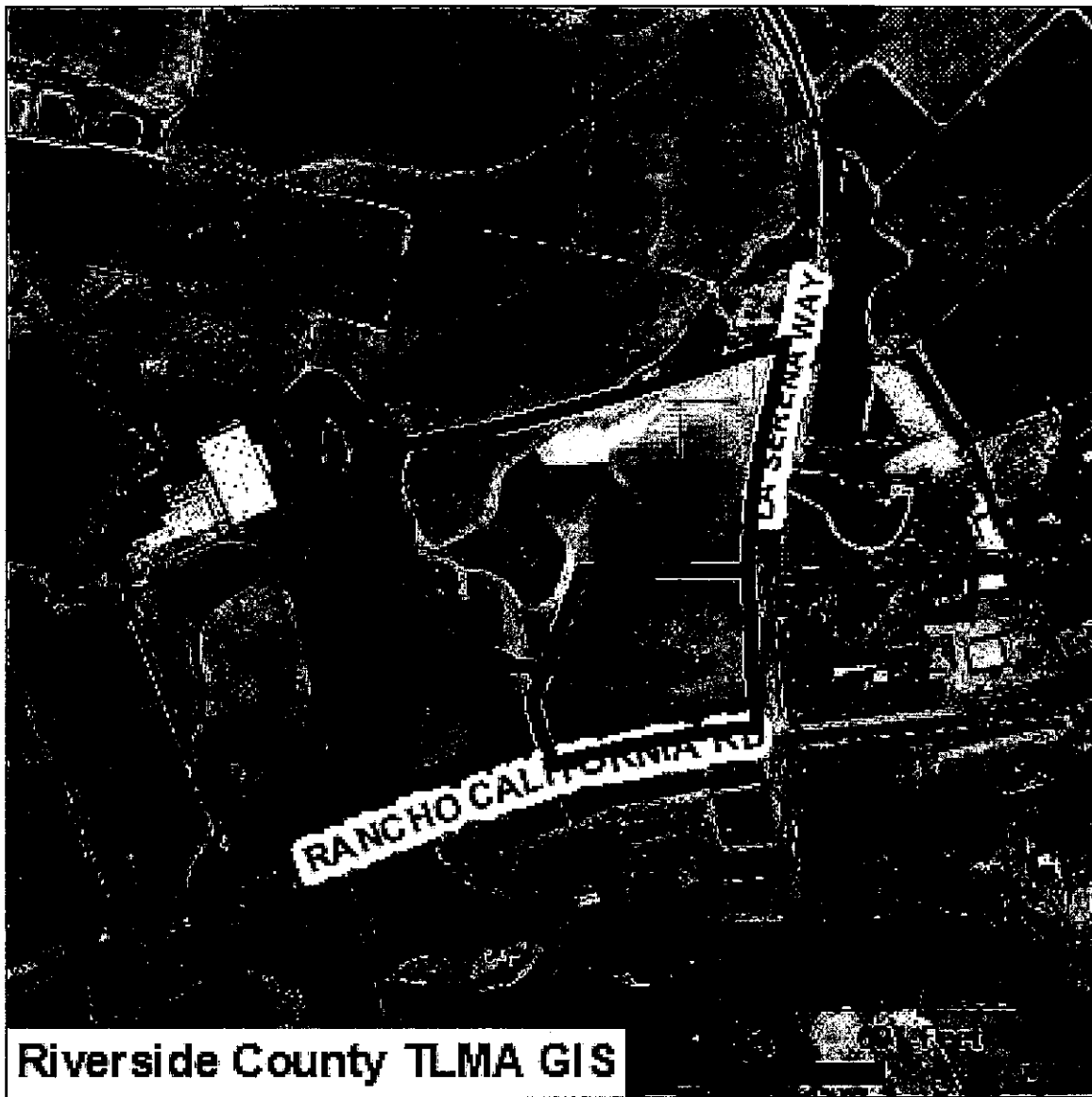
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Unified School District;
  - b. County Service Area No. 149;
  - c. The Murrieta Creek/Temecula Valley Area Drainage Plan (ADP);
  - d. The Citrus Vineyard Rural Policy Area; and,
  - e. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Numbers: 943-260-025, 943-260-030 and 943-260-032.
5. Plot Plan No. 24405 was filed with the Planning Department on 1/19/10.
6. Plot Plan No. 24405 was reviewed by the Land Development Committee two (2) times on the following dates: 3/04/10 and 6/10/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,024.

KH:kh

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Date Prepared: 08/10/10

## PP24405 Aerial/Vicinity Map



**Selected parcel(s):**  
943-260-030 943-260-032

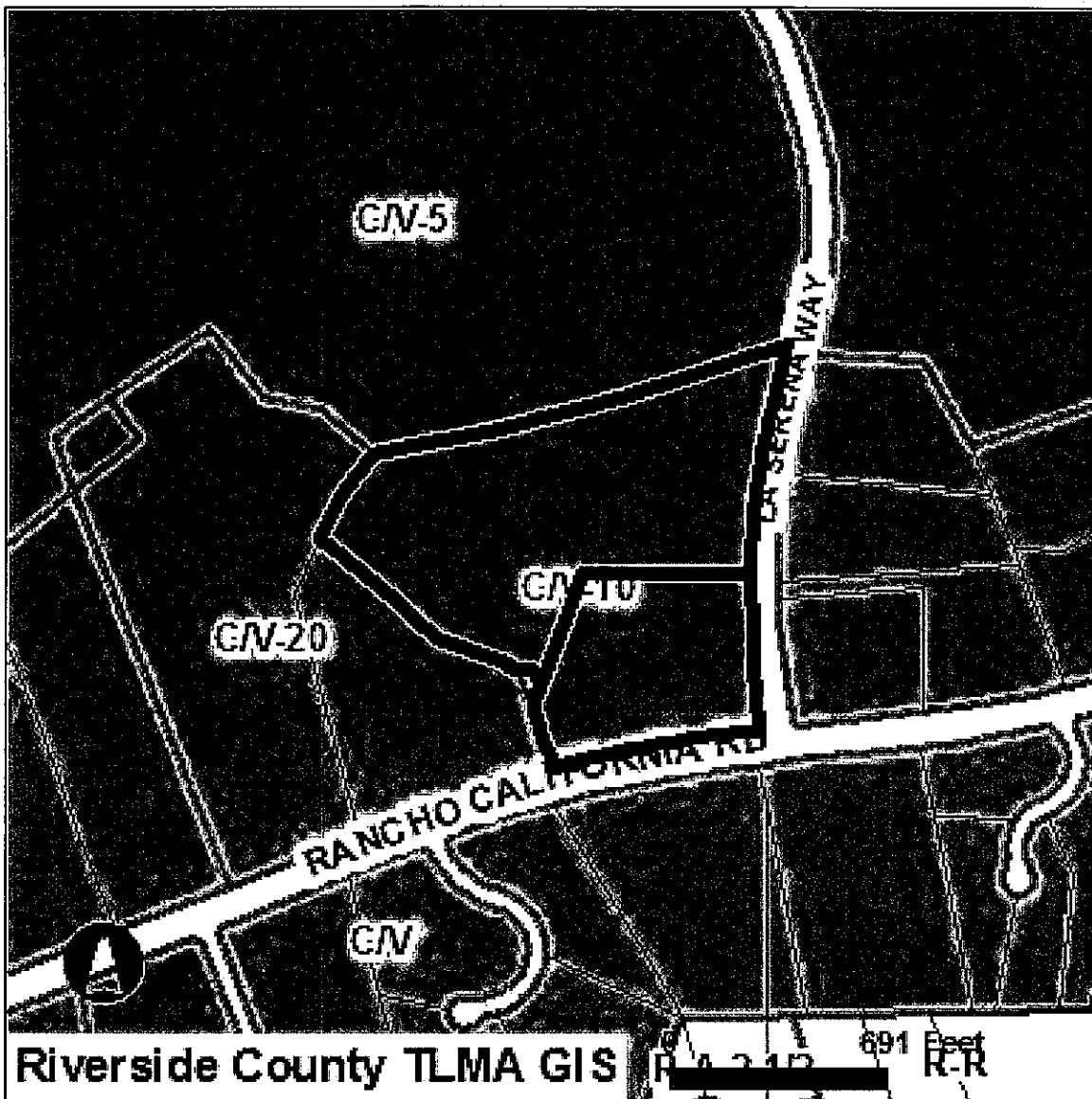
**\*IMPORTANT\***

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

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Version 100412

PP24405 Zoning



Selected parcel(s):  
 943-260-030 943-260-032

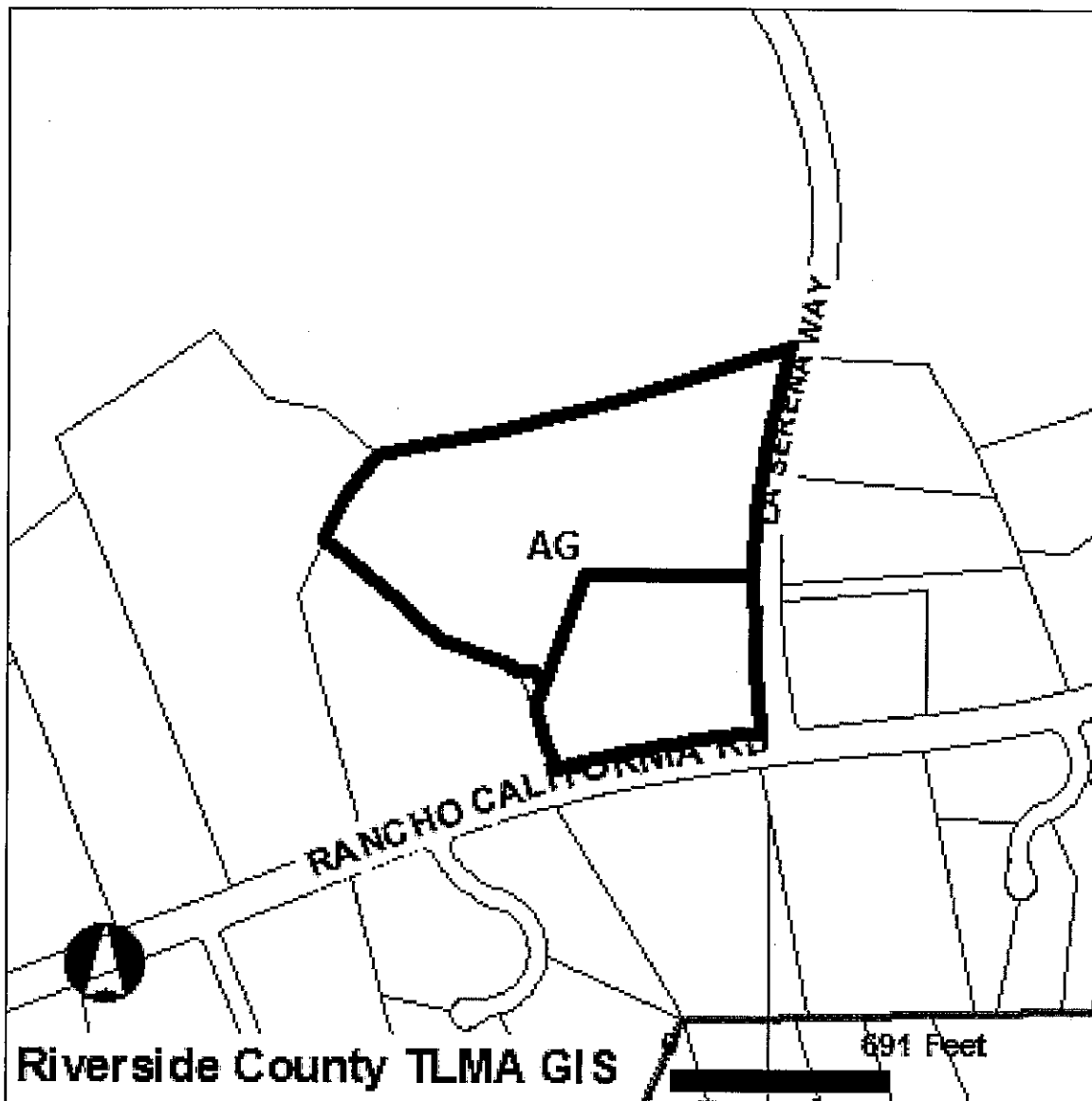
**\*IMPORTANT\***

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Version 100412

PP24405 Land Use



Selected parcel(s):  
943-260-030 943-260-032

**\*IMPORTANT\***

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

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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42368  
**Project Case Type and Number:** Plot Plan No. 24405  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Kinika Hesterly, Urban Regional Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Europa Village, LLC  
**Applicant's Address:** 41391 Kalmia St, Suite 200, Murrieta, CA 92562  
**Engineer's Name:** Rick Engineering Group  
**Engineer's Address:** 1223 University Ave, Suite 240, Riverside, CA 92507

### I. PROJECT INFORMATION

**Plot Plan No. 24405** is a proposal for a winery with two (2) tasting rooms and retail space. This is an interim facility for the Europa Village project. The building used for the tasting rooms and retail space will total 2,116 square feet and the project proposes 61 parking spaces.

One hundred (100) special events per year with a maximum attendance of 100 guests per event will be allowed. Special events include wine club gatherings, meetings and parties.

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

**B. Total Project Area:** 10 gross acres

|                            |              |                                     |                                    |
|----------------------------|--------------|-------------------------------------|------------------------------------|
| <b>Residential Acres:</b>  | <b>Lots:</b> | <b>Units:</b>                       | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b> 1 | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> 2,116 | <b>Est. No. of Employees:</b> 8    |
| <b>Industrial Acres:</b>   | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b>       | <b>Est. No. of Employees:</b>      |
| <b>Other:</b> 9            |              |                                     |                                    |

**C. Assessor's Parcel Nos:** 943-260-025, 943-260-030 and 943-260-032

**D. Street References:** The Europa Village project site is located northwest and adjacent to the intersection of Rancho California Road and La Serena Road in Riverside County.

**E. Section, Township & Range Description or reference/attach a Legal Description:** Unsectioned portion of Township 7S, Range 2W, SBBM in the Long Valley area of Riverside County.

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently planted with vineyards, ornamental trees and has areas of open space. The topography of the project site is relatively flat adjacent to Rancho California Road with rolling hill as you travel north. The surrounding properties are all zoned C/V. The property to the direct north of the project is an orchard. To the east of the project site is La Serena Way. Directly across La Serena Way is the Baily Vineyard and Winery (which includes Carol's Restaurant at Baily Winery onsite). East of the project site is the Loma Vista Bed and Breakfast. Further east of the project site is the Miramonte Winery and the Mount Palomar Winery. Rancho California Road is directly south of the project site. On the south side of Rancho California Road and to the southeast of the project site is the Thornton Winery (which includes Café Champagne onsite). The Inn at Churon Winery is southwest of the project site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** Chapter 3: Land Use Element (Riverside County Integrated Project General Plan) consistency analyzed in EIR No. 517.
2. **Circulation:** Chapter 4: Circulation Element (Riverside County Integrated Project General Plan) consistency analyzed in EIR No. 517.
3. **Multipurpose Open Space:** Chapter 5: Multipurpose Open Space Element (Riverside County Integrated Project General Plan) analyzed in EIR No. 517.
4. **Safety:** Chapter 6: Public Safety Element (Riverside County Integrated Project General Plan) analyzed in EIR No. 517.
5. **Noise:** Chapter 7: Noise Element (Riverside County Integrated Project General Plan) consistency in EIR No. 517.
6. **Housing:** N/A
7. **Air Quality:** Chapter 9: Air Quality Element (Riverside County Integrated Project General Plan) consistency analyzed in EIR No. 517.

### B. General Plan Area Plan(s): Southwest Area Plan

### C. Foundation Component(s): Agriculture

### D. Land Use Designation(s): Agriculture (AG) (10 Acre Minimum)

### E. Overlay(s), if any: N/A

### F. Policy Area(s), if any: Citrus Vineyard Rural Policy Area

### G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture
3. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)
4. **Overlay(s):** N/A
5. **Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

### H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Citrus Vineyard – 10 Acre Minimum (C/V - 10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Citrus Vineyard (C/V)

### III. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as

complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

9-09-10

Date

Kinika Hesterly, Urban Regional Planner IV  
Printed Name

For Carolyn Syms Luna, Director

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                              |                                     |
| <b>1. Scenic Resources</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a-b) There are no scenic highways located within the project area according to the Riverside County General Plan Figure C-9 "Scenic Highways" map and the project site is mostly undeveloped with areas of disturbed open space. The site does not include any trees, rock outcrops or landmark features. In addition, there are no scenic vistas located within the project site.

The potential environmental impacts of the project were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The proposed project would be located within Zone B of the Mt. Palomar Observatory policy area. As a result, the project would have the potential to contribute to night light. However, compliance with the Riverside County Ordinance No 655 would assure that the projects impacts would be less than significant. This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

- b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?                           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a-4d) Potential impacts to Agricultural Resources were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

| <b>AIR QUALITY</b> Would the project  |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>5. Air Quality Impacts</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2



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

Findings of Fact:

a-f) Potential impacts to Air Quality were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>6. Wildlife &amp; Vegetation</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| removal, filling, hydrological interruption, or other means?  |                                |  |                              |                                     |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

a-g) Potential impacts to Biological Resources were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

| <b>CULTURAL RESOURCES</b> Would the project   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>7. Historic Resources</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Alter or destroy an historic site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project site is currently undeveloped. Potential impacts to Cultural Resources were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>8. Archaeological Resources</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Alter or destroy an archaeological site.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| pursuant to California Code of Regulations, Section 15064.5?                         |                                |  |                              |                                     |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-d) The project site is currently undeveloped. Potential impacts to Archaeological Resources were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: Mitigation measures identified for this project were considered under EIR00517.

Monitoring: Monitoring will occur through the Building and Safety Plan Check Process.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>9. Paleontological Resources</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? |                          |                          |                          |                                     |

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

Findings of Fact:

a) Paleontological resources are the fossilized evidence of past life found in the geologic record. The County Geologist conditioned the project for paleontology monitoring, however, potential impacts to Paleontological Resources were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

| <b>GEOLOGY AND SOILS</b> Would the project                                   |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  |                                |  |                              |                                     |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Investigation

Findings of Fact:

a-b) The project was reviewed by the County Geologist. Potential impacts to geology were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>11. Liquefaction Potential Zone</b>                                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? |                                |  |                              |                                     |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Investigation

Findings of Fact:

a) The proposed project is located in area with a very low risk for liquefaction according to the Riverside County General Plan Figure S-3 "Generalized Liquefaction" map. The subject site is not anticipated to be compromised by the proposed development. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>12. Ground-shaking Zone</b>               | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Be subject to strong seismic ground shaking? |                                |  |                              |                                     |

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

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

**Findings of Fact:**

a) Potential impacts to geology were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

**Mitigation:** No unique project specific mitigation is required.

**Monitoring:** No unique mitigation monitoring is required.

**13. Landslide Risk**

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

**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geotechnical Investigation

**Findings of Fact:**

a) Potential impacts to geology were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

**Mitigation:** No unique project specific mitigation is required.

**Monitoring:** No unique mitigation monitoring is required.

**14. Ground Subsidence**

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

**Source:** RCIP Figure S-7 "Documented Subsidence Areas", Geotechnical Investigation

**Findings of Fact:**

a) Potential impacts to ground subsidence were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified

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

EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**15. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Potential impacts to geology were fully studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**16. Slopes**

- a) Change topography or ground surface relief features?

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

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

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials, Grading Plan

Findings of Fact:

a-b) The proposed project would not substantially change the existing topography of the site. The proposed grading is designed to use the onsite topography and therefore not significantly alter the existing topography. The project would have some cut and fill but the grading would be balanced on site.

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

Potential impacts to slopes were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>17. Soils</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) No substantial soil erosion or loss of topsoil will occur. Potential impacts to soils were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>18. Erosion</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The proposed project includes construction and operation of a winery with associated uses and parking. There are no waterbodies, such as rivers, streams or lakebeds adjacent to or within the

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

project site. As a result, the proposed project would not impact such areas as a result of deposition, siltation, or erosion.

b) Based on the topography, surface drainage appears to flow in a southerly direction from the higher elevations at the north portion of the property towards lower elevation drainage along the south portion of the property along Rancho California Road. Potential impacts caused by erosion were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>19. Wind Erosion and Blowsand from project either on or off site.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) No substantial wind erosion and blowsand is anticipated. Potential impacts to soils were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>20. Hazards and Hazardous Materials</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| environment?   |                                |  |                              |                                     |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-e) Potential impacts caused by hazards were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>21. Airports</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

Findings of Fact:

21a-d) The propose project is not located within an airport zone according to the Riverside County General Plan Figure S-19 "Airport Locations" map. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

- a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The project is not located in a high fire area but is located in a state responsibility area. Potential impacts caused by the project being located in a state responsibility area were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

- b) Violate any water quality standards or waste discharge requirements?

- c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| which permits have been granted)?   |                                |  |                              |                                     |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

**Findings of Fact:**

a) Although the proposed project could alter the existing drainage pattern of the site, potential impacts to hydrology were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

**Mitigation:** No unique project specific mitigation is required.

**Monitoring:** No unique mitigation monitoring is required.

**24. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose people or structures to a significant risk of  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? |                                |  |                              |                                     |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) Although the proposed project could alter the existing drainage pattern of the site, potential impacts to flood plains were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

| <b>LAND USE/PLANNING</b> Would the project   |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>25. Land Use</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area?                   |                          |                          |                          |                                     |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a-b) Potential impacts to land use and planning were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>26. Planning</b>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be consistent with the site's existing or proposed |                          |                          |                          |                                     |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| zoning?   |                                |  |                              |                                     |
| b) Be compatible with existing surrounding zoning?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) Potential impacts to land use and planning were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**MINERAL RESOURCES** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>27. Mineral Resources</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) The project does not have any known sources of mineral resources. Potential impacts to mineral resources were studied in Environmental Impact Report No. 517, which is on file in the Planning



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

NA     A     B     C     D

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

Findings of Fact:

a) The project site is not located in the vicinity of a railroad track. No impact would occur as indicated in EIR00517.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA     A     B     C     D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project would be located adjacent to Rancho California Road. Daily traffic along Rancho California Road may have a noise impact on the proposed project. Potential impacts to noise were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No unique project specific mitigation is required.

Monitoring: No unique mitigation monitoring is required.

**31. Other Noise**

NA     A     B     C     D

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Potential impacts to noise were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>32. Noise Effects on or by the Project</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to noise were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| <b>POPULATION AND HOUSING</b> Would the project   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>33. Housing</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-f) The subject property is presently planted with vineyards and contains no structures or dwelling units. The proposed wineries and associated uses would not directly or indirectly necessitate the construction of replacement housing, create the demand for additional housing, or displace people resulting in replacement housing. Potential impacts to housing were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would not impact the service ratios or response times for fire service. In addition, the project would not create a need for a new station. The project will comply with County Ordinance 659 to mitigate potential impacts regarding fire services. These standard conditions of approval are not considered mitigation measures pursuant to CEQA. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**35. Sheriff Services**

Source: RCIP

Findings of Fact:

The project would not impact the service ratios or response times for police service. In addition, the project would not create a need for a new station. The project will comply with County Ordinance 659 to mitigate potential impacts regarding law enforcement services. These standard conditions of approval are not considered mitigation measures pursuant to CEQA. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**36. Schools**

Source: School District correspondence, GIS database

Findings of Fact:

The project does not contain a residential component. Payment of school mitigation fees is a typical County condition of approval and is not considered mitigation under CEQA. The project does not include any uses that would impact the local schools. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**37. Libraries**

Source: RCIP

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

**Findings of Fact:**

The project does not include any uses that would impact the local libraries. The project shall comply with County Ordinance 659 to mitigate potential impacts regarding library services. These standard conditions of approval are not considered mitigation measures pursuant to CEQA. As a result, impacts would be less than significant. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

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

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

**38. Health Services**

**Source:** RCIP

**Findings of Fact:** The project does not include any uses that would impact the local health services. No impact would occur. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

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

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

**RECREATION**

**39. Parks and Recreation**

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

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

c) Is the project located within a C.S.A. or recreation

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

and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-c) The proposed project would not require the expansion or creation on new recreational facilities. The project is located within CSA 149A which is standard for the area. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Recreational Trails**

Source: Riverside County Parks, RCIP Figure C-7 “Trails and Bikeway System”

Findings of Fact: The County Parks Department reviewed the project and required a trail for the interim facility. A permanent trail will be built upon construction of the main Europa project. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| road or highways?   |                                |  |                              |                                     |
| d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Alter waterborne, rail or air traffic?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?               | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Cause an effect upon, or a need for new or altered maintenance of roads?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Cause an effect upon circulation during the project's construction?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| i) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: RCIP

Findings of Fact:

a-j) Potential impacts to traffic were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Bike Trails**

Source: RCIP

Findings of Fact:

Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>43. Water</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The water provider in the wine country is the Rancho California Water District (RCWD) for water. Operation of the project would increase water usage for the area, but not to levels anticipated to require construction of new regional facilities or new/expanded entitlements. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>44. Sewer</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will be on septic. Potential impacts due to sewer were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The

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

interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The County of Riverside Waste Management Department manages the landfills that service the proposed project. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

- a) Electricity?
- b) Natural gas?
- c) Communications systems?
- d) Storm water drainage?
- e) Street lighting?
- f) Maintenance of public facilities, including roads?
- g) Other governmental services?
- h) Conflict with adopted energy conservation plans?

Source: RCIP

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

Findings of Fact:

a-h) The proposed project will be located in an urban area which is currently serviced by utilities. Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials



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

Findings of Fact:

Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No. 2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

Findings of Fact:

Potential impacts were studied in Environmental Impact Report No. 517, which is on file in the Planning Department. The Riverside County Planning Director certified EIR00517 and Resolution No.

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|                                      |  |                                       |              |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|

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2010-001 on August 2, 2010. The interim winery proposed will not result in any new significant environmental impacts not identified in EIR00517, nor will it substantially increase the severity of the environmental impacts identified in EIR00517. No considerably different mitigation measures have been identified and no further environmental documentation is required to add to this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## **VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Revised: 9/9/2010 11:14 AM

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a winery with two (2) tasting rooms and retail space. This is a preview facility for the Europa Village project approved under Plot Plan Nos. 23318, 23319 and 23320. The building used for the tasting rooms and retail space will total 2,116 square feet. There are 61 parking spaces.

One hundred (100) special events per year with a maximum attendance of 100 guests per event will be allowed. Special events include wine club gatherings, meetings and parties.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24405. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24405 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 24405, Exhibit A (Sheets 1-2), Amended No. 1, dated April 28, 2010.

APPROVED EXHIBIT B & C = Floor Plans and Elevations for Plot Plan No. 24405, Exhibit B & C (Sheets 1-4), Amended No. 1, dated April 28, 2010.

09/09/10  
11:16

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No. 24405, Exhibit L (Sheets 1-3), Amended No. 1, dated April 28, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

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10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

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10. GENERAL CONDITIONS

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

lant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with

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10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER (cont.) RECOMMND

additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE DRAFT

Plot Plan#24405 is proposing Rancho California Water District potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                   SDRWQCB PROJECT ASSESSMENT                   RECOMMND

Commercial projects in the Temecula Wine Country area proposing onsite wastewater treatment exceeding cumulative discharges of waste flow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards.

FIRE DEPARTMENT

10.FIRE. 1                   USE-#50-BLUE DOT REFLECTOR                   RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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. 2                   USE-#23-MIN REQ FIRE FLOW                   RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3                   USE-#31-ON/OFF NOT LOOPED HYD                   RECOMMND

EXISTING FIRE HYDRANT OK FOR TEMP.WINE TASTING BUILDING. PER FIRE FLOW LETTER FROM WATER DISTRICT.

10.FIRE. 4                   USE-#25-GATE ENTRANCES                   RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5                   USE-#88A-AUTO/MAN GATES                   RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for



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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24405 is a proposal for winery with 2 tasting rooms and a retail space is within Europa Village Project on 10 acres in the Temecula area. The site is located on the northwest corner of Rancho California Road and La Serena Way, approximately 3000 east of Butterfield Stage Road.

Our review indicates the site is subject to storm water runoff from two watercourses - one along the western boundary with a tributary drainage area of 10 acres and another along the eastern boundary with a tributary drainage area of 60 acres that is mostly conveyed in La Serena Way. The onsite terrain consists of small, well-defined ridges and valleys. All onsite storm water runoff traverses Rancho California Road to make its way to Long Canyon, which parallels the road along the south side.

There is a lack of drainage infrastructure downstream of this project. Therefore, mitigation for increase run off along with the necessary mitigation for water quality impacts that this development would generate will be required. Out of the 10 acres site 1.67 acres is disturbed and out of which .07 acres is impervious and therefore, a volume based treatment control BMP feature is acceptable to the District.

The District has reviewed the exhibit and Water Quality Management Plan (WQMP) for this project received May 13, 2010. The water quality plan proposes two filter strip and two infiltration trench to mitigate for increase runoff as well as water quality. This mitigation feature is acceptable to the District but may need larger BMP at final plan check stage may need larger BMP. There is adequate area within the project site that could be utilized to accommodate a larger BMP.

The water quality impacts due to the road improvement to La Serena Way shall be mitigated. Although not shown on the plan, the developer has proposed a grassy swale along

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10. GENERAL CONDITIONS

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

Rancho California Road to treat storm runoff from the improvements to La Serna Way. The District finds this acceptable.

It should be noted that the site is located within the bounds of the Murrieta Creek/Temecula Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees have already been paid under PM32888 for the entire lot.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org/NPDES](http://www.rcflood.org/NPDES) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" 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 template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.) RECOMMND

supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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

10.PLANNING. 3                    USE - LC LANDSCAPE REQUIREMENT                    RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

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

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

10.PLANNING. 4                    USE - GEO02208                    RECOMMND

County Geologic Report (GEO) No. 2208 submitted for this project (PP24405) was prepared by Leighton Consulting, Inc.

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10. GENERAL CONDITIONS

10.PLANNING. 4

USE - GEO02208 (cont.)

RECOMMND

and is entitled "Supplemental Geotechnical Report #2, Proposed Prelude to Europa Village, APN 943-260-030, GEO 02095, Temecula Area, Riverside County, California", dated June 29, 2010. In addition, Leighton prepared "Supplemental Geotechnical Report #1, Proposed Prelude to Europa Village, APN 943-260-030, Temecula Area, Riverside County, California", dated February 8, 2010. This document is herein incorporated as a part of GEO02208.

GEO02208 concluded the reports prepared and approved for the other portions of Europa Village (GEO02095) are suitable for continued planning and development of the Prelude to Europa Village (PP24405). Those reports are herein incorporated, by reference, as a part of GEO02208 and the conditions and recommendations for GEO02095 are reiterated below for convenience and application to this project (PP24405):

- 1.No active faults were observed on-site or trending to the project site.
- 2.The potential for ground rupture for the subject site should be considered very low.
- 3.The potential for liquefaction and associated settlement to surface structures due to the design earthquake event is considered low for this site.
- 4.The potential for damage to surface structures due to collapsible soils is considered to be very low.
- 5.The potential for landsliding or rockfall in the future is considered negligible.

GEO No. 2095 recommended geologic review during grading and removal and recompaction of potentially compressible artificial fill soils topsoil, colluvium and/or highly weathered porous Pauba Formation bedrock. These recommendations along with others made in the parent Leighton reports should be applied to this project (PP24405) under GEO02208.

GEO02208 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02208 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02208 (cont.) (cont.) RECOMMND

Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 8 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 10 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 10 a.m. to 6 p.m. daily for the tasting room and 10 a.m. to 10 p.m. for special events daily in order to reduce conflict with nearby residential land uses.

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b). A total of 61 parking spaces shall be provided.

10.PLANNING. 12 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 18 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

The permit holder shall use reclaimed water for landscape irrigation in new developments and on public property, if and when reclaimed water is available and shall install the infrastructure to deliver and use reclaimed water if practical.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any



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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 38 USE - SPECIAL EVENTS RECOMMND

One hundred (100) special events per year with a maximum attendance of 100 guests per event will be allowed. Special events include wine club gatherings, meetings and parties.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation

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10.TRANS. 2                   USE - STD INTRO 3(ORD 460/461) (cont.)                   RECOMMND  
Department.

10.TRANS. 3                   USE - COUNTY WEB SITE                   RECOMMND  
Additional information, standards, ordinances, policies,  
and design guidelines can be obtained from the  
Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please  
call the Plan Check Section at (951) 955-6527.

10.TRANS. 4                   USE - TRAFFIC MANAGEMENT PLAN                   RECOMMND  
The following Traffic Management Plan was prepared by the  
applicant/engineer fo PP 24405.

1.Introduction

The purpose of this Traffic Management Plan is to  
describe the "Prelude to Europa Village Wine Tasting  
Room."

2.Project Description / Location

The site is located on the intersection of Rancho  
California Road and La Serena Way.

The project is on 10 gross acres and is currently vacant.  
A 2,900 square foot winery/tasting room is proposed for  
the site. Over 75% of Plot Plan 24405 is planted as  
vineyard.

3.Ingress/Egress

The project takes access from La Serena Way. The street  
is currently paved to a width of 25 feet.

Access to this site is provided by a 24 ft. wide  
driveway, which connects directly to La Serena Way.

The driveway connection to La Serena Way will include an  
A.C. pavement transition to taper between the existing  
road and the proposed driveway in accordance with the  
following design parameters:

- 1.Edge of pavement returns shall be a 35 foot radius

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10.TRANS. 4 USE - TRAFFIC MANAGEMENT PLAN (cont.) RECOMMND

4.Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12.

5.Hours of Operation / Employees

"For hours of operation see Planning Department conditions of approval.

"The winery is operated by the Europa Village, LLC. In addition to family members, there will be 3 to 8 employees working at the winery.

6.Special Events

For special events see Planning Department conditions of approval.

7.Signage

A "stop" sign will be placed on the access driveway where the driveway meets with La Serena Way. Sufficient "No Parking" signs shall be placed along La Serena Way to prohibit visitors from parking on the street.

20. PRIOR TO A CERTAIN DATE

PARKS DEPARTMENT

20.PARKS. 1 USE - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of occupancy permits, the applicant shall complete construction of the 20' Regional Trail along the north side of Rancho California Road as shown on the approved grading plan. The applicant will coordinate a final inspection with the Regional Park & Open-Space District.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.) RECOMMND

of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Plot Plan No. 24405 shall terminate upon final inspection sign off of Plot Plan No. 23319 for Europa Village. This permit shall thereafter be null and void and of no effect whatsoever.

Upon termination of Plot Plan No. 24405, all buildings used for tasting rooms and retail space pursuant to Plot Plan No. 24405 shall be demolished and removed from the site.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the winery may be further restricted.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G2.1 GRADING BONDS (cont.) RECOMMND

lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4 USE-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 5 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                   USE-G2.15NOTRD OFFSITE LTR (cont.)                   RECOMMND  
proposed off site grading.

60.BS GRADE. 6                   USE-G2.16REC'D ESMT REQ'D                   RECOMMND  
A recorded easement is required for off site drainage facilities.

60.BS GRADE. 7                   USE-G1.4 NPDES/SWPPP                   RECOMMND  
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 8                   USE IMPORT/EXPORT                   RECOMMND  
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a grading plan showing the following trail easements.

A 14' Community Trail easement along the west side of La Serena Way, entirely outside of road right-of way.

A 20' Regional Trail easement to the north of Rancho California Road, entirely outside road right-of-way.

A 10' easement along the entire northern portion of A.P.N. 943-260-032.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information included in PD-A-4448R1 prepared for PP 23318 and EIR 517, as well as information submitted by the Pechanga Band of Luiseno Indians, archaeological monitoring of the proposed grading shall be required for potential subsurface cultural resources.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE (cont.) RECOMMND

evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 2 GEN - TRIBAL INTEREST MONITOR RECOMMND

As a result of information contained in PD-A-4448R1 prepared for EIR 517 and PP 23318, and information submitted by teh Pechanga Band of Luiseno Indians, tribal monitoring in coordination with the archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Interest Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Interest Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Interest Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN - TRIBAL INTEREST MONITOR (cont.)

RECOMMND

Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Tribal interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for tribal interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal interest groups has not been met. The developer shall demonstrate efforts to secure the tribal agreement.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 3

USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D. If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

immediately to recover the remains.

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

60.PLANNING. 10 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 13 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24405, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 14 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - SECTION 1601/1603 PERMIT (cont.) RECOMMND

appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 15 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA 92501.

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per Trans Condition of Approval 90.TRANS.4, obtain an existing street improvement plan and profile No. P/P 949-MM and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2                   USE - REVISE STREET IMP PLAN (cont.)                   RECOMMND  
  
lines.html  
If you have any questions, please call the Plan Check  
Section at (951) 955-6527.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1               USE\* -G3.1NO B/PMT W/O G/PMT                   RECOMMND  
  
Prior to issuance of any building permit, the property  
owner shall obtain a grading permit and/or approval to  
construct from the Grading Division of the Building and  
Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1               USE - FOOD PLANS REQD                   RECOMMND  
  
A total of three complete set of plans for each food  
establishment are needed including a fixture schedule, a  
finish schedule, and a plumbing schedule in order to ensure  
compliance with all applicable current State and Local  
Regulations.

80.E HEALTH. 3               USE - PERC TEST REQD                   RECOMMND  
  
Provide a satisfactory detailed soils percolation  
report in accordance with the procedures outlined in the  
Department of Environmental's Technical Guidance Manual.

80.E HEALTH. 5               USE - SEPTIC PLANS                   RECOMMND  
  
A set of three detailed plans drawn to scale (1" = 20') of  
the proposed subsurface sewage disposal system and floor  
plan/plumbing schedule to ensure septic tank sizing.

80.E HEALTH. 6               USE - WATER WILL SERVE                   RECOMMND  
  
A "Will-Serve" letter is required from the appropriate  
water agency.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS MET

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 18 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 8, 2010, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 19 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley School District shall be mitigated in accordance with California State law.

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LIGHTING PLANS (cont.) RECOMMND

Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. No. 24405, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE\*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

90.E HEALTH. 3 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 4 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 4 USE - HAZMAT REVIEW (cont.) RECOMMND

Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 5 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 3 USE-#36-HOOD DUCTS RECOMMND

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

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 2 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

90.PLANNING. 3 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

Department shall clear this condition upon determination of compliance.

90.PLANNING. 4 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 7 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of sixty-one (61) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite or to current standards as approved by the Department of Building and Safety.

90.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a



PLOT PLAN: TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.) RECOMMND

conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 19 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosures which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - TRASH ENCLOSURES (cont.) RECOMMND

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

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 27 USE - SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a building permit final inspection the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24405 is calculated to be 1.0 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24405 has been calculated to be 1.0 net acres.

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

PLOT PLAN:TRANSMITTED Case #: PP24405

Parcel: 943-260-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - ANNEX INTO CSA 149A

RECOMMND

The applicant or the successor in interest shall provide a clearance letter from the Economic Development Agency (EDA) providing proof that the project has been annexed into CSA 149A. Contact EDA at (951) 955-3212. All annexation proceedings shall be completed, including any applicable Local Agency Formation Commission (LAFCO) action needed. Contact LAFCO at (951) 369-0631.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with plat and profile no. 949-MM, IP070070 (MS4146).

90.TRANS. 2 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 3 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 4 USE - DEDICATION

RECOMMND

La Serena Way (from Rancho California Road to the proposed driveway) is designated as a Secondary Highway and shall be improved (Interim) with 24' to 42' full-width AC pavement, within the 94' to 106' full-width (50' to 62' west of the centerline and 44' east of the centerline) dedicated right-of-way in accordance with County Standards and as directed by the Director of Transportation. (24' to 42' AC pavement / 94' to 106' right-of-way)

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

DATE: February 1, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe

P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area No. 149 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner  
Temecula Unified School Dist.  
Eastern Municipal Water Dist.

Rancho California Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center (UCR)  
Temecula Valley Winegrower's Assoc.  
Rancho California Horsemen's Assoc.  
Lorraine Harrington

**PLOT PLAN NO. 24405** – EA42270 – Applicant: Europa Village, LLC – Engineer/Representative: Rick Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and westerly of La Serena Way – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** The plot plan is a proposal for a winery with two (2) tasting rooms and retail space. This is an interim facility for the Europa Village project. The building used for the tasting rooms and retail space will total 2,116 square feet and the project proposes 48 parking spaces. – APN: 943-260-030 – Related Cases: LLA05317 – Concurrent Cases: PP23318, PP23319, PP23320, EIR00517

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 4, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at **KHESTERL@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

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

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

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

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



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

March 8, 2010

Kinika Hesterly, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan No. 24405**  
**Proposal: Europa Village project**  
**Establish a winery with two (2) tasting rooms and retail space**  
**APN: 943-260-030, Related Cases: LLA 05317, Concurrent Cases: PP 23318,**  
**PP 23319, PP 23320, EIR 00517**

Dear Ms. Hesterly:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project and understands that this is an interim facility for the Europa Village project. The project site is located northerly of Rancho California Road and westerly of La Serena Way, in the Rancho California Zoning Area. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, 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.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Kinika Hesterly, Project Planner

Plot Plan No. 24405

March 8, 2010

Page 2

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

A handwritten signature in black ink, appearing to read "Mirtha Liedl". The signature is fluid and cursive, with the first name "Mirtha" and last name "Liedl" clearly distinguishable.

Mirtha Liedl, Planner



**Rancho  
Water**

March 12, 2010

Board of Directors

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President

Lawrence M. Libeu  
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Ben R. Drake

John E. Hoagland

William E. Plummer

Kinika Hesterly, Project Planner  
**Riverside County Planning Department**  
Post Office Box 1409  
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY  
PLOT PLAN NO. 24405  
APN 943-260-030  
[EUROPA VILLAGE, LLC]**

Dear Ms. Hesterly:

Officers:

Matthew G. Stone  
General Manager

Phillip L. Forbes, CPA  
Assistant General Manager /  
Treasurer

Perry R. Louck  
Director of Planning

Andrew L. Webster, P.E.  
Chief Engineer

Jeffrey D. Armstrong  
Chief Financial Officer

Kelli E. Garcia  
District Secretary

C. Michael Cowett  
Best Best & Krieger LLP  
General Counsel

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts existing 24-inch and 16-inch diameter water pipelines (1610 Pressure Zone) within Rancho California Road. The subject project/property also fronts a 14-inch diameter water pipeline (1610 Pressure Zone) within La Serena Way.

Water service to the subject project/property exists under Account No. 0132065020. Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Where private on-site facilities are required for water service, fire protection, irrigation, or other purposes, RCWD requires recordation of a *Reciprocal Easement and Maintenance Agreement* for such on-site private facilities, where private on-site water facilities may cross (or may be shared amongst) multiple lots/project units, and/or where such 'common' facilities may be owned and maintained by a Property Owners Association (proposed now or in the future).

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances).**

10\PM:at004\FEG



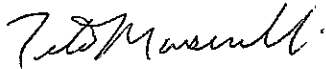
As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property, as may be required, would be provided by Eastern Municipal Water District.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**



Peter Muserelli  
Engineering Project Coordinator

cc: Warren Back, Engineering Planning Manager  
Corey Wallace, Engineering Manager  
Laurie Williams, Engineering Services Supervisor



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24405                      DATE SUBMITTED: 1-19-2010  
EA 42270                      CFB 05628

**APPLICATION INFORMATION**

Applicant's Name: Europa Village, LLC                      E-Mail: \_\_\_\_\_  
Mailing Address: FRANK 180  
41391 Kalmia Street, Suite 200  
\_\_\_\_\_  
Murrieta                      Street                      92562  
City                      Ca                      State                      ZIP

Daytime Phone No: (951) 696-0600 ext 307                      Fax No: (951) 834-9801

Engineer/Representative's Name: Rick Engineering Company - contact                      E-Mail: ASmith@rickengineering.com  
JOHN NATHAN SMITH

Mailing Address: 1223 University Ave, Suite 240  
\_\_\_\_\_  
Riverside                      Street                      92507  
City                      Ca                      State                      ZIP

Daytime Phone No: (951) 782-0707                      Fax No: (951) 782-0723

Property Owner's Name: Europa Village, LLC                      E-Mail: \_\_\_\_\_

Mailing Address: 41391 Kalmia Street, Suite 200  
\_\_\_\_\_  
Murrieta                      Street                      92562  
City                      Ca                      State                      ZIP

Daytime Phone No: (951) 696-0600                      Fax No: (951) 834-9801

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

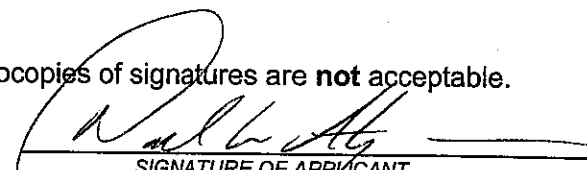
**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

DANIEL L STEPHENSON  
PRINTED NAME OF APPLICANT

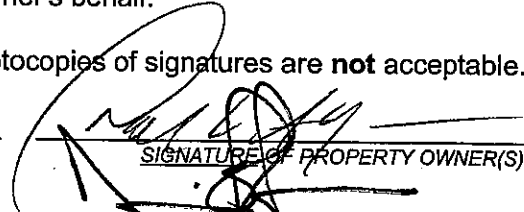
  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

DANIEL L STEPHENSON  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Denis Ferguson  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 943-260-032

Section: 33 Township: 7 South Range: 2 West

Approximate Gross Acreage: 10 Acres

General location (nearby or cross streets): North of Rancho California Road, South of La Serena Way, East of Via Europa, West of La Serena Way

Thomas Brothers map, edition year, page number, and coordinates: 2006 Riverside County Page 959-F3

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Construction of a tasting room, retail space, and an outdoor patio. Europa Village

Related cases filed in conjunction with this request:

PP 23319

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). PP 23319 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): 517

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 2,400

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 500

Estimated amount of fill = cubic yards 500

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 8,500 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

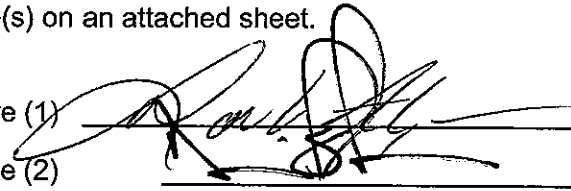
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

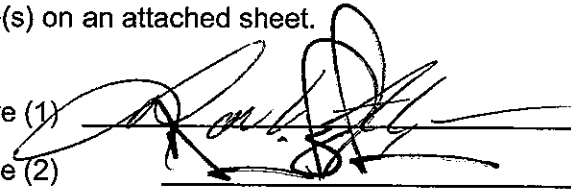
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 1-11-10

Owner/Representative (2)  Date JAN 11, 2010.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>  |   |                             |
|--|---|-----------------------------|
| Project File No.   |   |                             |
| Project Name:  |   |                             |
| Project Location:  |   |                             |
| Project Description:   |   |                             |
| Project Applicant Information:   |   |                             |
| <b>Proposed Project Consists of, or includes:</b>  |   |                             |
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.  | YES <input type="checkbox"/>  | NO <input type="checkbox"/> |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.  | <input type="checkbox"/>  | <input type="checkbox"/>    |
| Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.  | <input type="checkbox"/>  | <input type="checkbox"/>    |
| Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)  | <input type="checkbox"/>  | <input type="checkbox"/>    |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)  | <input type="checkbox"/>  | <input type="checkbox"/>    |
| Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.  | <input type="checkbox"/>  | <input type="checkbox"/>    |
| Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. | <input type="checkbox"/>  | <input type="checkbox"/>    |
| Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.   | <input type="checkbox"/>  | <input type="checkbox"/>    |
| <sup>1</sup> Includes San Jacinto River watershed.<br><sup>2</sup> Land area is based on acreage disturbed.<br><sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf">www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf</a> .<br><sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .   |   |                             |
| <b>DETERMINATION: Circle appropriate determination.</b>  |   |                             |
| If <u>any</u> question answered "YES"  | Project requires a project-specific WQMP.   |                             |
| If <u>all</u> questions answered "NO"  | Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions. |                             |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)<br>within the Santa Margarita River Region   |   |                                     |
|---|---|-------------------------------------|
| Project File No.  |   |                                     |
| Project Name:   |   |                                     |
| Project Location:   |   |                                     |
| Project Description:  |   |                                     |
| Project Applicant Information:  |   |                                     |
| <b>Proposed Project Consists of, or includes:</b>   |   |                                     |
| Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)]. applies only to the addition, and not to the entire development.]   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)]. | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| <sup>1</sup> Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html">www.swrcb.ca.gov/rwqcb9/programs/basinplan.html</a> . The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .   |   |                                     |
| <b>DETERMINATION: Circle appropriate determination.</b>   |   |                                     |
| If <b>any</b> question answered "YES"   | Project requires a project-specific WQMP.   |                                     |
| If <b>all</b> questions answered "NO"   | Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions. |                                     |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region   |   |                                     |
|---|---|-------------------------------------|
| Project File No.  |   |                                     |
| Project Name:   | PP 23319  |                                     |
| Project Location:   |   |                                     |
| Project Description:  |   |                                     |
| Project Applicant Information:  |   |                                     |
| <b>Proposed Project Consists of, or includes:</b>   |   |                                     |
| Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.  | <input type="checkbox"/>  | <input type="checkbox"/>            |
| Commercial and industrial developments of 100,000 square feet or more.  | <input type="checkbox"/>  | <input type="checkbox"/>            |
| Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)   | <input type="checkbox"/>  | <input type="checkbox"/>            |
| Retail gasoline outlets disturbing greater than 5,000 square feet.  | <input type="checkbox"/>  | <input type="checkbox"/>            |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) | <input type="checkbox"/>  | <input type="checkbox"/>            |
| Home subdivisions with 10 or more housing units.  | <input type="checkbox"/>  | <input type="checkbox"/>            |
| Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.  | <input type="checkbox"/>  | <input type="checkbox"/>            |
| <b>DETERMINATION: Circle appropriate determination.</b>   |   |                                     |
| If <u>any</u> question answered "YES"   | Project requires a project-specific WQMP.   |                                     |
| If <u>all</u> questions answered "NO"   | Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions. |                                     |



## NOTICE OF PUBLIC HEARING

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Director's Hearing to consider the project shown below:

**PLOT PLAN NO. 24405** – No New Environmental Documents Required – Applicant: Europa Village, LLC – Engineer/Representative: Rick Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and westerly of La Serena Way – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** Plot Plan No. 24405 is a proposal for a 2,116 square foot winery with two (2) tasting rooms and retail space. This is an interim facility for the Europa Village project. The project proposes 61 parking spaces. Forty (40) special events per year with a maximum attendance of 100 guests per event are proposed. Special events include wine club gatherings, meetings and parties. Related Cases: LA05317, PP23318, PP23319, PP23320, EIR00517 - APNs: 943-260-025, 943-260-030 and 943-260-032. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: September 13, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14<sup>TH</sup> STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14<sup>TH</sup> AND LEMON STREET)

For further information regarding this project, please contact Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT,  
Attn: Kinika Hesterly, P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/23/2010.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers PP24405  
~~PP23318/PP23319/PP23320~~ or PP24405

Company or Individual's Name Planning Department

Distance buffered 600' 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

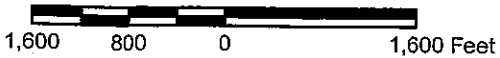
6/28/10 CD  
EXPIRES: 12/23/10

**1200 feet buffer**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 951-020-004 | 943-100-011 | 951-070-013 | 951-060-002 | 951-020-002 | 951-060-001 | 951-020-001 | 951-070-017 | 951-060-013 | 943-110-011 |
| 951-070-011 | 951-070-005 | 951-030-003 | 943-260-031 | 943-260-032 | 943-260-030 | 943-260-025 | 943-110-016 | 943-110-012 | 943-090-023 |
| 943-090-027 | 951-060-012 | 951-060-003 | 951-070-012 | 943-100-007 | 951-060-009 | 951-070-026 | 951-070-027 | 943-120-023 | 943-060-010 |
| 943-060-011 | 951-020-003 | 943-100-005 | 943-090-013 | 943-260-024 | 951-070-008 | 943-100-009 | 951-030-055 | 951-020-006 | 951-060-011 |
| 943-260-027 | 951-020-007 | 951-060-010 |             |             |             |             |             |             |             |



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



APN: 951020004, ASMT: 951020004  
ABC COMMERCIAL PROP  
40575 CA OAKS RD D2 322  
MURRIETA CA 92562

APN: 943110011, ASMT: 943110011  
CRAIG E HOLT, ETAL  
41005 REID CT  
TEMECULA CA. 92591

APN: 943100011, ASMT: 943100011  
ALEX BRINKMEYER, ETAL  
33400 LA SERENA WAY  
TEMECULA CA 92591

APN: 951070011, ASMT: 951070011  
DANIEL P MCCALL, ETAL  
41504 AVENIDA BORDEAUX  
TEMECULA CA. 92592

APN: 951070013, ASMT: 951070013  
ALEX BRINKMEYER, ETAL  
33400 SERENA WAY  
TEMECULA CA 92591

APN: 951070005, ASMT: 951070005  
DANIEL R LAMB  
32550 AVENIDA LESTONNAC  
TEMECULA CA. 92592

APN: 951060001, ASMT: 951060001  
ANTONIO CARLOS BARCELO, ETAL  
C/O BRUCE MACBETH  
1210 RAINBOW HILLS RD  
FALLBROOK CA 92028

APN: 951030003, ASMT: 951030003  
ERIC D JACOBSON  
41519 AVENIDA BORDEAUX  
TEMECULA CA. 92592

APN: 951020001, ASMT: 951020001  
ASIMAKIS T ASIMAKOPOULOS  
41325 CALLE ENCANTADO  
TEMECULA CA. 92592

APN: 943260025, ASMT: 943260025  
EUROPA VILLAGE  
C/O DENIS FERGUSON  
41391 KALMIA  
MURRIETA CA 92562

APN: 951070017, ASMT: 951070017  
BHARPUR SINGH DHANOA, ETAL  
2573 E WIND WAY  
SIGNAL HILL CA 90755

APN: 943110012, ASMT: 943110012  
GORDON H GOUDY, ETAL  
24 BAY DR  
LAGUNA BEACH CA 92677

APN: 951060013, ASMT: 951060013  
CHURON WINERY  
C/O RONALD THOMAS  
3450 PACIFIC COAST HWY  
VENTURA CA 93001

APN: 943090023, ASMT: 943090023  
JERRY KONCHAR, ETAL  
41100 AVENIDA BIONA  
TEMECULA CA. 92592



APN: 943090027, ASMT: 943090027  
JOE T HART, ETAL  
4290 HIGHLAND DR  
CARLSBAD CA 92008

APN: 943120023, ASMT: 943120023  
LOUDAR  
33820 RANCHO CALIFORNIA RD  
TEMECULA CA. 92591

APN: 951060012, ASMT: 951060012  
JONATHAN COLEMAN, ETAL  
1919 HILLCREST DR  
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C/O LOUIS DARWISH  
P O BOX 891510  
TEMECULA CA 92591

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APN: 951020003, ASMT: 951020003  
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TAIPEI TAIWAN ROC 0

APN: 951070012, ASMT: 951070012  
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TEMECULA CA. 92592

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ALPHARETTA GA 30009

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PDM TEMECULA  
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32823 TEMECULA PKWY  
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APN: 951070008, ASMT: 951070008  
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32946 AVENIDA LESTONNAC  
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APN: 951020006, ASMT: 951020006  
STEVE YANG, ETAL  
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18600 SEABISCUIT RUN  
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CORONA CA 92883

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TEMECULA VINEYARD ESTATES  
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APN: 951020007, ASMT: 951020007  
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San Dimas, CA 91773

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California, Riverside  
Riverside, CA 92521-0418

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

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Unified School District  
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Murrieta, CA 92562

Europa Village, LLC  
41391 Kalmia Street, Suite 200  
Murrieta, CA 92562

Mick Ratican  
1223 University Avenue, Suite 240  
Riverside, CA 92507

Mick Ratican  
1223 University Avenue, Suite 240  
Riverside, CA 92507

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SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0802086

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Second Floor  
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Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: EUROPA VILLAGE LLC \$64.00  
paid by: CK 1323 & 1326  
paid towards: CFG05240 CALIF FISH & GAME: DOC FEE  
CALIFORNINA FISH AND GAME FOR EA41893  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 28, 2008 15:45  
MBRASWEL posting date Feb 28, 2008

\*\*\*\*\*  
\*\*\*\*\*

| Account Code | Description | Amount |
|--------------|-------------|--------|
|--------------|-------------|--------|

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



Agenda Item No.: 4.4  
Area Plan: Desert Center  
Supervisorial District: Fourth  
Project Planner: Ray Juarez  
Directors Hearing: September 13, 2010

Plot Plan No. 24482  
Addendum to Environmental  
Assessment No. 41998  
Applicant: Sol Orchard LLC  
Engineer/Representative: Egan & Egan, Inc.

D.m.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This Plot Plan is a proposal for the development of a 1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' – 2" wide by 18' – 3" tall (479.72 sq. ft.) with a total height of 21' – 4"; four (4) 5 X 30- foot pad assemblies containing a combiner box, DC/AC inverter and a transformer; and, ancillary access roads for maintenance, operations and emergency response. The proposal also includes a two acre construction/lay down area adjacent and north of the ten acre lease area.

The site is located in the Fourth Supervisorial district in the community of Desert Center of the Desert Center Area Plan. More specifically, the site is located northerly of I-10, easterly of Rice Road (Highway 177) and on the western portion of Desert Center Airport.

### BACKGROUND:

This ten acre site is within the Chuckwalla Raceway previously analyzed and conditioned under Plot Plan No. 23577. The power generated from this facility will be undergrounded approximately 420 feet to the north and connect to an existing Southern California Edison power line for distribution into the electrical grid. Construction time will be approximately 12 weeks including site work, foundations, mechanical assembly, commissioning and startup. The peak staffing on site will be limited to 12 to 16 workers.

### SUMMARY OF FINDINGS:

- Existing and Surrounding General Plan Land Use: Existing Community Development: Public Facilities (CD: PF) and surrounded by Community Development: Public Facilities (CD: PF) and Open Space – Rural (OS-RUR)
- Existing Zoning: Manufacturing Heavy (M-H)
- Surrounding Zoning: Manufacturing Heavy (M-H), Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1), Natural Assets (N-A), Controlled Development Areas 10 Acre Minimum (W-2-10)
- Existing and Surrounding Land Use: The site exists on the private Desert Center Airport and Chuckwalla Raceway. The parcels surrounding the ten acre site are mostly vacant desert land.
- Project Data: Total Acreage: 424.44 Acres  
Lease Area: 10 Acres  
1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant  
182 Panels
- Environmental Concerns: See Addendum to Environmental Assessment No. 41998

**RECOMMENDATIONS:**

**CERTIFICATION** an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 41998**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist; and,

**APPROVAL** of **PLOT PLAN NO. 24482**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Public Facilities (CD: PF) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing Heavy (M-H) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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

1. The project site is surrounded by properties which are designated Community Development: Public Facilities (CD: PF) and Open Space – Rural (OS-RUR).
2. The project site is designated Community Development: Public Facilities (CD: PF) on the Desert Center Area Plan.
3. The Public Facilities land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards.
4. The proposed concentrated photovoltaic Solar Power Plant is a private electric generating station.
5. The proposed use, concentrated photovoltaic Solar Power Plant, is permitted use in the Community Development: Public Facilities (CD: PF) General Plan Land Use Designation.
6. The subject site is surrounded parcels which are zoned Manufacturing Heavy (M-H), Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1), Natural Assets (N-A), Controlled Development Areas 10 Acre Minimum (W-2-10).

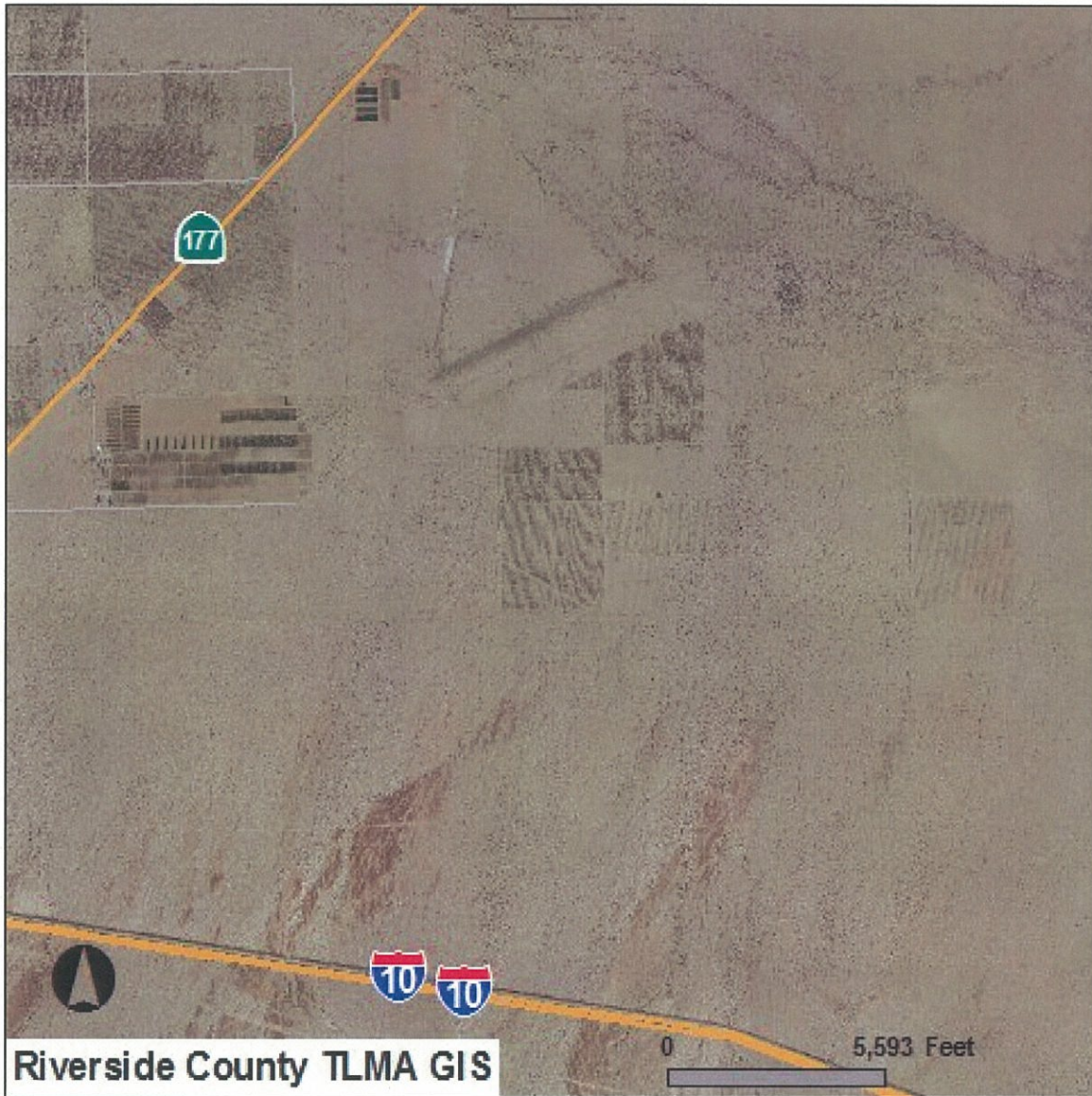
7. The zoning for the subject site is Manufacturing Heavy (M-H)
8. M-H Zone Section 12.2 (Uses Permitted), subsection b. states that public utility substations and storage yards are allowed with an approved Plot Plan.
9. M-H Zone Section 12.2 (Uses Permitted) h. states that any use that is not specifically listed in Subsections b. and c. may be considered a permitted or conditionally permitted use providing that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
10. The proposed concentrating photovoltaic facility will generate 1.5 megawatts of electricity to be used on site and for sale to Southern California Edison for distribution to the general public.
11. The proposed concentrating photovoltaic facility is substantially the same in character and intensity as a public utility substation.
12. The proposed use, concentrating photovoltaic facility, is consistent with the development standards set forth in the Manufacturing Heavy (M-H) zone.
13. The proposed use, concentrating photovoltaic facility, is a permitted use, subject to approval of a Plot Plan in the Manufacturing Heavy (M-H) zone.
14. An Airport and Automotive Raceway have been constructed and are operating in the project vicinity.
15. This project is not located in a Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
16. An addendum pursuant to CEQA Section 15164 was prepared for consideration with Environmental Assessment No. 41998. An update to the Project Information, Determination, Aesthetics, Greenhouse Gas Emissions, and Airports sections have been made. Reference the attached Addendum to Environmental Assessment No. 41988 for discussion, additions, and CEQA Section 15162 findings.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is located within:  
Community of: Desert Center
  - a) Area Plan: Desert Center Area Plan
  - b) Supervisorial District: Fourth
  - c) General Plan Land Use Designation: Community Development: Public Facilities (CD: PF) (.60 FAR)
  - d) Ordinance 348 Zoning Designation: Manufacturing Heavy (M-H) and Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1)
  - e) Redevelopment area: DCPA – Desert Center Airport
  - f) Airport Influence Area/Zone: Desert Center Airport - Private

- g) Ordinance 659 (DIF) Fee Area and subject to mitigation fees (Desert Center – Commercial (\$25,931 per acre) & Industrial (\$12,769 per acre). See comments below.
  - h) School District: Desert Center Unified
  - i) Circulation Element Road: Access from Highway 177
  - j) Watershed: Chuckwalla
  - k) Liquefaction Potential: Moderate
  - l) Subsidence: Susceptible
  - m) Paleontological Sensitivity: High Sensitivity (High A)
3. The project site is not located within:
- a) City sphere of influence
  - b) CVMSHCP Conservation Area
  - c) Specific Plan
  - d) General Policy Areas
  - e) General Plan Overlay
  - f) Agricultural Preserve
  - g) Ordinance 810 or 875 (MSHCP) Fee area and subject to mitigation fees
  - h) Ordinance 824 (TUMF) Fee Area and subject to mitigation fees
  - i) FTL fee area Ord. 457 & 460
  - j) Fault zone
  - k) SKR fee area Ord. 663.10
  - l) Water District
  - m) Riverside County Flood Control District
  - n) High Fire Area
  - o) Lighting Ordinance 655 zone (not applicable, 91.96 Miles from Mt. Palomar Observatory)
4. The subject site is currently designated as Assessor's Parcel Numbers 811-142-016.
5. This project was filed with the Planning Department on March 17, 2010
6. This project was reviewed by the Land Development Committee two (2) times on the following dates: April 15, 2010 and on July 1, 2010
7. Deposit Based Fees charged for this project, as of the time of staff report preparation;  
Total Amount Deposited: \$24, 205.33  
Remaining Balance as of August 4, 2010: \$5,438.24

RIVERSIDE COUNTY GIS



Selected parcel(s):  
811-142-016

ELEVATION-CONTOUR

 INTERSTATES

 HIGHWAYS

 STREETS

**\*IMPORTANT\***

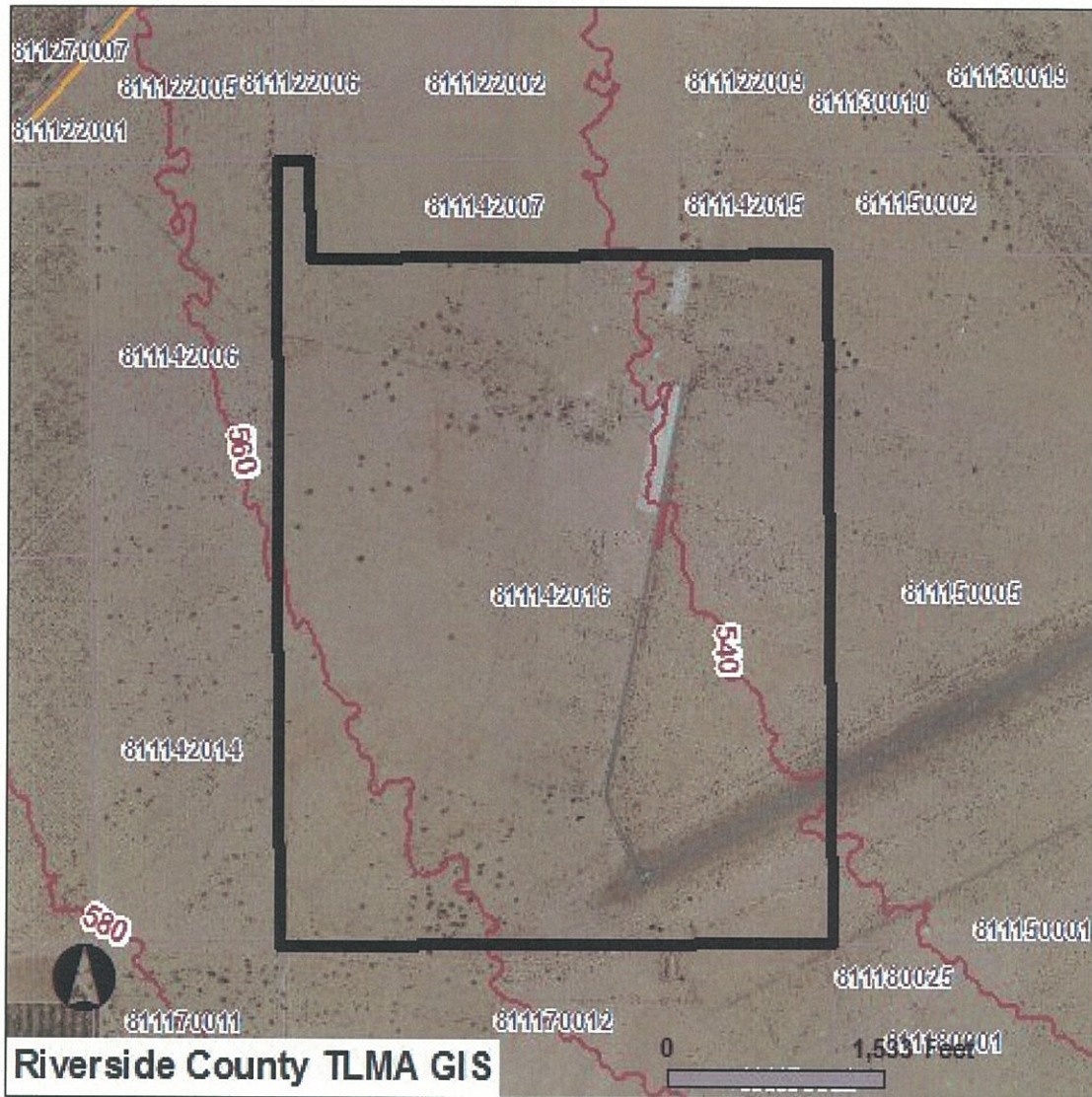
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2007 AERIAL



Selected parcel(s):  
811-142-016

ELEVATION-CONTOUR

- SELECTED PARCEL
- PARCELS

CONTOUR INFORMATION NOT AVAILABLE

INTERSTATES

HIGHWAYS

**\*IMPORTANT\***

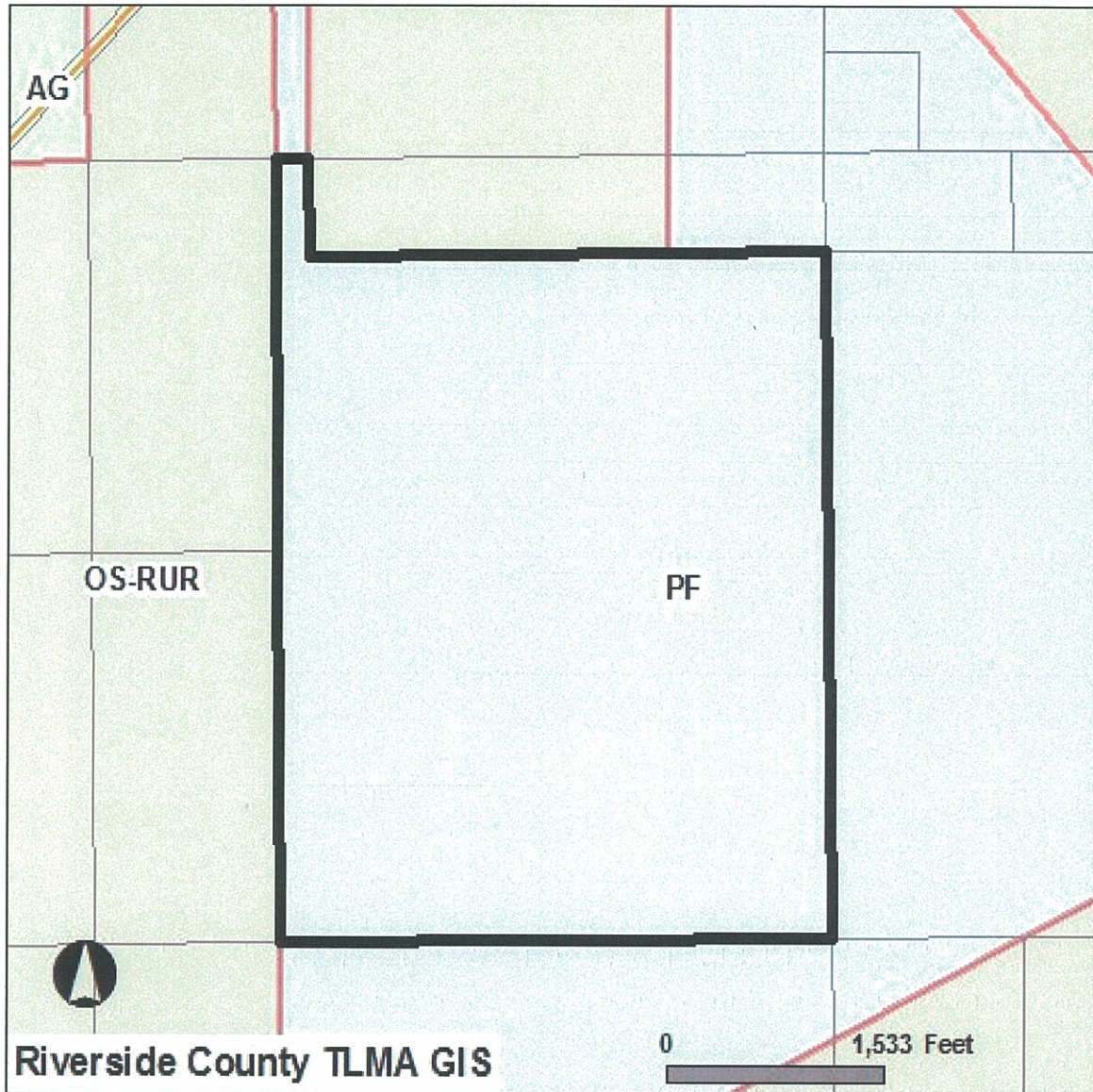
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GENERAL PLAN LAND USE



Selected parcel(s):  
811-142-016

LAND USE

- |                 |                  |                           |                        |
|-----------------|------------------|---------------------------|------------------------|
| SELECTED PARCEL | INTERSTATES      | HIGHWAYS                  | CITY                   |
| PARCELS         | AG - AGRICULTURE | OS-RUR - OPEN SPACE RURAL | PF - PUBLIC FACILITIES |

**\*IMPORTANT\***

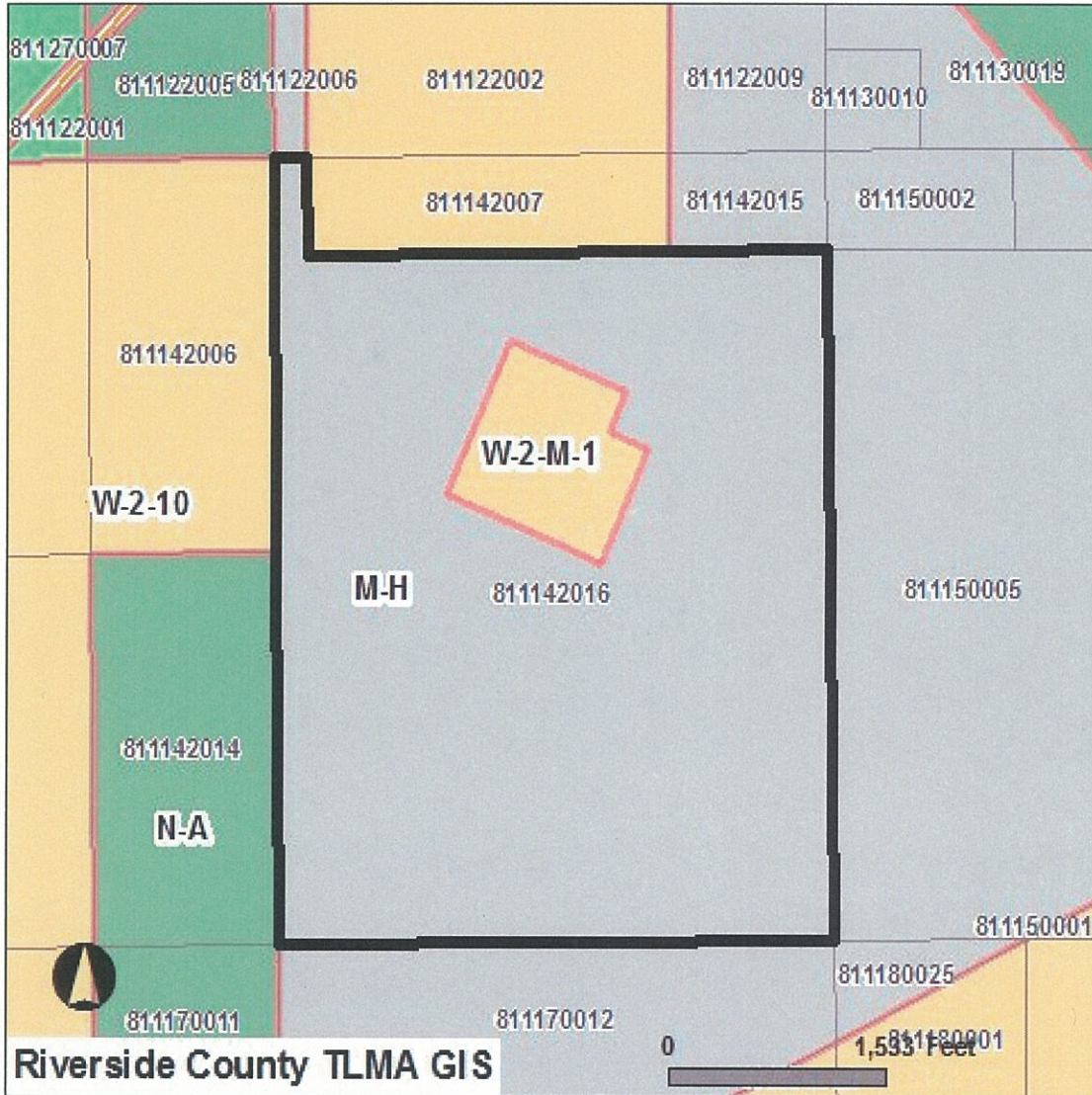
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ZONING



Riverside County TLMA GIS

Selected parcel(s):  
811-142-016

ZONING

- SELECTED PARCEL
- PARCELS
- N-A
- INTERSTATES
- ZONING BOUNDARY
- W-2-10, W-2-M-1
- HIGHWAYS
- A-1-20
- CITY
- M-H

**\*IMPORTANT\***  
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# **BUSINESS PLAN FOR PLOT PLAN 24482**

**Concentrating Photovoltaic Solar Facility at 25300 Rice Rd, Desert Center**

**28 May 2010**

This Business Plan for Riverside County Plot Plan Application PP24482 has been prepared according to the following requirements presented in the County's April 19, 2010 Initial Comment Letter:

*A business plan shall be submitted with a full discussion on how this photovoltaic facility will be constructed, length of construction, staging areas, truck trips, construction machinery, clean up, connection to SCE including power purchase agreements. Add in any information that is relative even though it may not be specifically listed above*

## **Business Plan**

The Solar Facility Project involves installation of 186 Concentrating Photovoltaic (CPV) arrays and related infrastructure for connecting the solar power facility to Southern California Edison's local distribution system. We anticipate total construction time will be approximately 12 weeks including site work, foundations, mechanical assembly, DC and AC electrical assembly, commissioning and startup. The levels of construction truck traffic to and from the site will be very low except during concrete work, and the peak staffing on site will be limited to 12 to 16 workers. Additional details on the project follow.

The total construction time, depending on weather, will be approximately 12 weeks and is comprised of the following primary activities:

### **Mobilization and Site Preparation**

- During this part of the work a temporary office trailer and four large storage containers will be delivered to the site. Temporary power will be provided to the site, and temporary fencing will be installed to secure the work. Surveyors will lay out the precise locations of various elements of the work. A tractor mower and backhoe will be used to degrass the site and to clear debris and dump piles from the solar field in preparation for subsequent construction activities. The staging area will be approximately two acres, likely west-adjacent to the final site. Mobilization and site preparation is anticipated to take three to four days.

## **Foundation Installation**

- The proposed foundation for each of the 186 arrays is a drilled pier, essentially a reinforced concrete shaft approximately 14' in long and 2'6" in diameter. The drilled pier is installed vertically and protrudes approximately 6" above finished grade. A drill rig with a 2'6" drill bit and steel sleeves will be used to excavate each foundation, pre-fabricated reinforcing steel cages will be lowered into the excavated shaft, and the steel sleeve will be retracted as concrete is placed into the shaft. Each drilled pier requires approximately 2.5 cubic yards of concrete, so we expect 48 to 50 concrete truck trips during the foundation installation. There will be other truck trips for delivery of reinforcing steel, and delivery and pickup of the steel sleeves. Foundation installation activities are anticipated to take approximately three to four weeks.

## **Mechanical Assembly**

- Mechanical assembly for each array involves erection of a steel pedestal, assembly of the array frame, insertion of the panels into the array frame and erection of the array frame and tracking motors and gears. Placing the steel pedestal may proceed as soon as the concrete foundation has achieved sufficient strength. Array framing is assembled on the ground next to the pedestals, populated with panels then hoisted in place with a hoisting frame by a forklift. During the first four to five weeks of mechanical assembly there will be one large flatbed trailer delivery of array parts two to three days each week. Mechanical assembly is anticipated to take approximately six weeks.

## **DC and AC Electrical Assembly**

- Upon completion of the foundation work, trenching for the electrical lines connecting arrays to each other and to the central inverter stations will begin. This work involves trenching with a backhoe, laying direct-burial cable, and terminating the cables at arrays and inverter stations as applicable. This work also involves trenching, cabling and terminations for electrical lines from the inverter stations to the Southern California Edison interconnection point. Electrical assembly is anticipated to take approximately four weeks. Note that SCE is in the process of determining its preferred location and method of interconnection.

## **Commissioning and Startup**

- Commissioning and startup involves testing of each array, testing of the electrical connections between arrays and inverter stations and between inverter stations and Southern California Edison's interconnection point. The arrays have an automated test procedure which is integral to their control systems but which requires one continuous day of sunny weather to complete the calibration process.

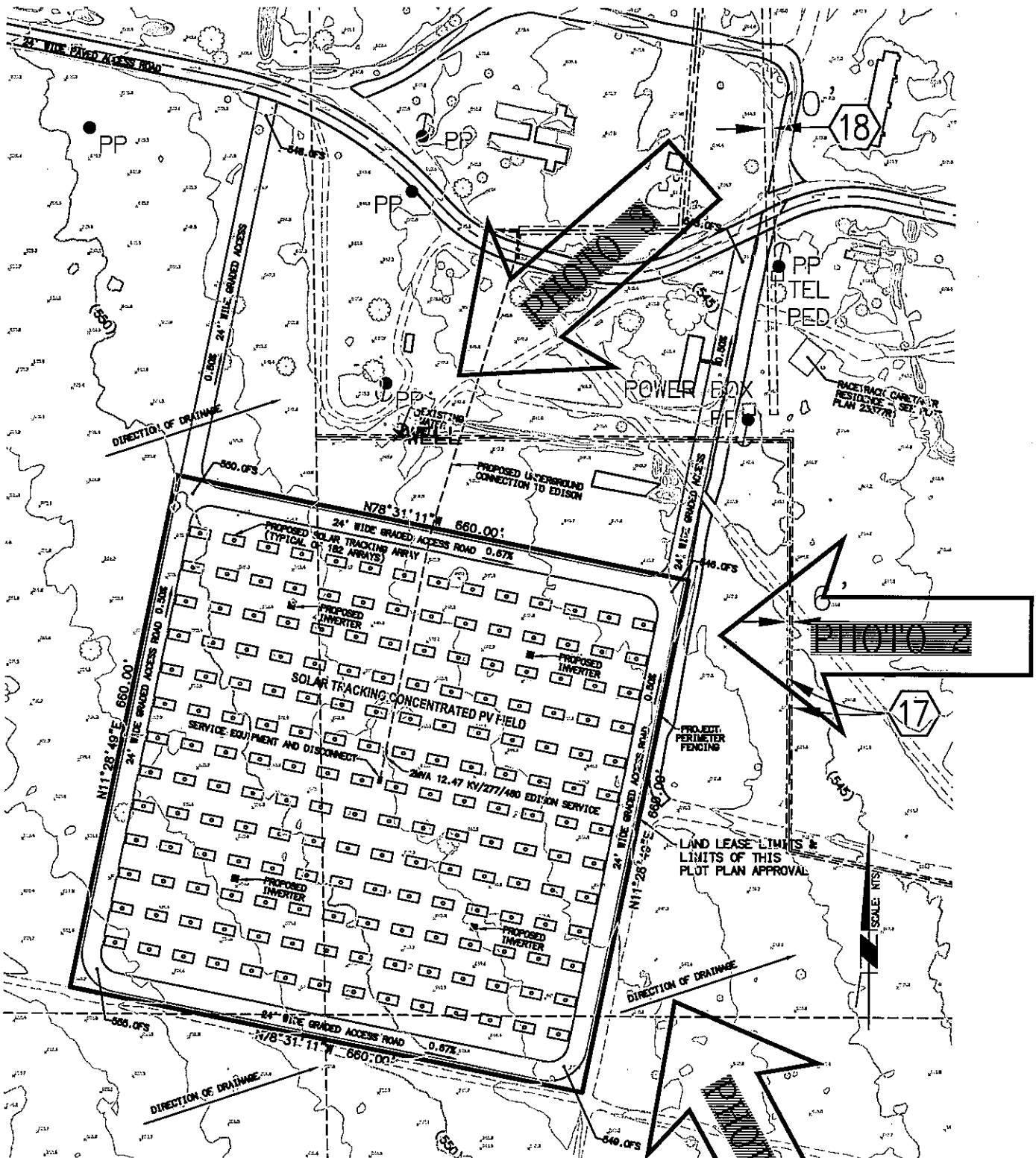


### **Final Site Work and Demobilization**

- Final site work involves installation of the permanent fencing, any required access lanes or pathways as well as installation of incidentals such as signage. Demobilization involves removal of temporary fencing, office trailers and storage as well as final site cleanup.

### **Power Purchase Agreement**

The Power Purchase Agreement for the project will be SCE's standard CREST Program PPA. Documentation for the CREST Program, including Frequently Asked Questions, the Full Buy/Sell CREST PPA standard form agreement, and the CREST Schedule are attached. Further information on the CREST Program can be found here: <http://www.sce.com/EnergyProcurement/renewables/crest.htm>



**PHOTO KEY MAP**  
 SCALE: 1" = 100'















# VISUAL IMPACT STUDY FOR PLOT PLAN 24482

Concentrating Photovoltaic Solar Facility at 25300 Rice Rd, Desert Center

24 May 2010

## Project Vicinity & Nearby Vantage Points





Views from the Solar Facility Site Looking Away



**View 1 – Looking Northwest to the Kaiser Empire Mine**





View 2 – Looking Northeast to Lake Havasu





**View 3 – Looking Southeast to the Chocolate Mountains**





**View 4 – Looking Southwest to the Coachella Valley**

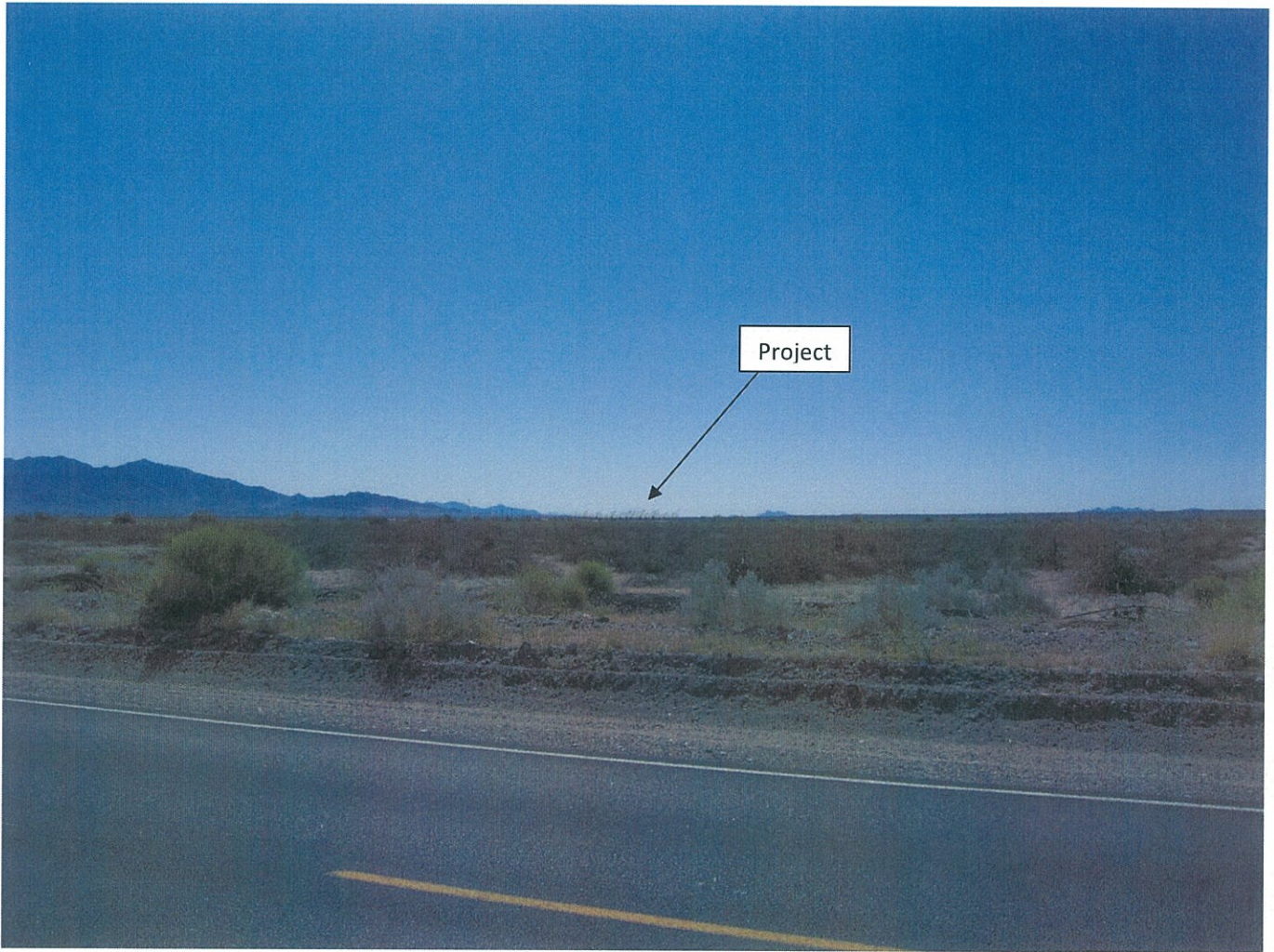


Views of the Solar Facility Site from Nearest Vantage Points -  
With and Without Facility Rendered



**View 5.a – Looking at Solar Facility Site from Hwy 177 (No Project)**





View 5.b – Looking at Solar Facility Site from Hwy 177 (With Project)

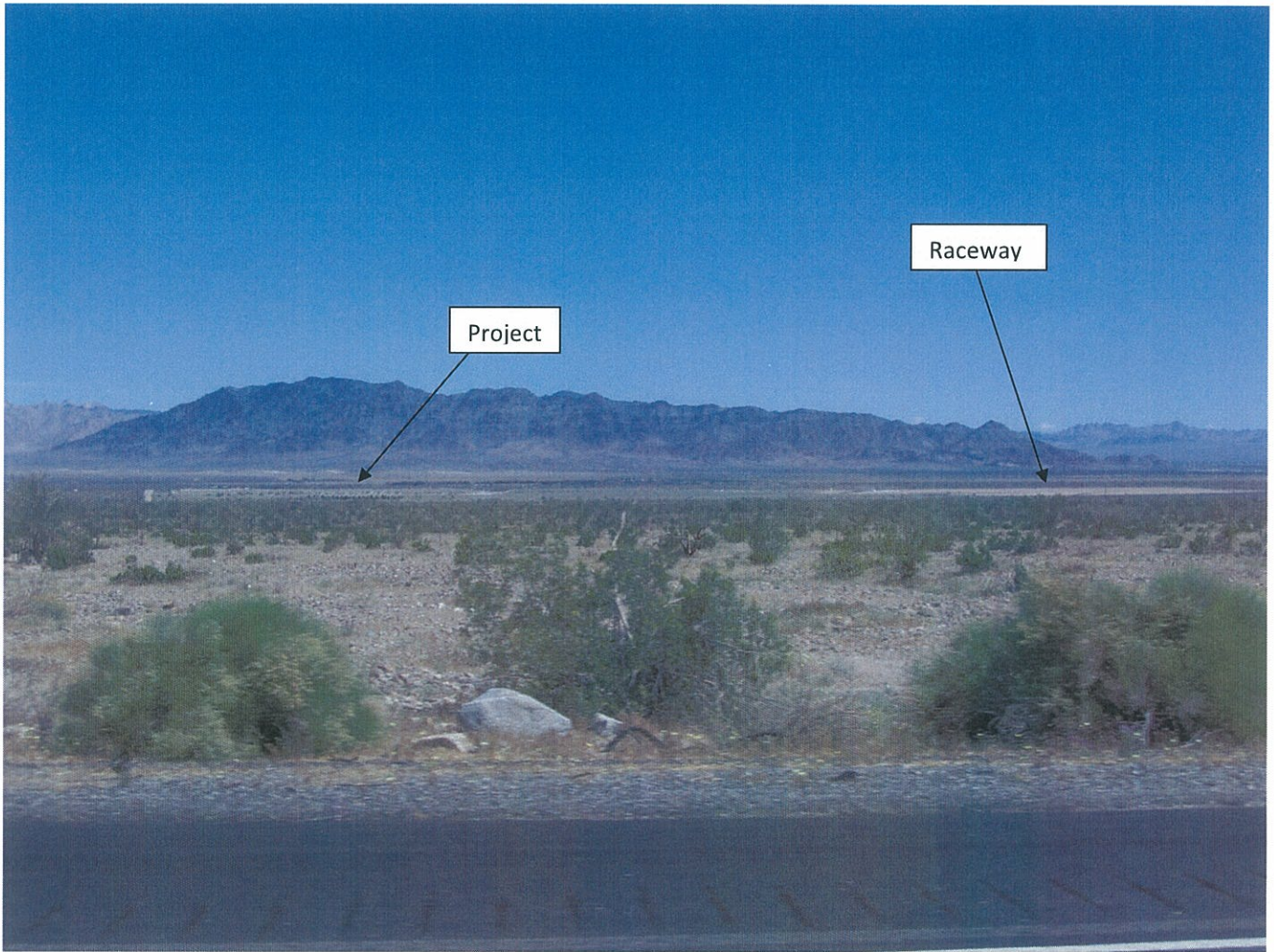




View 6.a – Looking at Solar Facility Site and Raceway from I-8 (No Project)

10





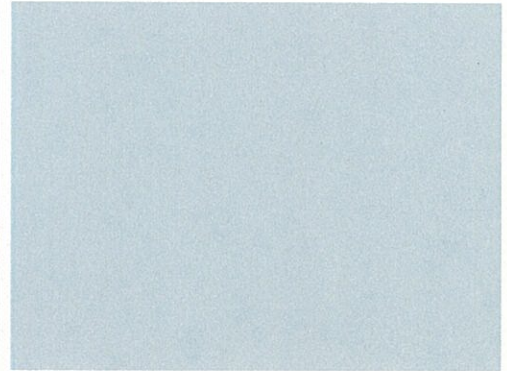
View 6.b – Looking at Solar Facility Site and Raceway from I-8 (With Project)

16





**View 7 – “Near-to-Project” Rendering for Reference (Views 5.b & 6.b use Same Project Image)**



## **Glint and Glare**

### **Desert Center, California**

Issue Date: June 17, 2010 | SF-RP-GLINT-6-17-10-R0

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**COMPANY CONFIDENTIAL**

SolFocus, Inc.  
510 Logue Avenue  
Mountain View, CA 94043  
(650) 623-7100  
[www.solfocus.com](http://www.solfocus.com)

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## A. INTRODUCTION AND SUMMARY

Light reflection from the proposed solar power station at Desert Center was analyzed for potential flight and driving distraction. The severity of the three major causes of reflection from an operating SF-1100 concentrator array (retro-reflectivity, primary mirror reflections and front glass reflections) was determined by applying the ephemeris of the sun for each month of 2010, to the geometry of the official traffic pattern for the airport and the local highway route (Highway 177). In addition, the transient aspects of any reflections were considered. Reflections were classified as Glint, where the reflection would appear as a flash or series of flashes or Glare, where the reflection would be present with some persistence. In all cases, the reflection intensity from the solar field was compared to that expected from a lake of the same area as a single SF-1100, located at the field.

The balance of this paper discusses:

- An overview of the three sources of glint and glare and the amount generated by the SF-1100 system
- The Desert Center Airport site, and the technical analysis of glint and glare for pilots.
- Technical analysis of glint and glare for drivers on route 177

Finally, Appendix 1 includes additional insight into the calculation methodology.

In summary, under a very narrow set of conditions pilots landing and taking off at Desert Center Airport could experience nominal glint effects. However, the glint would be far less than that caused, for example, by a lake in the same location as the solar plant. In the vast majority of cases, pilots would experience no notable glint or glare. Drivers on Route 177 would experience no glint or glare from the proposed solar plant.

Specifically, since the power station is to the north of the field, and is over 600m from the runway:

- There are no glint or glare issues for an aircraft arriving or departing runway 05. Any reflections are directed either significantly overhead or to the North or South of the traffic pattern.
- There are no glint or glare issues for an aircraft departing runway 23, because any light will be coming from behind the pilot.
- A pilot entering final for runway 23 can experience a series of short glints, one for each installed system, at approximately 50% of that expected from a lake of the same size as a SF-1100 in the same area, but only in the following very low probability situation:
  - If the systems are in wind-stow, which is expected to occur less than 0.5% of the time *and*
  - If the aircraft is arriving in the evening hours in March, September or October. At all other times the glint is directed either North or South of the aircraft.

In this situation, the Sun will also be visible in line with the solar plant, and will be the brightest object by a large margin. The sun and solar field reflection will be between 20° and 50° to the right of the aircraft's heading

Due to the low elevation of route 177 and the fact that it comes no closer than 1100m from the solar field, there are no glare problems. The faces of the concentrators will be directed in the general direction of the road for significant periods of time, but will appear to be not much brighter than the open sky. In addition, the solar field will be off to the side (to the right if travelling northwest, and to the left if traveling southeast). There are no glint issues.



## B. GLINT AND GLARE FROM THE SF-1100

Glint and glare from an operating SF-1100 solar concentrator are generated from three sources, each with its own characteristics.

**Retro-reflectivity** is the reflection of radiation from the concentrator directly back to the source, when the system is on-sun. It is at a maximum when the observer is between the sun and the concentrator, though for the SF-1100 it is significantly less than that expected from a lake of the same size as the concentrator. In the photo at right, taken from 400m above and approximately 600m away from the Victor Valley 1MW Sf-1100 power plant, the retro-reflectivity can be seen as approximately equal to the brightness of a white roof and a white tent canopy.

Calculations indicate about 2% to 2.7% of the irradiation from the sun. This type of reflection is reasonably narrowly focused, and in the direction of the sun's azimuth. It will appear as a glint, as can be seen in the above photo, where the background arrays are less bright than the foreground ones.



Figure 1: Retro-reflection at Victor Valley College. 400mAGL and 600m distant. Approximately the antisolar point. Systems in operation

**Primary mirror reflection.** When operating, the primary mirror "sees" an image of a large part of the sky, and depending upon the orientation of the observer and concentrator panel, this can include the sun. The sun images will occupy a small percentage of the primary mirror's view, however, and the aggregated reflection will also be attenuated by the reflection efficiency of the mirror and transmission efficiency of the front glass. In addition, each image of the sun will blur together at approximately 600m, when the angle between the primary mirrors decreases to less than the minimum resolution of the eye (approximately 1 arc-minute). At this point the reflection intensity will be close to the average of the blue sky<sup>1</sup> as seen in the arrays in the background of figure 1. A close-up (from 10m) of the situation is shown in the photo at right.

Because of the shape of the primary mirror, the light will be directed over a large area, and will appear as glare, not glint at less than .1% of the strength of the sun. It will not be considered in the analysis.



Figure 2: Sun reflection in primary mirror, wind-stowed system, from 10m

**Reflection from front panel, wind-stowed system.** For sustained wind speeds over 14m/sec (31mph), the SF-1100 moves to a horizontal, low windage position. The most significant reflection will be that from

<sup>1</sup> The Sun's area takes approximately .001% of the celestial hemisphere. Distortion from the primary mirror and occlusion by the edges of the mirror will increase this percentage as seen in the primary, but not by an amount to be concerned about.



the front glass panel, which will be a fairly narrow beam and directed down-sun. It will appear as glint, and because of the anti-reflective coating on the glass, it will be a lower intensity than that expected from a lake of the same size. In the order of 30% - 75% for small grazing angles, where the reflectivity is highest. When the grazing angle for the observer and sun are high, both a lake and the AR front glass have low reflectivity. In appendix 1, figure 9 compares the intensity of a horizontally-stowed SF-1100 and a lake of the same area.

## C. DESERT CENTER AIRPORT

### Site Description

Desert Center Airport and the approximate location of the solar field is shown in figure 3.

Highway 177 runs to the North West, and has a closest approach of approximately 1100 metres to the solar field.

The official traffic pattern for both runways<sup>2</sup> is shown shown in yellow. The beginning of the approach to runway 05 is approximately 1100m from the solar field and the beginning of the approach to 23 is approximately 2400 meters away.

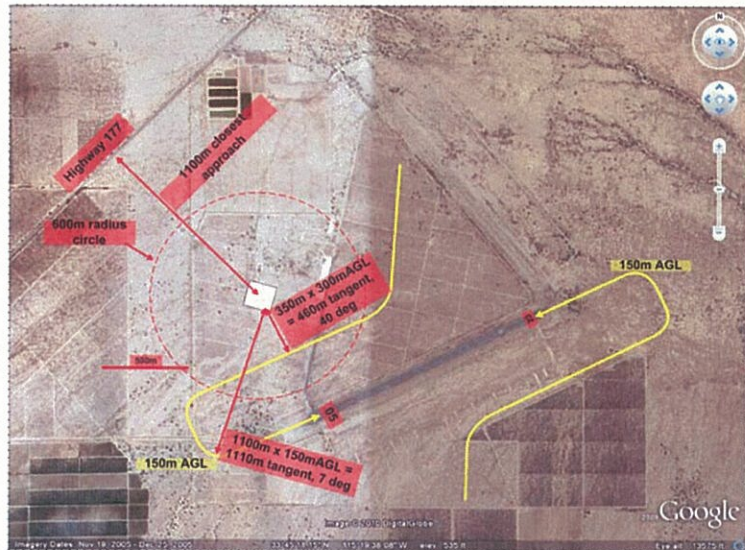


Figure 3: Desert Center Airport Plan View. 05 is the name of the runway when used in the NE direction (at 50° magnetic). 23 is the name of the runway when used in the SW direction (at 230° magnetic)

### Wind Stow Probability

Data sets are available that detail Direct Normal Insolation, temperature and wind on an hourly basis for a 'typical' year<sup>3</sup>. They are updated on a regular basis, and the current version, "TMY-3" uses data from 1991 to 2005. Analyzing a data set from the local area (centered on Daggett), it shows that the SF-1100 would go into wind stow 42 times in the year. Entering and exiting wind stow takes approximately 30 minutes. An approximation of the number sun minutes in the year was obtained by generating the sun's ephemeris<sup>4</sup> for the 15<sup>th</sup> of each month for 2010 in 5 minute intervals, and determining the amount of time the elevation of the sun was positive (above the horizon, if there were no mountains). The number of wind stow minutes as a percentage of the total (264,125 minutes) was 0.48%.

<sup>2</sup> Jeppesen Airport Information Directory, Jeppesen Publishing.

<sup>3</sup> TMY3 data is maintained by NREL, as the "National Solar Radiation DataBase" see [http://rredc.nrel.gov/solar/old\\_data/nsrdb/1991-2005/tmy3/](http://rredc.nrel.gov/solar/old_data/nsrdb/1991-2005/tmy3/) for an explanation.

<sup>4</sup> An example of the ephemeris output appears in Appendix 1

So, regardless of the following analysis, a pilot flying the pattern at Desert Center would have a very low probability of encountering the glint caused by a reflection from the front glass panels of the concentrator. They would have to be flying during the 0.48% of time that the systems were wind stowed, and would also have to be at exactly the right place and altitude. When this happens, the glint from an array would be very short: at 85 knots, it would be less than 0.25sec. Flying past the field, there would be a series of short blinks, one from each array.

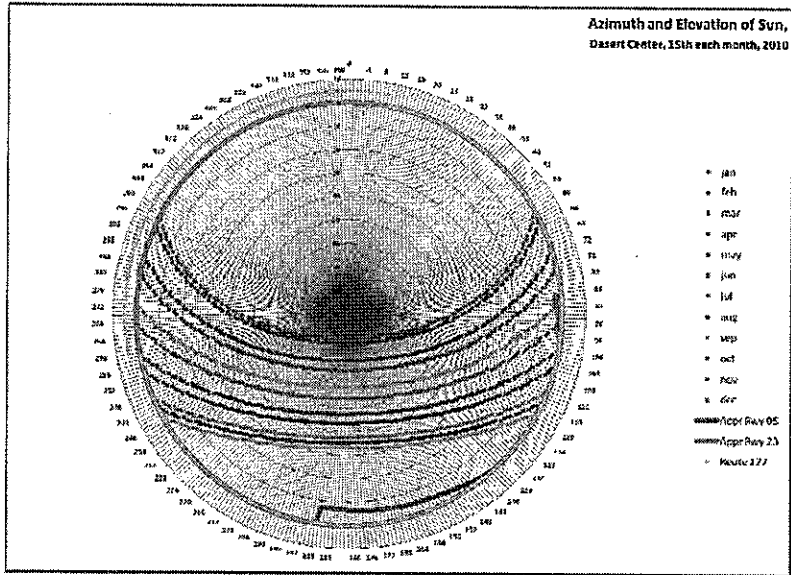


Figure 4: Sun's Azimuth and Elevation, 15th each month, 2010

**Reflectivity Analysis**

The following two charts were used to determine whether there is a glint and glare problem associated with the solar field. Figure 4 shows the sun's azimuth and elevation for the 15<sup>th</sup> of each month for 2010<sup>5</sup>. Also superimposed on the chart is the elevation and bearing of the final approach to both runways, and the azimuth extent for Hwy 177 when it is within 2000m of the solar field. The airport approach elevations are determined from the angle made to the solar field from the aircraft.

So, for example, an aircraft on final for runway 05 would start with the field appearing 7° below the horizon. The aircraft would be at a bearing of 188° from the solar field. If the approach were being made early in the day in December, the sun would be at low elevation (<10 degrees) and at an azimuth of approximately 125, approximately 50° to the right of the aircraft's heading.

Figure 5 at right indicates the Azimuth and Altitude of a reflection from either a lake or a wind-stowed solar field for Desert center, for the 15<sup>th</sup> day of each month of 2010. Superimposed on the chart is the elevation and azimuth (from the solar field) of the final approaches to both runways. In addition, the angular

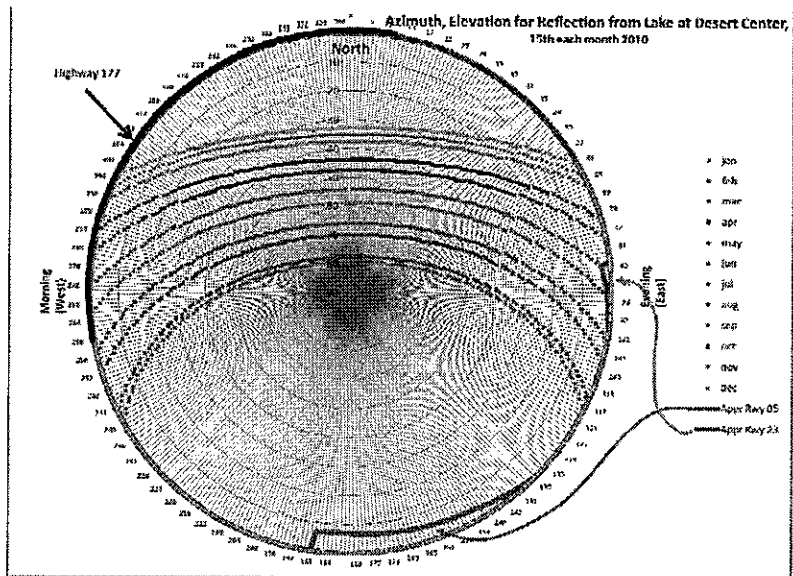


Figure 5: Reflection Azimuth-Altitude chart, Desert Center

<sup>5</sup> HORIZONS Web-based Ephemeris, JPL/NASA. <http://ssd.jpl.nasa.gov/horizons.cgi#top>



subtense of highway 177 when it is closer than 2000m is shown.

Runway 05

**Retro-reflectivity.** From figure 4, the only time the sun would be at the same azimuth as the aircraft (and hence possibly subject to retro-reflectivity issues) is when the sun is high in the sky. The closest approach would be in December, when the sun is at 34°. In this case, given that the final turn is made approximately 1100m from the solar field, an aircraft would have to be at an altitude of 615m to intersect any reflected energy. This is approximately twice the pattern altitude and much higher than the 150m that would make a landing possible. Retro-reflectivity is not a possibility for an

aircraft landing on runway 05

**Front panel reflection.** A similar argument can be made for front panel reflectivity: for the azimuths the aircraft traverses during a landing on 05, any light reflected from a wind-stowed system in the direction of the aircraft will be very high in the sky, because the sun will be at a large elevation.

In summary, there are no glare and glint problems for an aircraft landing or departing runway 05.

Runway 23

**Retro-reflectivity.** From figure 4, an aircraft accessing runway 23 will be at the same azimuth and elevation as the sun during the early morning in March, then again in September and October. If departing, any reflection will come from behind the pilot and will not cause a problem (see figure 3). If landing, any reflection will be ahead of the pilot and to the right. In May, June, July and August, any retro-reflection at the height of the aircraft will be directed to the north of the departure/approach path. In the remaining months, it will be directed to the south.

Figure 6 indicates the severity of the retro-reflection, by graphing the intensity against azimuth, for altitudes from 0° to 10° – from ground level to the approach altitude plus a

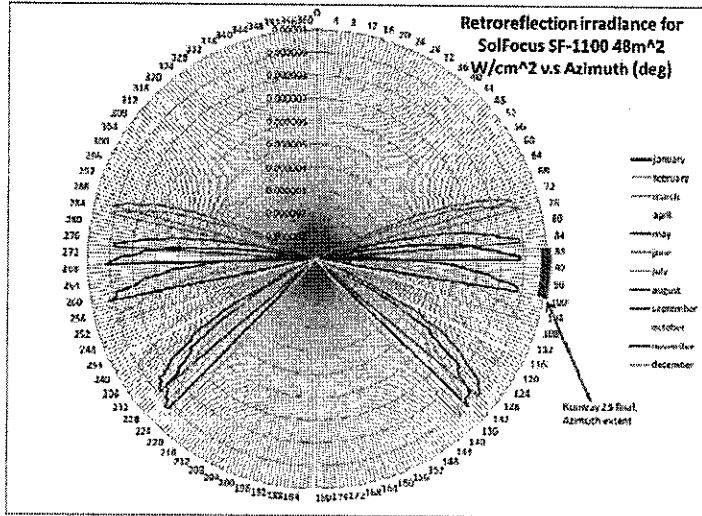


Figure 6: Reflection from lake at the Desert Center airport site. Intensity vs. Azimuth, 15<sup>th</sup> day of each month, 2010

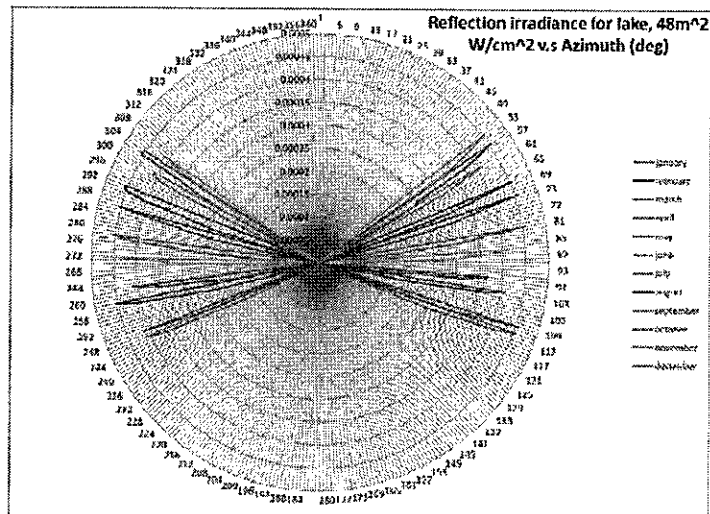


Figure 7: Azimuth/Intensity graph, retro-reflection, Desert Center, 15<sup>th</sup> day of each month, 2010.

generous margin. The maximum intensity is in the range of  $10^{-5} \text{ W/cm}^2$ . Note that altitude range in the graph allows the aircraft to be as high as 350m when starting final approach.

Visually, at the beginning of the descent on final, each array from the field will subtend  $0.2^\circ$ , close to the limits of resolution of the eye. The field will appear to be a series of small glints, each approximately 3% the intensity of the sun.

By comparison, figure 7 indicates the equivalent reflection from a lake at the solar field. The intensity is over ten times greater than the retro-reflectivity, at approximately  $4.5 \times 10^{-4} \text{ W/cm}^2$ .

**Reflection from front glass.** In an identical fashion to a lake, a wind-stowed SF-1100 will reflect from its horizontal front glass.

From figure 5, approaching runway 23 in the late evening in March, Sep and Oct will result in intersecting the reflection in Azimuth and Altitude.

There is an anti-reflective coating on the front window that, while not as efficient at low grazing angles, will still attenuate the reflection to approximately half that expected from a lake.

Figure 8 indicates the situation: the maximum intensity is approximately  $3 \times 10^{-4} \text{ W/cm}^2$ . In the identical situation, a lake will produce approximately  $4.5 \times 10^{-4} \text{ W/cm}^2$ . The maximum intensity obtained from the lake model was  $5.25 \times 10^{-4} \text{ W/cm}^2$  – almost twice what would be expected from the Sf-1100.

Again visually the arrays will be close to the eye resolution limit. Even closer in this case because of the foreshortening of the horizontally – stowed systems. They will appear as a series of short, noticeable but very small glints.

In addition, from Figure 4, the Sun will span from  $251^\circ$  to  $273^\circ$  in azimuth during the months in question, with an intensity of between  $4 \times 10^{-2}$  and  $5 \times 10^{-3} \text{ W/cm}^2$ , several orders of magnitude greater than any reflection (much less than at zenith though, since it is setting). These values are for elevations between  $10^\circ$  and  $0^\circ$ .

Both the sun and the reflection from the solar field will be disposed between  $20^\circ$  and  $50^\circ$  to the right of the aircraft's heading. The sun will be by far the brightest object in the sky and will be in-line and close to the solar field.

Highway 177

Highway 177 runs towards the North East, to the North of the solar field. Under the majority of situations, the arrays won't be facing the road. However, in the afternoons for most of the year it will be possible to

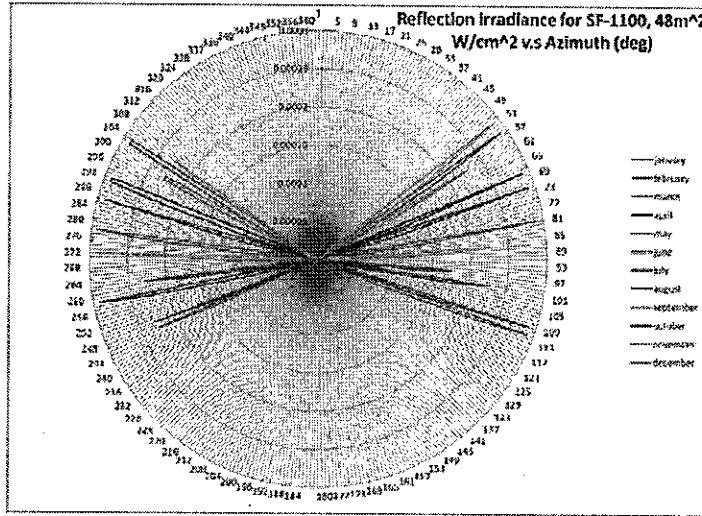


Figure 8: Reflection from wind-stowed SF-1100 at the Desert Center airport site. Intensity vs. Azimuth, 15<sup>th</sup> day of each month, 2010.

see the face of the systems, and the primary mirror reflection described above. As already noted, this reflection will be approximately the intensity of the sky, since the closest approach of the road will still be too far for a person to resolve the individual power units.

**Retro-reflectivity.** Because the road is at ground level, by the time the arrays face the road surface, the sun will be on the horizon, and the incident energy very low. This low intensity event will occur between March and September.

**Reflection from front glass.** Again because the road is at ground level, reflection from the front glass will in all cases be directed skywards. The road is approximately 6m higher than the field, so there could be an angle of  $0.16^\circ$  between the face of the concentrator and the road surface. Any reflection at this small angle will be very low.

#### D. SUMMARY

The power station is to the north of the field, and is more than 600m from the runway, so:

- There are no glint or glare issues for an aircraft arriving or departing runway 05. Any reflections are directed either significantly overhead or to the North or South of the traffic pattern.
- There are no glint or glare issues for an aircraft departing runway 23, because any light will be coming from behind the pilot.
- A pilot entering final for runway 23 can experience a short series of glints, each of which will be approximately 50% of that expected from a lake of the same size as a SF-1100 in the same area, but only in the following very low probability situation:
  - If the systems are in wind-stow, which is expected to occur less than 0.5% of the time *and*
  - If the aircraft is arriving in the evening hours in March, September or October. At all other times the glint is directed either North or South of the aircraft.

In this situation, the Sun will also be visible in line with the solar plant, and will be the brightest object by a large margin. The sun and solar field reflection will be between  $20^\circ$  and  $50^\circ$  to the right of the aircraft's heading

- A pilot entering final for runway 23 will experience a short series of glints of between 2% and 2.7% of the sun, in the morning hours between March, September and October. This comes from retro-reflectivity from the arrays.

Due to the low elevation of route 177 and the fact that it comes no closer than 1100m from the solar field, there are no glare problems. The faces of the concentrators will be directed in the general direction of the road for significant periods of time, but will appear to be not much brighter than the open sky. In addition, the solar field will be off to the side (to the right if travelling northwest, and to the left if traveling southeast. There are no glint issues.

**E. APPENDIX 1: SHORT DESCRIPTION OF SIGNIFICANT CALCULATIONS**

**Retro-reflectivity.** There are two distinct contributors to retro-reflectivity.

1. Front window. Fresnel<sup>6</sup> reflections from both surfaces will direct light back towards the source. SolFocus uses an anti-reflective coating on the front glass, so at incident angles around 0° (striking angles of around 90°), the effect will be minimized. The exact characteristics of the AR coating was not known (it is a commercially available type), but is typically in the range of 0.75% to 2% total from the two faces, for the type of coating used. It was taken as 1%.
2. A complex reflection from the front mirror to the secondary, to the rod, then back to the secondary and primary and out. This was calculated to be 0.77% by considering measured reflectivities for the mirrors and estimating the reflectance from the rod.

Reflection from the cell itself was not considered, as it is scattered widely, at an angle formed by the draft angle and TIR limit in the rod.

The two main contributors were summed and then diluted with distance due to the sun's finite angular subtense of 0.0093rad.

To determine the driving DNI at different solar elevations, a two step translation was carried out:

1. An empirical equation<sup>7</sup> was used to determine the airmass for a given elevation
2. A second empirical equation<sup>8</sup> related airmass to DNI.

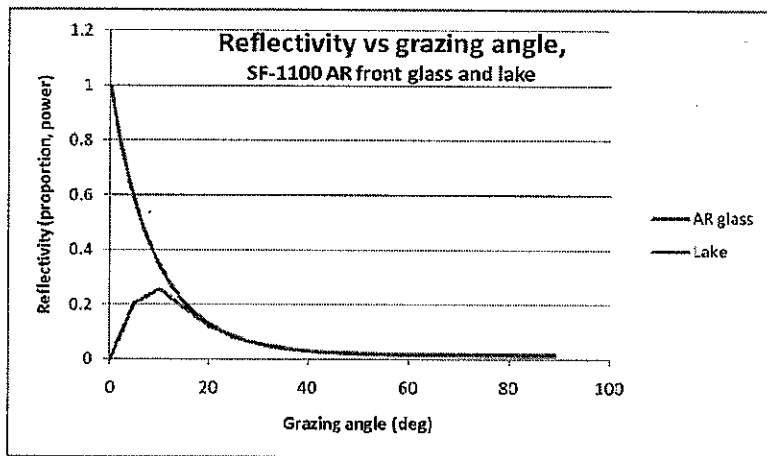


Figure 9: Power reflectivity vs. grazing angle. Lake with N=1.33 and SF-1100 AR glass model

**Reflection from horizontally stowed (wind-stowed) front window.** This was determined in three parts:

1. The driving DNI as a function of the sun's elevation was determined as described above.
2. An approximate model for the operation of the AR coating was determined from data in the public domain for the glass used in the SF-1100, coupled with measurements taken at the supplier's laboratory at our request. The DNI and sun elevation was used to determine a reflected irradiation.
3. The angle of the array to the sun was then used to compute an equivalent radius for the array, which was then used to dilute the irradiance over distance, due to the sun's angular subtense.

<sup>6</sup> This reflection is caused when light encounters different types of transmission media (like air to glass or vice-versa). The phenomenon was first described by Augustin-Jean Fresnel in the early 1800's

<sup>7</sup> Empirically derived relationship from Kasten, F., and Young, A.T. Applied Optics 28:4735-4738

<sup>8</sup> From Meinel, A.B. and Meinel, M. P., "Applied Solar Energy", Addison Wesley publishers, 1976

The reflection from a lake was analyzed in an identical manner, but using the Index of refraction of water of 1.33. Figure 9 shows the reflection intensity for both the front window and a lake over a range of angles. From this graph, the front window will always reflect less light than a lake.

**Primary mirror reflection.** This was an approximation, and was developed by analyzing several photographs of the arrays both close-up and far field. This is not a strong phenomenon, and a complex analysis (especially given the geometry of the primary) was not warranted.

**Sun's location.** This was determined by using a web based ephemeris equation from NASA/JPL, called the "HORIZONS Solar Systems Dynamics web site". An example of the output from this web site appears below.

Example of HORIZONS Output (2010-01)

| Date_(UT)_ | _HR:MN | Azi_(r-a) | _Elev    | a-mass |
|------------|--------|-----------|----------|--------|
|            |        | jan       | jan      |        |
| 2010-Jan-1 | 6:30   | 105.1816  | -15.0171 | 100    |
| 2010-Jan-1 | 6:35   | 105.8002  | -14.0155 | 100    |
| 2010-Jan-1 | 6:40   | 106.4213  | -13.0169 | 100    |
| 2010-Jan-1 | 6:45   | 107.0451  | -12.0215 | 100    |
| 2010-Jan-1 | 6:50   | 107.6721  | -11.0295 | 100    |
| 2010-Jan-1 | 6:55   | 108.3025  | -10.0409 | 100    |
| 2010-Jan-1 | 7:00   | 108.9366  | -9.0559  | 100    |
| 2010-Jan-1 | 7:05   | 109.5749  | -8.0747  | 100    |
| 2010-Jan-1 | 7:10   | 110.2176  | -7.0973  | 100    |
| 2010-Jan-1 | 7:15   | 110.865   | -6.124   | 100    |
| 2010-Jan-1 | 7:20   | 111.5175  | -5.1548  | 100    |
| 2010-Jan-1 | 7:25   | 112.1753  | -4.1901  | 100    |
| 2010-Jan-1 | 7:30   | 112.8389  | -3.2298  | 100    |
| 2010-Jan-1 | 7:35   | 113.5085  | -2.2742  | 100    |

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM**  
**ADDENDUM TO INITIAL STUDY (EA41998) FOR THE CHUCKWALLA**  
**RACEWAY ADOPTED BY THE RIVERSIDE COUNTY PLANNING DIRECTOR**  
**ON SEPTEMBER 24, 2009**

**Addendum to Environmental Assessment (E.A.) Number:** 41998  
**Project Case Type (s) and Number(s):** Plot Plan No. 24482  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Raymond Juarez  
**Telephone Number:** 951-955-9541  
**Applicant's Name:** Sol Orchard LLC  
**Applicant's Address:** PO BOX 22416, CARMEL, CA 93923

California Environmental Quality Act Section 15164 states the lead agency shall prepare and addendum to an adopted negative declaration if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 exist. The decision making body shall consider this addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

Environmental Assessment No. 41988 analyzed the impacts of permitting a private special use airport, a private, members-only, automotive race track facility, with accessory buildings, and an ancillary Vacation Recreational Vehicle Park to provide limited dry camping (no utility hook-ups), with a maximum of forty (40) spaces occupying approximately 1, 100 gross acres. The proposed Photovoltaic Facility is a ten acre lease area within this 1, 100 acre project area. This addendum will only provide new or updated information to EA41988.

**Section 15162 Findings:**

- 1) Substantial changes are not proposed, and major revisions will not be required because the proposed facility will be located on a ten acre lease area taking direct access off an existing paved road that was previously analyzed under EA41988. All previous mitigation measures still apply.
- 2) Substantial changes have not occurred with respect to the circumstance in which the project analyzed under EA41988 was undertaken.
- 3) New information of substantial importance has not become available as a result of the review for the proposed photovoltaic facility.

**I. PROJECT INFORMATION**

**Project Description:** This Plot Plan is a proposal for the development of a 1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' – 2" wide by 18' – 3" tall (479.72 sq. ft.) with a total height of 21' – 4"; four (4) 5 X 30- foot pad assemblies containing a combiner box, DC/AC inverter and a transformer; and, ancillary access roads for maintenance, operations and emergency response. The proposal also includes a two acre construction/lay down area adjacent and north of the ten acre lease area.

**A. Total Project Area:** 10 Acre Lease Area

B. Assessor's Parcel No(s): 811-142-016

C. Section, Township & Range:

1. T5SR16E SEC 8

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.



I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

August 4, 2010

Date

Raymond M. Juarez III, Planner IV

For Carolyn Syms Luna, Director

Printed Name

**IV. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>AESTHETICS</b> Would the project   |                          |                          |                                     |                          |
| <b>Scenic Resources</b>   |                          |                          |                                     |                          |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure C-7 "Scenic Highways;" Visual Impact Study for Plot Plan No. 24482 by Sol Focus Dated May 24, 2010.

Findings of Fact:

- a) The proposed photovoltaic facility will have a less than significant impact on scenic resources given the site is not located within a scenic highway corridor as shown on Figure C-7 "Scenic Highways." The ten acre lease site is located approximately 3,200 (.6 miles) feet east of Highway 177 and 3.1 miles to the north of I-10. The visual impact study provided by SolFocus indicates that the proposed photovoltaic facility will have minimal impacts to Highway 177, and I-10.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

|   |  |  |  |  |
|---|--|--|--|--|
| <b>GREENHOUSE GAS EMISSIONS</b> Would the project |  |  |  |  |
|---|--|--|--|--|

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

Source: Business Plan for Plot Plan No. 24482 dated May 28, 2010.

Findings of Fact:

- a) The proposed photovoltaic facility will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Data submitted by the applicant states that the project is expected to generate approximately 3,951 MWh/year through concentrated photovoltaic (solar) methods. An equivalent amount of electricity

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

generated by the current portfolio of energy facilities serving the California market (CAMX), which include fossil-fuel burning facilities according to U.S. EPA eGRID data, would result in GHG emissions of approximately 1,310 MTY CO<sub>2</sub>e. Rough estimates indicate that GHG emissions associated with the type of construction necessary to develop the solar facility will be less than one-half of one percent of the annual total reduction in GHG emissions. Qualitatively, the operational footprint for this type of energy facility is also much smaller than that of an equivalent conventional-fueled energy generator. Thus, the project will result in an overall net reduction of nearly 36,500 metric tons CO<sub>2</sub>e per year. This reduction in GHG emissions is substantial compared to the current (business-as-usual) means of energy generation. The project's beneficial effects on reducing GHGs offset the very small amount of GHG emissions associated with project construction and operation. As an overall net result, the project will have a beneficial effect on GHG emissions.

b) The proposed photovoltaic facility will not conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gasses because this project will generate electricity through non-GHG emitting system (solar), it is not only consistent with the various State and federal policies and programs addressing GHG reductions, it is a fundamental element in their implementation. Specific areas in which this project contributes include:

- a. Assisting California in meeting its Renewable Portfolio Standard goals of 20% of retail electric power sales by 2010 under existing law (Senate Bill 1078 – Chapter 516, Statutes of 2002).
- b. Supporting Governor Schwarzenegger's Executive Order S-14-08 to increase the State's Renewable Energy Standard to 33% renewable power by 2020.
- c. Supporting the greenhouse gas reduction goals of Assembly Bill 832 (California Global Warming Solutions Act of 2006).

**Finding:** The project is consistent with, and instrumental in, the achievement of California's policies and programs for reducing the State's dependence on fossil fuels for energy and reducing greenhouse gas emissions within the State. For these reasons, the project is found to have a net beneficial effect on greenhouse gas emission reduction policies, program and plans.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

| Airports   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, and Glint and Glare Analysis Dated June 17, 2010 by SolFocus.

Findings of Fact:

a, b, c) The response to questions a, b, and c have not changed.

d ) The proposed ten acre photovoltaic facility is within the Desert Center Private Airstrip. The applicant conducted a Glint and Glare analysis to study the glint and glare impacts of the facility on the aviation community. The following conclusions are a result of the study:

Glint and Glare conclusions executed by SolFocus dated Jun 17, 2010

The power station is to the north of the field, and is more than 600m from the runway, so:

Impacts to Runway 05 (Runway 05 is the name of the runway when takeoff or landing occurs from the west side)

- 1) There are no glint or glare issues for an aircraft arriving or departing runway 05. Any reflections are directed either significantly overhead or to the North or South of the traffic pattern.

Impacts to Runway 23 (Runway 23 is the name of the runway when takeoff or landing occurs from the east side)

- 1) There are no glint or glare issues for an aircraft departing runway 23, because any light will be coming from behind the pilot. A pilot entering final for runway 23 can experience a short series of glints, each of which will be approximately 50% of that expected from a lake of the same size as a SF-1100 in the same area, but only in the following very low probability situation:
  - a. If the systems are in wind-stow, which is expected to occur less than 0.5% of the time; and,
  - b. If the aircraft is arriving in the evening hours in March, September or October. At all other times the glint is directed either North or South of the aircraft. In this situation, the Sun will also be visible in line with the solar plant, and will be the brightest object by a large margin. The sun and solar field reflection will be between 20 and 50 degrees to the right of the aircraft's heading.
- 2) A pilot entering final for runway 23 will experience a short series of glints of between 2% and 2.7% of the sun, in the morning hours between March, September and October. This comes from retro reflectivity from the arrays.

Impacts to Route 177

- 1) Due to the low elevation of route 177 and the fact that it comes no closer than 1100m from the solar field, there are no glare problems. The faces of the concentrators will be directed in the general direction of the road for significant periods of time, but will appear to be not much brighter than the open sky. In addition, the solar field will be off to the side (to the right if travelling northwest, and to the left if traveling southeast. There are no glint issues.

Mitigation: Condition of Approval 90.PLANNING.45 has been placed on the proposal to advise the owner and operator of the potential impacts to the aviation community that were identified in the Glint and Glare Analysis.

---

|                                      |  |                                       |              |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|

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Monitoring: The developer/permit holder shall provide a signed notification letter to the Planning for review and determination of compliance with Condition of Approval 90.PLANNING.45.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Visual Impact Study provided by SolFocus dated May 24, 2010

Business Plan provided by SolFocus dated May 28, 2010

Glint & Glare Analysis provided by SolFocus dated June 17, 2010

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Revised: 8/12/2010 3:26 PM

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41998  
**Project Case Type (s) and Number(s):** Plot Plan No. 23577  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 38636 El Cerrito Road, Palm Desert, California 92211  
**Contact Person:** Judith Deertrack, Project Planner  
**Telephone Number:** 760-863-8277  
**Applicant's Name:** Chuckwalla  
**Applicant's Address:** 45-701 Monroe Street, Plaza 1, Suite G, Indio, CA 92201

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes to permit the operation of a private special-use airport, previously known as Desert Center Airport, consisting of one operational runway, a taxiway, two small unmanned airport buildings, and a beacon tower, in conjunction with the construction and operation of a members-only road course racing facility to be built in multiple phases with three racetracks, club house, parking garages with view stands, administration buildings, two timing and scoring towers, pit lanes, a 170-space parking area (including ten handicap spaces), and a phased Vacation RV Park with dry camping (no hookups), to be limited to 40 spaces at full build-out. No new construction or additional uses related to the airport is authorized by this plot plan.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 1,100 gross acres

|                        |           |                               |                                 |
|------------------------|-----------|-------------------------------|---------------------------------|
| Residential Acres: N/A | Lots: N/A | Units: N/A                    | Projected No. of Residents: N/A |
| Commercial Acres: 1125 | Lots: 10  | Sq. Ft. of Bldg. Area: 82,600 | Est. No. of Employees: 10       |
| Industrial Acres: N/A  | Lots: N/A | Sq. Ft. of Bldg. Area: N/A    | Est. No. of Employees: N/A      |
| Other: N/A             |           |                               |                                 |

**D. Assessor's Parcel No(s):** 811-122-009; 006; 811-170-012; 811-142-015; 016; 811-130-010; 811-180-025; 811-150-002; 004; 005.

**E. Street References:** The project abuts California State Highway 177 (Desert Center-Rice Road) on its northeastern boundary, and lies northerly of Interstate 10 and Comanche Terrace, in the unincorporated Riverside County community of Desert Center, located at 25300 Rice Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Sections 4, 5, 8, 9, and 16, Township 5 South, Range 16 East, SBBM.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located on what was previously a public-use airport owned and operated by Riverside County, consisting of one runway, taxiway, two small historic buildings, and a Beacon Tower in an historic World War II training airfield known as Desert Training Center. The remainder of the property is currently vacant, native desert land. The project is located in a rural area surrounded by agricultural uses; open, undeveloped space (natural lands); and low-density, scattered residential properties.

The property is primarily zoned Manufacturing - Heavy (M-H), with a small portion zoned Controlled Development Area with Mobile Homes (W-2 M-1). Surrounding land uses are

largely agricultural production, with scattered Controlled Development Area zoning (W-2) to the north, west, and south; Light Agriculture zoning (A-1) to the north, west, south, and east; Scenic Highway Commercial (C-P-S) to the extended west; and Natural Assets (N-A) zoning to the northwest. The community of Desert Center is located approximately two miles to the west.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

**Land Use:** The Riverside County General Plan Land Use Element functions as a land use guide for future development in the County, and designates the general distribution, general location, and extent of land uses. The project lies within the Desert Center Area Plan. The current land use is Community Development: Public Facilities (CD:PF).

**B. General Plan Area Plan(s):** Desert Center Area Plan

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

**D. Land Use Designation(s):** Public Facilities (PF)

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** None

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Desert Center Area Plan; surrounding land use designation of Open Space: Rural (OS:RUR) to the north, west, south, and east.

### H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

**I. Existing Zoning:** Manufacturing – Heavy (M-H) and Controlled Development Area with Mobile Homes (W-2 M-1).

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Surrounding zoning is primarily Natural Assets (N-A) with scattered Controlled Development Area zoning (W-2). Natural Assets (N-A) zoning to the north, west, and south and east; Light Agriculture zoning (A-1) to the northeast; and Scenic Highway Commercial (C-P-S) to the extended west. The community of Desert Center exists approximately four (4) miles south of the project site.

## III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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



- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Agriculture Resources           | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                     | <input checked="" type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic    |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Other (Airports)          |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance   |

#### IV. DETERMINATION

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible

would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

*Judy Deertrack*

Signature

September 1, 2009

Date

Judith E. Deertrack

For Ron Goldman, Planning Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

~~Sources utilized for each section include the Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487, and incorporated herein by reference. Copies of the RCIP and related documents may be found at Riverside County Transportation and Land Management offices at 38686 El Cerrito Road, Palm Desert, California 92211. Mitigation used throughout references conditions prepared by responsible county departments and other agencies on file electronically within the Riverside County Land Management System, hereinafter referred to as LMS.~~

As a condition of approval on file in the LMS, the permit holder or land divider will provide written reports to the Planning Department outlining compliance with the project conditions of approval and mitigation measures described herein.

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

**AESTHETICS** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>1. Scenic Resources</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP Figure C-9 "Scenic Highways"

Findings of Fact: The project site is located northeasterly of State Highway 177 (Desert-Center Rice Road), which is designated as a Scenic Highway, and northerly of Interstate 10. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Existing historic buildings on the property, such as the Beacon Tower, Hanger, and small administration building, will be retained, along with the historic footprints of military and airport operations.

Mitigation: None.

Monitoring: None.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>2. Mt. Palomar Observatory</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Source: GIS database, Ord. No. 655

Findings of Fact: The project is not within 45 miles of the Mt. Palomar Observatory. Operating hours for the facility are restricted to daytime hours (dawn to dusk).

Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including 10 .PLANNING .45 — Extended Project Description & Phasing; and 10 .PLANNING .6 — Hours of Operation.

Monitoring: Monitoring to be provided by the Planning Department and the Building and Safety Department through Ordinance Nos. 348.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact: Operating hours for the racetrack facility and related uses are restricted to daytime hours (dawn to dusk), with the exception of a Vacation RV Park, dry-camping area, limited to forty (40) transporter parking spaces at full build-out. No hookups or lighting facilities will be provided to campers. No external lighting will be allowed, with the exception of lighting from self-contained Recreational Vehicle (RV) capacity.

Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including 10 .PLANNING .45 — Extended Project Description & Phasing; and 10 .PLANNING .6 — Hours of Operation.

Monitoring: Monitoring to be provided by the Planning Department and the Building and Safety Department through Ordinance Nos. 348.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: RCIP Figure OS-2 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The project is historical, was previously operated as a public-use airport by the County of Riverside, and earlier military training base for pilots during World War II. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None.

Monitoring: None.

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

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** The project affects air quality issues as defined by the Air Quality Element of the RCIP, the threshold criteria of the Air Quality Handbook, 1993, South Coast Air Quality Management District and the 1990 SIP for PM10. The project is located in a remote location of the County, approximately half-way between the City of Indio and City of Blythe. Racetrack operations and participants/visitors to the site are phased according to buildout of the project, with an occupancy limit phased to a maximum limit of 600 persons on-site at full build-out during racetrack operations. Traffic generated in the remote location is not expected to reach thresholds of significance. Cut and Fill estimate on grading of the area is 300,000 cubic yards of cut and 300,000 cubic yards of fill.

**Mitigation:** Compliance with the measures set forth in the conditions of approval on file in the LMS, including 10.BS.GRADE.5 — Dust Control; and 10.PLANNING.13 — Prevent Dust & Blowsand.

**Monitoring:** Monitoring to be provided by the Building and Safety Department, Planning Department and affected state agencies and through Ordinance Nos. 457, 564 and 742.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

|  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| California Department of Fish and Game or U. S. Wildlife Service?  |                                |  |                              |                                     |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                      | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?                  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |

Source: RCIP; "Focused Burrowing Owl Surveys for the Proposed Chuckwalla Valley Raceway," prepared by Jeff W. Kidd Biological Consulting, dated May 21, 2009; "Jurisdictional Delineation of Waters and Wetlands for the Chuckwalla Valley Raceway Project (440 Acres)", prepared by ICF Jones & Stokes, Survey conducted April 30, 2009, Report Date: June 17, 2009.

**Findings of Fact:** A USACE determined that there were no waters of the United States within the project site. The jurisdictional determination focused on the jurisdiction of California Department of Fish and Wildlife and the Regional Water Quality Control Board. Plant communities on the site consist of creosote bush scrub, salt bush scrub, and desert dry wash woodland. Non-native grasses dominated by split grass are dominant in the southern portion of the site. Two areas with evidence of flow were observed, one as a result of the dike located west of the runway containing Drainage 1, and the second south of the runway containing Drainages 2 and 3. It was determined the project would result in impacts to the eastern portions of Drainages 2 and 3. The project will also impact areas that support desert woodland habitat. Desert woodland habitat is considered sensitive, and mitigation will be required. It was recommended in the Waters and Wetlands study that the project should accommodate the natural flow patterns by creating a drainage ditch which will allow the wash to continue to flow south of the race track, and avoid impact areas in portions of Drainage 3, including marking the limits of impacting, and limiting construction activities within the impact footprint.

The project area lies outside of the Coachella Valley Multi-Species Conservation Habitat Area. A burrowing owl survey conducted in 2009 established the site supports suitable habitat for burrowing owl, and thus prior to issuance of grading permits and construction, a burrowing owl survey is required. Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a biologist and the results provided in writing to the Riverside County Environmental Program Department. Take of "active" nests shall be avoided. The County Biologist will determine appropriate relocation and translocation sites, if applicable. Grading permits shall not be obtained between February 15<sup>th</sup> and August 31<sup>st</sup> unless compliant with the Migratory Bird Treaty Act (META).

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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A field survey for waters and wetlands was conducted in April, 2009, and established that the project would impact drainage features which fall under the jurisdiction of the Regional Water Quality Control board (RWQCB) and the California Department of Fish and Game (CDFG). Prior to issuance of grading permits, applicant shall provide documentation that they have consulted with RWQCB and CDFG. All documentation shall be supplied to and reviewed by the Riverside County Environmental Programs Department.

**Mitigation:** Compliance with the measures set forth in the conditions of approval on file in the LMS, including 60 .EPD. 1 — 30 DAY BURROWING OWL SUR; and 60 .EPD. 2 – META COMPLIANCE, and 60 .EPD. 3 – RWQCB AND CDFG CONSULT.

**Monitoring:** Monitoring to be provided by the Planning Department and Environmental Program Department through Ordinance Nos. 348.

**CULTURAL RESOURCES** Would the project

**7. Historic Resources**

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

**Source:** RCIP; "Phase I Archaeological and Historical Assessment for the Chuckwalla Valley Raceway Unincorporated Area, County of Riverside, California," Prepared by Stantec, Fieldwork Date: September 2-12, 2008, Draft Report Date: September 15, 2008, Revised Report Date: November 19, 2008.

**Findings of Fact:** A Phase I Archaeological and Historical Assessment of the property was conducted by Stantec in September, 2008. One cultural resource site, the World War II Desert Center Army Air Field, and one isolate were found. The airfield is eligible for the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR) "by association with General Patton and with desert warfare training for the Allied invasion of North Africa." (Management Summary of Report).

As described in the Phase I study, the Desert Center Army Air Field site was recorded on March 27, 1982, by Jim Warner, Riverside County Historical Commission, with an indication that all buildings at the Desert Center Training Center were destroyed or removed to Desert Center. Remaining are the concrete slabs of those buildings and the airfield, which, at that date, was still in use by the County of Riverside as a public-use airport, and has now been sold to the project proponents as part of a County of Riverside Redevelopment "Disposition and Development Agreement."

The airfield was part of the Desert Training Center, which comprised more than 55,000 square miles of training area extending into Arizona and Nevada. The United States Army trained more than a million men for readiness in the North African Campaign against Nazi Germany Afrikans Korps in World War II from 1942-1944, under General George S. Patton, Jr. The site is therefore, classified under two criteria for CRHR listing: it is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; and it is associated (through General George S. Patton, Jr.) with lives of persons important to local, California, or national history.

Twenty-three features of the airfield, including two runways (one extant), two primary ramps, systems of taxiways, secondary ramps, building foundations, and ancillary objects were recorded in the field survey.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The survey found that "the footprint of the Chuckwalla Valley Raceway will overlay portions of the World War II runway, taxiways, and secondary ramps on the northeast side of the former airbase. However, these features are not clearly discernable, being buried under the sand. Because the designation is based more on historic persons and cultural events, rather than physical objects, Stantec offered the opinion that the raceway project will not impact the significance of the project. However, there is a recommendation that future project extensions at the site should be evaluated for potential impacts.

Consultation letters were faxed and mailed to each of twelve Native American contacts on September 10, 2008 by Stantec. The Riverside County Archaeologist has remained in consultation with responding tribal entities. The conditions of approval provide that all artifacts of historical significance found during grading and/or site construction be archived at the General Patton Museum. The Museum has consented to this condition. On September 25, 2008, the Agua Caliente Band of Cahuilla Indians, Department of Historic Preservation, indicated that the project area is not within their reservation, but does lie within the traditional use area, and that "there are known prehistoric trails and other cultural resources in the area," some of which have been discovered below the surface (Phase I Assessment, page 25).

Archaeological monitoring of all earth-moving activities shall be required for all grading, trenching, and other earth-disturbing activities for the project. Prior to issuance of grading permits, the permit holder shall contract and retain a qualified project monitor (archaeologist) to provide cultural/historical sensitivity training, including the establishment of set guidelines for ground disturbance. A copy of the contract shall be reviewed by the County of Riverside.

Prior to issuance of grading permits, the permit holder shall contract and retain a Special Interest Monitor (SI Monitor) designated by the General Patton Museum, who will coordinate with the archaeologist on identification, treatment, and disposition of cultural resources, including repatriation and curation. Special Interest Monitoring is supplemental to Cultural Resource Monitoring.

Prior to final inspection of the first building permit, the permit holder shall submit a Phase IV Cultural Resource Monitoring Report to the County of Riverside. The potential for subsurface buried historic resources is high.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10. PLANNING. 38- If Human Remains Found; 60. PLANNING. 11- PATTON MUSEUM TO MONITOR; 60. PLANNING. 12- CULTURAL RESOURCE PROFESSIONAL; 60. PLANNING. 13- SPECIAL INTEREST MONITOR; and 90. PLANNING. 18- CULTURAL RESOURCES REPORT  
Monitoring: Monitoring to be provided by the Planning Department.

| 8. Archaeological Resources  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP; "Phase I Archaeological and Historical Assessment for the Chuckwalla Valley Raceway Unincorporated Area, County of Riverside, California," Prepared by Stantec, Fieldwork

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Date: September 2-12, 2008, Draft Report Date: September 15, 2008, Revised Report Date: November 19, 2008.

Findings of Fact: Reference Cultural Resources, Section 7, above.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 38- If Human Remains Found; 60 .PLANNING. 11 - Patton Museum to Monitor; 60 .PLANNING. 12- Cultural Resource Professional; 60 .PLANNING. 13 - Special Interest Monitor; and 90 .PLANNING. 18- Cultural Resource Report.

Monitoring: Monitoring to be provided by the Planning Department.

**9. Paleontological Resources**

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity"; County Paleontological Report (PDP) No. 1332, prepared by Cogstone Resource Management, Inc., entitled "Paleontological Assessment Report for the Proposed Chuckwalla Valley Raceway Project in Riverside County, California," dated February 2009.

Findings of Fact: The site exhibits flat topography and has a high potential to produce significant vertebrate fossils at and below ten (10) feet. The Paleontological Report recommended full-time monitoring of construction, grading, and excavation in all project sediments more than eight (8) feet below the current surface.

According to the study, surface sediments are primary sands and gravels deposited in the past 11,000 years. Deposits of this age are unlikely to contain fossils, and none were observed; however, they do overlie older, potentially sensitive sediments. In the search for paleontological records, no fossil localities were collected from within a one-mile radius of the property. However, similar sediments near the project have produced the remains of Pleistocene animals. Paleontological resources are considered to be significant if they provide new data. Surface sediments were judged not likely to produce significant fossils at this site.

The permit holder is required to retain a qualified paleontologist for consultation and comment with the County of Riverside Planning and Building and Safety Department on the proposed grading, including the details of any fossil recovery plan, if deemed necessary. Prior to issuance of a grading permit, a Paleontological Resource Impact Mitigation Program shall be submitted and approved by the County Geologist.

Mitigation: Compliance with conditions of approval on file in the LMS, including 60 .PLANNING. 8 - Paleontologist Required; 60 .PLANNING. 10 - Paleo Primp & Monitor.

Monitoring: Monitoring to be provided by the Planning Department and Building & Safety Department.

**GEOLOGY AND SOILS - Would the project**

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: RCIP and County Geologic Report (GEO) No. 2082, prepared by Sladden Engineering entitled, "Geotechnical Investigation, Proposed Race Track Facility, East of Highway 177, Desert Center Area, Riverside County, California, Project No. 544-08116," dated July 2, 2008; in addition to "Response to County of Riverside Review Comments dated September 17, 2008: County Geologic Report No. 2082, Project No. 544-08116" dated September 17, 2008; and "Response to County of Riverside Review Comments #2, dated October 28, 2008, County Geologic Report No. 2082, Project No. 544-08116," dated November 17, 2008. These additional reports are now included as part of GEO 2082.

Findings of Fact: ~~No active or potentially active faults are known to project through the site, nor is this project within an Earthquake Fault Zone. Liquefaction is considered low because the groundwater below the site is in excess of 50 feet below ground surface. There is low potential for seismically induced settlement because of the dense nature of subsurface soils. It was the recommendation of the Geological Report that organic matter and debris removed from the site should be disposed of off-site in an approved facility to prevent their incorporation into "fill" materials during grading. All fill soils should be tested for expansion potential upon completion of grading. Removed surface soils may be re-used as compacted soils provided they are cleaned of organics and deleterious materials.~~

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 32 – GEO2082.

Monitoring: Monitoring to be provided by the Building and Safety Department and County Geologist, and through Ordinance Nos. 348, 457 and 460.

**11. Liquefaction Potential Zone**      
 a) Be subject to seismic-related ground failure, including liquefaction?

Source: RCIP Figure S-3 "Generalized Liquefaction", and County Geologic Report (GEO) No. 2082, prepared by Sladden Engineering entitled, "Geotechnical Investigation, Proposed Race Track Facility, East of Highway 177, Desert Center Area, Riverside County, California, Project No. 544-08116," dated July 2, 2008; in addition to "Response to County of Riverside Review Comments dated September 17, 2008: County Geologic Report No. 2082, Project No. 544-08116" dated September 17, 2008; and "Response to County of Riverside Review Comments #2, dated October 28, 2008, County Geologic Report No. 2082, Project No. 544-08116," dated November 17, 2008. These additional reports are now included as part of GEO 2082.

Findings of Fact: Liquefaction is considered low because the groundwater below the site is in excess of 50 feet below ground surface. There is low potential for seismically induced settlement because of the dense nature of subsurface soils.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 32 – GEO2082.

Monitoring: Monitoring to be provided by the Building and Safety Department and County Geologist, and through Ordinance Nos. 348, 457 and 460.

**12. Ground-shaking Zone**      
 Be subject to strong seismic ground shaking?

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: Literature research and site mapping revealed no evidence of active or potentially active faulting crossing or projecting toward the site. Therefore the potential for this site to be affected by surface fault rupture is considered low. However, the project is located within a Ground Shaking Zone. Project development would be conditionally compatible within the subject ground shaking zone.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The project shall comply with the Uniform Building Code, Ordinance No. 457, which shall address ground-shaking impacts.

Mitigation: None required.

Monitoring: None required.

**13. Landslide Risk**

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

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required.

Monitoring: None required

**14. Ground Subsidence**

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

Source: Resolution No. 94-125, RCIP

Findings of Fact: The project is not affected by ground subsidence. There is low potential for seismically induced settlement because of the dense nature of subsurface soils.

Mitigation: None required.

Monitoring: None required.

**15. Other Geologic Hazards**

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

Source: Site visit, Project Application

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required.

Monitoring: None required.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: RCIP; US Geologic Survey topographic sheets applicable to the site

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The elevation varies slightly on the site which is largely flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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project, prior to the issuance of construction permits as required by Ordinance No. 457. Project is expected to connect to sewer.

Mitigation: None required.

Monitoring: None required

**17. Soils**

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

b) ~~Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?~~

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit, RCIP and County Geologic Report (GEO) No. 2082, prepared by Sladden Engineering entitled, "Geotechnical Investigation, Proposed Race Track Facility, East of Highway 177, Desert Center Area, Riverside County, California, Project No. 544-08116," dated July 2, 2008; in addition to "Response to County of Riverside Review Comments dated September 17, 2008: County Geologic Report No. 2082, Project No. 544-08116" dated September 17, 2008; and "Response to County of Riverside Review Comments #2, dated October 28, 2008, County Geologic Report No. 2082, Project No. 544-08116," dated November 17, 2008. These additional reports are now included as part of GEO 2082. "Jurisdictional Delineation of Waters and Wetlands for the Chuckwalla Valley Raceway Project (440 Acres)," prepared by ICF Jones & Stokes, Survey conducted April 30, 2009, Report Date: June 17, 2009.

Findings of Fact: ~~Grading and construction activities will result in an estimated 300,000 cubic yards of cut and fill, with grading estimated to remain at seven (7) feet or less within the cut and fill areas where racetrack paving will occur. It was the recommendation of the Geological Report that organic matter and debris removed from the site should be disposed of off-site in an approved facility to prevent their incorporation into "fill" materials during grading. All fill soils should be tested for expansion potential upon completion of grading. Removed surface soils may be re-used as compacted soils provided they are cleaned of organics and deleterious materials.~~

A field survey for waters and wetlands was conducted in April, 2009, and established that the project would impact drainage features which fall under the jurisdiction of the Regional Water Quality Control board (RWQCB) and the California Department of Fish and Game (CDFG). Accordingly, the displacement of soils in sensitive drainage areas may result in soil erosion or loss of topsoil. Prior to issuance of grading permits, applicant shall provide documentation that they have consulted with RWQCB and CDFG. All documentation shall be supplied to and reviewed by the Riverside County Environmental Programs Department.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 32 - GEO2082; and 60 .EPD. 3 - RWQCB and CDFG Consult.

Monitoring: Monitoring to be provided by the Planning Department, Building and Safety Department and County Geologist, and through Ordinance Nos. 348, 457 and 460.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Source:** U.S.D.A. Soil Conservation Service Soil Surveys; "Jurisdictional Delineation of Waters and Wetlands for the Chuckwalla Valley Raceway Project (440 Acres)," prepared by ICF Jones & Stokes, Survey conducted April 30, 2009, Report Date: June 17, 2009.

**Findings of Fact:** The subject site is impacted by erosion and drainage issues as identified in the Report on Waters and Wetlands prepared by ICF Jones & Stokes. A field survey for waters and wetlands was conducted in April, 2009, and established that the project would impact drainage features which fall under the jurisdiction of the Regional Water Quality Control board (RWQCB) and the California Department of Fish and Game (CDFG). Accordingly, the displacement of soils in sensitive drainage areas may result in soil erosion or loss of topsoil. Prior to issuance of grading permits, applicant shall provide documentation that they have consulted with RWQCB and CDFG. All documentation shall be supplied to and reviewed by the Riverside County Environmental Programs Department.

**Mitigation:** Compliance with the measures set forth in the conditions of approval on file in the LMS, including 60 .EPD. 3 - RWQCB AND CDFG CONSULT.

**Monitoring:** Monitoring to be provided by the Planning Department through Ordinance Nos. 348.

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

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

**Source:** RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:** The project would be influenced by wind erosion and blowsand issues during project grading. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above.

The project will generate grading and construction that results in an estimated 300,000 cubic yards of cut and fill. No off-road uses are allowed on the premises by trail bikes, dune buggies, or other vehicles, unless these vehicles are used for racetrack project operations, including shuttling, maintenance, security, deliveries, or emergency services.

**Mitigation:** Compliance with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading on file in the LMS, including 10 .PLANNING. 10 - No Off-Road Uses Allowed; 10 .PLANNING. 13 - Prevent Dust and Blowsand; and 60 .PLANNING. 2 - PM10 Mitigation Plan;

**Monitoring:** Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2).

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
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| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project materials

~~Findings of Fact: The nature of the project as a race course and special-use airport with ancillary structures is such that risks and hazards are posed by a combination of racing activities at high speeds, maintenance and repair of racing vehicles, storage of racing vehicles, storage and transport of fuels, use and storage of cleaning materials, and other products incidental to racing operations. Further risks are posed by the permitting of 600 persons on-site during racing activities, with their vehicles, and the use of the site for airport landing and take-off operations, and rooftop spectator viewing areas on top of racecar garages. All of these activities combine to create potentially hazardous on-site conditions, accidents, explosions, chemical contamination, or fires that could result in significant safety risks and hazards to both persons and property.~~

Public safety risks caused by collisions or racetrack accidents, and related activities, have been mitigated through project design in a variety of ways. All building complexes and parking, except for an administration building, will be located within a 22.5 acre raceway building complex area that will be paved and enclosed by a six-foot (6') chain-link fence for safety purposes. The project owner will submit an Operational Safety Plan (OSP) and Standard Operating Procedures (SOP) to the Planning Department for approval prior to commencing racetrack operations. The OSP will identify crowd control measures and general safety operations of the track, including management of the "buffered" race track safety zones identified on the site plan and grading plan. Racetrack operations have been limited to the hours between dawn and dusk. No air traffic will be allowed to land on the premises during any operations of Track #1, and aircraft operations are likewise limited to the hours of dawn to dusk, and the same requirements as the racetrack operation. Recreational off-road vehicles not a part of project operations are strictly prohibited on the premises.

~~No temporary outdoor events will be allowed on the premises as defined by Ordinance No 348 without obtaining prior permits. The maximum number of persons allowed within the premises under the permit shall be 600 persons at full capacity, with spectator capacity to be set at the discretion of the Planning Department or Building and Safety Department, commensurate with the phasing of the project. An Incident Report addressing accidents, injuries, fires, or other public safety issues will be filed on an annual basis with the Planning Department, and will provide the foundation for ongoing safety review. Racetrack operations will be limited to OEM-type vehicles. The airport landing field will operate within the restrictions of its pre-existing permit. Fuel storage tanks and operations are strictly prohibited and are not authorized by this permit. Participants will carry their own fuel. Fuel suppression infrastructure has been phased by the Riverside County Fire Department, with specifications addressed in the conditions of approval. Fire retardant materials and shielding have been added to the roof specifications for the VIP buildings that will house spectator viewing areas.~~

~~Mitigation: Compliance with conditions of approval on file in the LMS, including 10. PLANNING. 6 – Hours of Operation; 10 .PLANNING. 10 – No Off-Road Uses Allowed; 10. PLANNING. 30 – Outdoor Events Restrictions; 10 .PLANNING. 31 – Max. 600 Persons; 10 .PLANNING. 42 – Operational Safety Plan; 10. PLANNING. 42 – Standard Operating Procedures; 10 .PLANNING. 44 – Incident Report; 10.~~



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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PLANNING. 45 – Extend Project Description and Phasing; 10 PLANNING. 46 – Spectator Safety Zones; and 60 PLANNING. 14 – Operational Safety Plan; 10 PLANNING. 47 - Fuel Facilities Prohibited; 10 FIRE. 7 – Min. Req. Fire Flow; 10 FIRE. 8 – No Events Prior to; 10 FIRE. 9 – General Water Comment; and 60 FIRE. 1 – Water Plans; 90 FIRE. 2 – Sprinkler System.

Monitoring: Monitoring to be provided by the Riverside County Planning Department and the Building and Safety Department through Ordinance No. 348, and the Riverside County Fire Department.

**21. Airports**

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

Source: RCIP Figure S-19 "Airport Locations" GIS Database; "Airport Land Use Commission (ALUC) Development Review" Airport Land Use Commission, Riverside County, report dated September 25, 2008; ~~Response to Request for Comments from the California Department of Transportation (Caltrans), Division of Aeronautics, report dated August 1, 2008.~~

Findings of Fact: The site is located at Desert Center Airport, a former public-use airport previously owned and operated by the Riverside County Economic Development Agency (EDA). The project was sold by EDA to a private party for redevelopment purposes, and is currently permitted as a privately-owned, special use airport operating under Airport Permit No. Riv-021, issued pursuant to California Public Utilities Code Section 29662 under the jurisdiction of the California Department of Transportation, Division of Aeronautics. The average number of monthly landings estimated under the permit for a five year period is zero (0) for jets; zero (0) for turboprops; and twenty (20) for propeller aircraft. The permit was issued July 9, 2008.

The project falls within Airport Compatibility Zones A, B2, C, and E of the Airport Influence Area Boundary for the Desert Center Airport. Structures are not proposed within Airport Zones A, B2, or C. All building and parking areas would be within Zone E, with segments of the racetrack within Airport Zone B2, and segments of Track 1 within Airport Zones A and C.

Expected maximum take off and landing traffic is 5 times daily. Expected maximum take off and landing traffic monthly is 25 times. Planes will range in size from a Cessna 172 to a Citation Light jet aircraft, with an expected weight range between approximately 2,500 pounds and approximately 11,000 pounds. Helicopters are permitted to land. The airport is restricted to operations during daylight hours. As a special use airport, planes will be able to land 7 days a week with permission from owners of the airport. Aircraft parking is permitted on the existing ramp. No aircraft fuels sales are permitted. The airport will be accessed by the current unimproved driveway. The nature of this driveway is an easement. No public air shows or events are permitted at the airport. The existing

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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runway is the only runway proposed. The length of the runway is approximately 4,200 feet. The surface of the runway is asphalt paving.

This project was reviewed by the California Department of Transportation (Caltrans), Division of Aeronautics (Division), on August 1, 2008, with respect to airport-related noise and safety impacts and regional aviation land use planning issues. Noise levels are permitted from below 55 CNEL to 60 CNEL from airport operations on public airports; however, as a special use airport with no noise sensitive uses, noise restrictions were not imposed upon the project by ALUC.

~~CalTrans Division of Aeronautics has permit authority and jurisdiction to review special-use private airports. The proposal was found compatible with the existing airport provided that aircraft operations are limited to small aircraft and development around the track does not put structures or gathering places in critical areas, such as the Runway Protection Zone. (RPZ). The racetrack proximity to Track #1 was found inappropriate by the Division for Class C aircraft (business jets with a higher approach speed). Accordingly, ALUC conditioned the airport to be closed during Track #1 operations. ALUC also reviewed the proposed site plan and found the location and activities consistent with its proposed conditions of approval. The project permits 600 persons maximum on the premises at full buildout. Crowd control and safety operations are covered more fully in the sections herein for Planning and Hazards and Hazardous Materials. The project was conditioned and designed to avoid interference with both race track and airport operations.~~

~~The CalTrans Report (Division of Aeronautics) identified Public Utilities Code Section 21659 as a section that prohibits structural hazards near airports. Structures should not be at a height that will result in penetration of the airport runway's imaginary surfaces. Guidance is incorporated into the FAA Advisory Circular (AC) 150/5370-2E Operational Safety on Airports During Construction. The FAA may require a Notice of Proposed Construction or Alteration (Form 7460-1) pursuant to Federal Aviation Regulation Part 77. The project has incorporated height restrictions not to exceed forty-four (44) feet, except for the pre-existing historic Beacon Tower. All construction has been planned within Zone E.~~

~~Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including 10 PLANNING. 48 — ALUC Requirements; 10 PLANNING. 49 — Airport Operations; 10 PLANNING. 47 — Fuel Facilities Prohibited; 10 PLANNING. 50 — ALUC Agency Letter; and 10 PLANNING. 40 — DOT Agency Letter; 10 PLANNING. 17 — Max Height.~~

~~Monitoring: Monitoring to be provided by the Planning Department and the Building and Safety Department through Ordinance Nos. 348, and the Airport Land Use Commission (ALUC), County of Riverside.~~

**22. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: The project is not located within a Hazardous Fire Area.

Mitigation: None required.

Monitoring: None required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Source: Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487; "Jurisdictional Delineation of Waters and Wetlands for the Chuckwalla Valley Raceway Project (440 Acres)," prepared by ICF Jones & Stokes, Survey conducted April 30, 2009, Report Date: June 17, 2009.

Findings of Fact: This project area is subject to severe floor hazard. The project site is located in the Coachella Valley, at the Desert Center Airport close to the community of Lake Tamarisk, and is subject to very large offsite storm runoff. Storm flows create sheet flow across a large project site and are difficult to collect or convey. Due to the severe flood hazard in this project area, the proposed buildings and garages have been designed so they are aligned in an orientation parallel to the water course. Finished floors of the buildings shall be elevated a minimum of twenty-four (24) inches above highest adjacent ground.

The project is not currently serviced by any water agency, and will operate from on-site wells. The Riverside County Environmental Health Department (EHD) has provided in the conditions of approval that wells not intended for use must be properly abandoned under a permit from EHD, and performed by a registered contractor. If the project is served water by existing wells, pumps, and water tanks, a

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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water supply permit will be required, with complete plans showing details of the proposed and existing water systems.

The biological study conducted by ICF Jones & Stokes determined that there were no waters of the United States within the project site. The report did establish the existence of two project areas with evidence of flow, one as a result of the dike located west of the runway containing Drainage 1, and the second south of the runway containing Drainages 2 and 3. It was determined the project would result in impacts to the eastern portions of Drainages 2 and 3.

~~It was recommended in the Waters and Wetlands study (ICF Jones & Stokes) that the project should accommodate the natural flow patterns by creating a drainage ditch which allows the wash to continue to flow south of the race track, and avoid impact areas in portions of Drainage 3, including marking the limits of impacting, and limiting construction activities within the impact footprint. Prior to issuance of grading permits, applicant is required to provide documentation that they have consulted with Regional Water Quality Control board (RWQCB) and the California Department of Fish and Game (CDFG), both governmental entities with jurisdiction over the drainage areas. Documentation demonstrating the consultation shall be supplied to and reviewed by the Riverside County Environmental Programs Department.~~

The project shall address water conservation as provided by the building code and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348, and through Planning Department review of landscaping and irrigation plans required by conditions of approval on file in the ~~electronic Land Management System (LMS) for Riverside County.~~

~~Mitigation: Compliance with conditions of approval on file in the LMS, including 10 .PLANNING. 36 - 36 - Landscape Review and Compliance; 10 .PLANNING. 37 - Landscape Species; 80 .PLANNING. 8 - Parking/Landscaping Plan; 10 .FLOOD RI. 1 - Flood Hazard Report; 10 .FLOOD RI. 2 - Elevate Finished Floor; 60 .EPD. 2 - Meta Compliance; 60 .EPD. 3 - RWQCB and CDFG Consult; 60 .E HEALTH. 1 - Abandon Unused Wells; 80 .E HEALTH. 2 - Water Permit; and 80 .E HEALTH. 3 - C-42 Certification.~~

~~Monitoring: Monitoring to be provided by the Planning Department and the Environmental Health Department through Ordinance Nos. 348, and other related county ordinances.~~

**24. Floodplains**

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Source:** RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones;" Figure S-10 "Dam Failure Inundation Zone; Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487; "Jurisdictional Delineation of Waters and Wetlands for the Chuckwalla Valley Raceway Project (440 Acres)," prepared by ICF Jones & Stokes, Survey conducted April 30, 2009, Report Date: June 17, 2009.

**Findings of Fact:** The project is influenced by flooding and drainage issues as identified in the ICF Jones & Stokes Waters and Wetlands Survey, and as identified in the RCIP. Reference the section herein on Hydrology and Water Quality; Water Quality Impacts for further details. The site is subject to severe flood hazard, but is not within a flood district.

The paving and covering over of a portion of the site with building structures, parking, and race tracks will result in additional storm water run-off. The project is not affected by a dam inundation area. The project is subject to local drainage review by the Transportation Department.

**Mitigation:** Compliance with conditions of approval on file in the LMS, including 10. PLANNING. 36 – 36 – Landscape Review and Compliance; 10 .PLANNING. 37 – Landscape Species; 80. PLANNING. 8 – Parking/Landscaping Plan; 10 .FLOOD RI. 1 – Flood Hazard Report; 10 .FLOOD RI. 2 – Elevate Finished Floor; 60. EPD. 2 – Meta Compliance; 60 .EPD. 3 – RWQCB and CDFG Consult.

**Monitoring:** Monitoring to be provided by the Planning Department and the Building and Safety Department through Ordinance Nos. 348, and through Ordinance No. 457.

**LAND USE/PLANNING** Would the project

**25. Land Use**

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

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

**Source:** RCIP, GIS, Project Materials

**Findings of Fact:** The plot plan permits the operation of a private special-use airport, previously known as Desert Center Airport, consisting of one operational runway, a taxiway, two small unmanned airport buildings, and a beacon tower, in conjunction with the construction and operation of a members-only road course racing facility to be built in multiple phases.

The project does not lie within the sphere of influence of any city or within adjacent city or county boundaries. The project lies within the Desert Center Area Plan at the Desert Center Airport approximately three miles directly east of the community of Lake Tamarisk, and approximately four miles north of the community of Desert Center. The foundation component for the project is Community Development; Public Facilities land use designation. The project area is surrounded on all sides by a foundation component of Open Space and a Rural land use designation. The project site is currently vacant except for an operational airport strip, taxiway, historic beacon tower, airport hanger, and two administration buildings that pre-exist this project. The project is surrounded by scattered residential with some agricultural farming, and otherwise vacant lands. Any new uses that are not part of this permit, or accessory uses to the operation of the race track may require a general plan amendment or change of zone, or conditional use permit, at the discretion of the Planning Director.

The Riverside County Redevelopment Agency sold the Desert Center Airport to Chuckwalla Valley Associates in 2006 in order to contribute to the achievement of the Desert Center Airport Redevelopment Plan objectives. The Redevelopment Agency acquired the property from the County.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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of Riverside on February 7, 2006. The County had previously acquired the property by Quitclaim Deed in 1965 from the United States, acting through the General Services Administration. The County transferred the property to the Riverside County Economic Development Agency (EDA) to facilitate the sale and redevelopment of the airport.

The objective of the redevelopment effort is to eliminate existing conditions of blight by providing needed public improvements, where appropriate; and by encouraging rehabilitation and repair of deteriorated structures; by facilitating commercial and industrial development; and by promoting development in accordance with the Riverside County Comprehensive General Plan and applicable Airport Land-Use Plans (Airport Land-Use Commission Development Review, Exhibit A).

The project has been found consistent with the 2004 Desert Center Airport Land Use Compatibility Plan, and will be operating under the State of California Airport Permit for a private, special-use airport, for day-use only, and operational only during times Track #1 is not in use, according to the restrictions placed upon the project by the Airport Land Use Commission (ALUC). The physical length of the airport strip is 4,200 feet. The airport operation is changing from public use under the County of Riverside operations, to private use.

The plot plan proposes a members-only private racetrack and special-use airport operations, to be built in multiple phases with three racetracks, club house, parking garages with view stands, administration buildings, a timing and scoring building, pit lanes, and 170-space parking area, with ten (10) handicap spaces, and overnight dry-camping limited to forty (40) transporter spaces at full build-out, with no hook-ups.

For purposes of grading, project owners estimate an approximate cut of 350,000 cubic yards and an approximate fill of 350,000 cubic yards. The project has been conditioned for mitigation as discussed in the Planning Section, below.

Although the airport operation anticipated under this permit is a special-use private airport and has resulted in an abandonment and alteration of the Desert Center Airport as a public-use airport, the Riverside County Planning Director has made a finding that the land use designation of Public Facilities is consistent and compatible with the public purpose of the redevelopment project.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 PLANNING. 1— Comply with Ordinance/Codes; 10 PLANNING 5— Land Division Required; and 10 PLANNING. 8— Phases Allowed.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348.

**26. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The property is primarily zoned Manufacturing – Heavy (M-H), with a small portion zoned Controlled Development Area with Mobile Homes (W-2 M-1). Surrounding land uses are largely agricultural production with scattered rural residential use. Zoning consists of Controlled Development Area zoning (W-2) to the north, west, and south; Light Agriculture zoning (A-1) to the north, west, south, and east; Scenic Highway Commercial (C-P-S) to the extended west; and Natural Assets (N-A) zoning to the northwest. The community of Desert Center is located approximately two miles to the south, and the community of Lake Tamarisk is located approximately four miles to the west. Also refer to discussions in Sections I and II, herein, under Land Use.

The race track facility will consist of three road race courses for OEM-type vehicles and motorcycles, with ancillary facilities to be constructed in seven (7) phases, and a maximum on-site capacity of 600 persons. Track No. 1 is approximately 2.7 miles in length; Track No. 2 is approximately 2.5 miles in length; Track No. 3 is approximately 1.5 miles in length. The project will be accessed by air and roadway, with operational hours limited from dawn to dusk, except for a Vacation RV Park for overnight dry camping. The applicants will operate under Standard Operating Procedures, an Operational Safety Manual, and annual Incident Reports that will be reviewed and approved by the County of Riverside Planning Department. No on-site fuel facilities are included for either the racetrack or airport; participants are expected to provide their own fuel. Spectator safety zones have been provided for, by a six-foot (6') chain link enclosure covering approximately 22.5 acres around the buildings and parking area, to ensure that spectators do not wander into hazard areas. The racetrack itself will be monitored during racetrack operations by personnel to ensure that no unauthorized personnel are within safety zone areas.

A partial description of project operations includes construction of Track No. 1 with no anticipated building structures in Phase 1(a); the addition of a VIP garage with view stands and timing tower in Phase 1(b); construction of Track No. 2 in Phase 3; construction of a two-story, 16,200 square foot clubhouse building in Phase No. 6; and construction of Track No. 3 in Phase 8. Additional VIP and standard garages, and additional parking and RV camping capacity will be phased in eight (8) incremental construction stages.

The project includes a Vacation RV Park with dry camping facilities (no hookups), to be limited to 40 spaces at full build-out, to provide overnight camping to participants during racing events. Dry campers will use the transporter parking spaces as they become available at the completion of each construction phase. The dry camping use will be supplemented by the construction and maintenance of a sanitary dumping station for black and gray water.

Although racetrack operations and Vacation Recreational Vehicle (RV) Parks are not a specific named use under the Heavy Manufacturing (M-H) zoning classification, the Planning Director has determined that this project, including the operation of a private, special-use airport and construction and operation of the related racecourse with ancillary facilities and limited overnight dry-camping, are substantially the same in character and intensity as those uses listed in the designated subsections under the Heavy Manufacturing (M-H) zoning classification contained in Riverside County Ordinance 348, Section 12.2, and are accordingly a permissible use within that zone.



|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The Heavy Manufacturing (M-H) zone primarily permits the manufacture of goods such as meat and poultry; textiles; lumber and wood; vehicle, aircraft, boats and parts; rubber and plastics; pharmaceuticals; and heavy metals. It also permits vehicle impoundment and storage, draying, freighting and trucking operations, airports, heliports, body and fender shops, and gasoline stations; machine, welding, and blacksmith shops—a wide range of uses related to vehicular. Mobilehomes and mobilehome sales lots are allowed.

These uses in the M-H zone anticipate the storage, repair, and operation of moving-parts machinery and vehicles no different in character and intensity than the storage, repair and operation of OEM-type vehicles for racetrack operations. Mobilehome parks have a greater intensity of use than dry-camping because of the required hookups, but have a long duration, which increases the project impact beyond overnight dry-camping. Although most uses in the M-H zone anticipate heavy industrial manufacturing, the zone is not restricted to such, and also allows recreational and other non-manufacturing activities such as drive-ins, child care centers, and swap meets.

**Mitigation:** Compliance with conditions of approval on file in the LMS, including 10. PLANNING. 6 – Hours of Operation; 10. PLANNING. 8 – Phases Allowed; 10. PLANNING. 10 – No Off-Road Uses Allowed; 10. PLANNING. 15 – Causes for Revocation; 10. PLANNING. 17 – Maximum Height; 10. PLANNING. 30 – Outdoor Events Restrictions; 10. PLANNING. 31 – Max. 600 Persons; 10. PLANNING. 42 – Operational Safety Plan; 10. PLANNING. 42 – Standard Operating Procedures; 10. PLANNING. 44 – Incident Report; 10. PLANNING. 45 – Extend Project Description and Phasing; 10. PLANNING. 46 – Spectator Safety Zones; and 60. PLANNING. 14 – Operational Safety Plan; 10. PLANNING. 47 – Fuel Facilities Prohibited; 10. PLANNING. 48 – ALUC Requirements; 10. PLANNING. 49 – Airport Operations; and 10. PLANNING. 51 – Overnight Camping; and 90. PLANNING. 7 – Trash Enclosures.

**Monitoring:** Monitoring to be provided by the Riverside County Planning Department and the Building and Safety Department through Ordinance No. 348, and the Riverside County Fire Department.

**MINERAL RESOURCES** Would the project

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>27. Mineral Resources</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** RCIP Figure MS-5 "Mineral Resources Area"

**Findings of Fact:** The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

**Mitigation:** None required.

**Monitoring:** None required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable      A - Generally Acceptable      B - Conditionally Acceptable  
 C - Generally Unacceptable      D - Land Use Discouraged

**28. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map; Industrial Hygiene Report dated October 6, 2008, prepared by James L. Jackson III, MS, OSHT, Ed. D., Department of Public Health, Office of Industrial Hygiene, based upon the "Acoustical Analysis Report, Chuckwalla Valley Raceway, California, County of Riverside; Conditional Use Permit 3591 JN:06219-03, dated September 5, 2008," prepared by Urban Crossroads.

Findings of Fact: The project is located at the Desert Center Airport, and will permit the operation of a private special-use airport, previously known as Desert Center Airport, consisting of one operational runway, a taxiway, two small unmanned airport buildings, and a beacon tower, in conjunction with the construction and operation of a members-only road course racing facility to be built in multiple phases.

The project falls within Airport Compatibility Zones A, B2, C, and E of the Airport Influence Area Boundary for the Desert Center Airport. Structures are not proposed within Airport Zones A, B2, or C. All building and parking areas would be within Zone E, with segments of the racetrack within Airport Zone B2, and segments of Track 1 within Airport Zones A and C.

According to the Industrial Hygiene report dated October 6, 2008, "Facility-related noise, as projected to any portion of any surrounding property containing a 'habitable dwelling, hospital, school, library or nursing home,' must not exceed the following worst-case noise levels: (1) 45 dB (A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard); (b) 65 db (A) - 10 minute leq between 7:00 a.m. and 10:00 p.m. (daytime standard). Noise originating from the project has been classified as a "stationary" source for purposes of evaluation. The project has been conditioned to comply with the above standards. The standards limit the operation of the facility to daytime hours only. The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10. PLANNING. 6 - Hours of Operation; 10. PLANNING. 7 - Exterior Noise Levels; 10. PLANNING. 12 - Noise Monitoring Reports; 10. PLANNING. 14 - Noise Powertools; 10. PLANNING. 28 - IND-HYG Agency Letter.; and 10. PLANNING. 30 - Outdoor Events Restrictions.

Monitoring: Monitoring to be provided by the Riverside County Planning Department and the Building and Safety Department through Ordinance No. 348 and Ordinance No. 457.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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**29. Railroad Noise**

NA  A  B  C  D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project would not be affected by railroad noise.

Mitigation: None required.

Monitoring: None required.

**30. Highway Noise**

NA  A  B  C  D

Source: Application materials, Site Visit, Project Exhibit, Office of Industrial Hygiene

Findings of Fact: The project is influenced by highway noise issues as identified in the RCIP, Noise Section. The project abuts California State Highway 177 (Desert Center-Rice Road) on its northeastern boundary, and lies approximately four (4) miles northerly of Interstate 10 in the unincorporated Riverside County community of Desert Center. Project activities would experience minimal noise disruption from highway activities, given the nature of the project as an operating racetrack, and the fact that residential activity is not part of this permit. Overnight camping areas are located away from the Highway.

Mitigation: Compliance with the conditions of approval on file in the LMS, including 10 PLANNING 28 - Industrial Hygiene Letter.

Monitoring: Monitoring to be provided by Planning Department, Building and Safety Department and the Office of Industrial Hygiene and through Ordinance No. 348 and 457.

**31. Other Noise**

NA  A  B  C  D

Source: Project description and materials

Findings of Fact: The project is not affected by other noise issues.

Mitigation: None required.

Monitoring: None required.

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project materials and description

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

Mitigation: None required.

Monitoring: None required.

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

**POPULATION AND HOUSING** Would the project

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>33. Housing</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Source:** Project description and materials, GIS

**Findings of Fact:** The project is located in the Desert Center Redevelopment Project Area. The Riverside County Redevelopment Agency sold the Desert Center Airport to Chuckwalla Valley Associates in 2006 in order to contribute to the achievement of the Desert Center Airport Redevelopment Plan objectives. The stated objectives of the redevelopment effort is to eliminate existing conditions of blight by providing needed public improvements; by encouraging rehabilitation and repair of deteriorated structures, and by facilitating commercial and industrial development.

Under the terms of the Disposition and Development Agreement (DDA) entered into between the Redevelopment Agency for the County of Riverside and Chuckwalla Valley Associates, LLC, the plan objective was the "development of an aviation-oriented residential community *with associated recreational amenities thereon.*" At the recommendation of the Redevelopment Agency and Office of County Counsel, the Board of Directors for the Redevelopment Agency will hear and consider an amendment to the terms of the DDA to eliminate reference to residential capacity. The project does not have a residential component other than limited overnight Vacation Recreational Vehicle (RV) dry-camping, no hook-ups, limited to 40 transporter spaces at full build-out, for purposes of racing participants.

The project has been conditioned so that prior to issuance of a grading permit, the Disposition and Development Agreement shall have been reviewed and amended by the Board of Directors for the Redevelopment Agency, County of Riverside. The Planning Department, upon review of the amendment to the DDA, will make a determination of whether the project is consistent with the terms of the DDA. The project shall be deemed null and void if found inconsistent with the DDA after amendment of its terms.

**Mitigation:** Compliance with conditions of approval on file in the LMS, including 60. PLANNING. 15 - Amendment of DDA.

**Monitoring:** Monitoring to be provided by the Riverside County Planning Department through Ordinance No. 348 and the conditions of approval.

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

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

**34. Fire Services**

Source: RCIP Safety Element  
Findings of Fact: The proposed project will create an impact on fire service. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project will not have a significant impact on fire services.  
Mitigation: None required  
Monitoring: None required

**35. Sheriff Services**

Source: RCIP  
Findings of Fact: This project represents new development which will have some impacts to county sheriff services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.  
Mitigation: None required.  
Monitoring: None required.

**36. Schools**

Source: RCIP, Desert Center Unified School District  
Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts. 20 .PLANNING. 2 - Life of the Permit,  
Mitigation: None required.  
Monitoring: None required

**37. Libraries**

Source: RCIP  
Findings of Fact: This project does not have a residential component and should not impact library services. However, payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.  
Mitigation: None required.  
Monitoring: none required.

**38. Health Services**

Source: RCIP  
Findings of Fact: This project represents new development which will have some impacts to county health services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.  
Mitigation: None required.  
Monitoring: none required.

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

**RECREATION**

**39. Parks and Recreation**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review  
Findings of Fact: The project is located within CSA District #51. The proposed project will not result in an increase district population generating the need for additional parkland in neighborhood parks because of the absence of a residential component, and the fact that racetrack participants will access the project only during racing events. Project will respond to any project impacts through payment of fees pursuant to Ordinance No. 460 to the local parks district.

Mitigation: None required  
Monitoring: None required

**40. Recreational Trails**

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

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

Findings of Fact: No recreational trails exist on or very near the project site. This project represents new development which will have some impacts to county recreational trails, and payment of development mitigation fees pursuant to Ordinance No. 659 will off-set any possible impacts.

Mitigation: None required.  
Monitoring: None required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

- |  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Alter waterborne, rail or air traffic?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| g) Cause an effect upon, or a need for new or altered maintenance of roads?                                 | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| h) Cause an effect upon circulation during the project's construction?                                      | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |
| i) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: RCIP, Coachella Valley Area Transportation Study, 1987, with applicable updates, and Coachella Valley Regional Mobility Program, 1993.

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally add to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume, will likely increase vehicle safety risks, and will affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499.

The project abuts California State Highway 177 on its northeasterly boundary. Sufficient public street right-of-way will be conveyed for public use to provide for a 110-foot half-width right-of-way. State Highway 177 will be improved with acceleration and deceleration lanes and a left turn lane into the project site, as approved by the Transportation Department. The project proponent is responsible to provide a privately maintained 24-foot wide driveway with .25' Asphalt Concrete over .33' Class II Base, or as approved by the Transportation Department prior to racetrack operations. Prior to building final inspection on the clubhouse, the project proponent will further provide a 24-foot wide secondary access road surfaced with .33' of Class II Base.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 80 .TRANS. 2 - CalTrans Encroachment Permit; 80 .TRANS. 3 - R.O.W. Dedication; 80 .TRANS. 7 - Improvements; 90 .TRANS. 3 - Secondary Access.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499, 659 and 673.

#### 42. Bike Trails

Source: RCIP.

Findings of Fact: There are no bike trails that will be impacted by the proposed project

Mitigation: None required.

Monitoring: None required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The project proponent will address all water needs of the project, including domestic



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

usage and fire suppression activities, through existing water wells. Any wells not intended for use must be properly abandoned under a permit with Environmental Health Department. A water supply permit will be required prior to building permit issuance. The Colorado River Regional Water Quality Control Board will provide preliminary clearance on the specific requirements for wastewater discharge.

The plot plan permits a Vacation Recreational Vehicle Dry-Camping (RV) Park limited to 40 transporter parking spaces at full build-out. An RV Dump Station with holding tank (non-septic) will be required prior to project operations for both gray and black wastewater discharge. A renewable operating permit for the holding tank is required by the Environmental Health Department.

~~Mitigation: Compliance with conditions of approval on file in the LMS, including 10 E. HEALTH. 1 - Well-Water Quality; 10 E. HEALTH. 4 - Holding Tanks Only; 60 E. HEALTH. 1 - Abandon Unused Wells; 80 E. HEALTH. 2 - Water Permit; and 80 E. HEALTH. 5 - RWQCB OK.~~

~~Monitoring: Monitoring to be provided by the Planning Department and the Environmental Health Department through Ordinance Nos. 348, and applicable governing ordinances.~~

**44. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP. Applicant will be allowed to use portable toilets during the initial construction phase of the project on a temporary basis until permanent facilities are built. Portable toilets cannot be used in excess of six (6) months without express written authorization from the Environmental Health Department. Prior to building permit issuance, the developer must provide permanent restroom facilities, subject to review by the Environmental Health Department.

~~Any on-site sewage disposal system must be certified by a C-42 licensed contractor, with abandonment of unused onsite sewage disposal system. Prior to building permit issuance, a soils percolation test (report) will be submitted by a Professional of Record showing the location and operation of all required septic, as required by the DEH Technical Guidance Manual.~~

The plot plan permits a Vacation Recreational Vehicle Dry-Camping (RV) Park limited to 40 transporter parking spaces at full build-out. An RV Dump Station with holding tank (non-septic) will be required prior to project operations for both gray and black wastewater discharge. A renewable operating permit for the holding tank is required by the Environmental Health Department.

~~Mitigation: Compliance with conditions of approval on file in the LMS, including; 10 E. HEALTH. 2 - Portable Toilets; 10 E. HEALTH. 4 - RV Dump - Holding Tanks Only; 80 E. HEALTH. 3 - C-42 Certification; 80 E. HEALTH. 5 - RWQCB OK; 80 E. HEALTH. 7 - Septic Req'd Plot Plan; 80 E. HEALTH. 9 - Permanent Restroom Facilities.~~

~~Monitoring: Monitoring to be provided by the Environmental Health Department and applicable governing ordinances.~~

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

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

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

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

Source: RCIP, Letter from Riverside County Waste Management dated July 24, 2008.

~~Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP and the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project. The project will comply with the solid waste and recycling recommendations of the of the Waste Management Department letter dated July 24, 2006.~~

One trash enclosure adequate to enclose a minimum of two bins shall be located on the premises prior to racetrack operations. The owners and operators shall monitor waste facilities carefully to ensure that trash is gathered and transported to appropriate waste facilities at appropriate intervals, with no hazardous substances placed in the containers.

Mitigation: 10 .E.HEALTH. 3 – Solid Waste Disposal; 10 .PLANNING. 41 – RCWMD Agency Letter; 90 .PLANNING. 7 – Trash Enclosures.

Monitoring: Monitoring to be provided by the Riverside County Planning Department; Riverside County Department of Environmental Health; and Riverside County Waste Management Department.

**46. Utilities**

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

|  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Electricity?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Natural gas?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Communications systems?                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Storm water drainage?                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Street lighting?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Maintenance of public facilities, including roads?          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g) Other governmental services?                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) <del>Conflict with adopted energy conservation plans?</del> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: RCIP

~~Findings of Fact: The project is affected by utilities issues and land use standards identified in the RCIP; road and street maintenance is addressed in Section 41, above; no conflicts with county energy conservation planning expected by this project. Compliance with the transmittals received and on file with this case, from affected public utilities or special districts. Development through design will be required to avoid existing utility facilities and observe active utility corridors and easements. Any placement of electrical and telephone lines under ground shall be coordinated with the affected utility as required by conditions on file in the LMS. Regulation of utilities included in various county regulations, including Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.~~

Mitigation: None required.

Monitoring: None required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Application materials

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, project application

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Biology, Cultural Resources, Archaeological Resources, Paleological Resources; Geological; Soils; Erosion; Hazardous Substances; Airports; Hydrology; Flood; Land Use / Planning; Noise; Traffic; Water; and Sewer. These items are discussed individually elsewhere in this initial study.

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

Source: Staff review, project application

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

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

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following: Earlier Analyses Used, if any: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

~~RCIP: Riverside County Integrated Project~~

~~ALUC: "Airport Land Use Commission (ALUC) Development Review" Airport Land Use Commission, Riverside County, report dated September 25, 2008.~~

~~Response to Request for Comments from the California Department of Transportation (Caltrans), Division of Aeronautics (Division), report dated August 1, 2008.~~

~~"Phase I Archaeological and Historical Assessment for the Chuckwalla Valley Raceway Unincorporated Area, County of Riverside, California," Prepared by Stantec, Fieldwork Date: September 2-12, 2008, Draft Report Date: September 15, 2008, Revised Report Date: November 19, 2008.~~

~~Riverside County Waste Management Department letter dated July 24, 2008.~~

~~"Focused Burrowing Owl Surveys for the Proposed Chuckwalla Valley Raceway," prepared by Jeff W. Kidd Biological Consulting, dated May 21, 2009.~~

~~"Jurisdictional Delineation of Waters and Wetlands for the Chuckwalla Valley Raceway Project (440 Acres)," prepared by ICF Jones & Stokes, Survey conducted April 30, 2009, Report Date: June 17, 2009.~~

~~County Geologic Report (GEO) No. 2082, prepared by Sladden Engineering entitled, "Geotechnical Investigation, Proposed Race Track Facility, East of Highway 177, Desert Center Area, Riverside County, California, Project No. 544-08116," dated July 2, 2008; in addition to "Response to County of Riverside Review Comments dated September 17, 2008: County Geologic Report No. 2082, Project No. 544-08116" dated September 17, 2008; and "Response to County of Riverside Review Comments #2, dated October 28, 2008, County Geologic Report No. 2082, Project No. 544-08116," dated November 17, 2008. These additional reports are now included as part of GEO 2082.~~

~~Industrial Hygiene Report dated October 6, 2008, prepared by James L. Jackson III, MS, OSHT, Ed. D., Department of Public Health, Office of Industrial Hygiene, based upon the "Acoustical Analysis Report, Chuckwalla Valley Raceway, California, County of Riverside; Conditional Use Permit 3591 JN:06219-03, dated September 5, 2008," prepared by Urban Crossroads.~~

~~County Paleontological Report (PDP) No 1332, prepared by Cogstone Resource Management, Inc., entitled "Paleontological Assessment Report for the Proposed Chuckwalla Valley Raceway Project in Riverside County, California," dated February 2009.~~



PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 4 GEN - PROJECT DESCRIPTION RECOMMND

This Plot Plan is a proposal for the development of a 1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' - 2" wide by 18' - 3" tall (479.72 sq. ft.) with a total height of 21' - 4"; four (4) 5 X 30- foot pad assemblies containing a combiner box, DC/AC inverter and a transformer; and, ancillary access roads for maintenance, operations and emergency response. The proposal also includes a two acre construction/lay down area adjacent and north of the ten acre lease area.

10. EVERY. 6 GEN - USE DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24482 shall be defined as follows:

PLOT PLAN = Plot Plan No. 24482 = APPROVED EXHIBITS (S)

APPROVED EXHIBIT(S) = All of the following exhibits as defined below:

APPROVED EXHIBIT A = Site Plans for Plot Plan No. 24482, Exhibit A, Amended No. 1, dated 6/17/2010.

10. EVERY. 7 GEN - HOLD HARMLESS RECOMMND

The developer/permit holder or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the development as defined in these conditions of approval, which action is brought within the 90-day time period provided for in California Government Code, Section 66499.37, or as amended. The COUNTY will promptly notify the developer/permit holder of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the developer/permit holder of any such claim, action, or proceeding or fails to cooperate fully in the defense, the

PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

10. GENERAL CONDITIONS

10. EVERY. 7                    GEN - HOLD HARMLESS (cont.)                    RECOMMND

developer/permit holder shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 8                    GEN - CONDITION MILESTONES                    RECOMMND

10 = General Conditions. These conditions provide project specific information and will not have to be cleared individually.

20 = Prior to a Certain Date. These conditions require that action(s) by the developer/permit holder be taken by a specific date.

30 = Prior to Any Project Approval. These conditions are used for Specific Plans to ensure that tentative maps and other development projects will not go forward to public hearing without meeting the condition or reflecting the condition in its design.

40 = Prior to Phasing (Unitization). These conditions are used for phased subdivisions and/or subdivision phasing plans to ensure that the phasing does not void a recordation condition.

50 = Prior to Map Recordation. These conditions require the developer/permit holder to comply with certain conditions prior to the recordation of a Final Subdivision Map or Final Parcel Map.

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit (and/or Surface Mining Permit Special Inspection.)

70 = Prior to Grading Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a grading permit final inspection.

80 = Prior to Building Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a building permit.

90 = Prior to Building Final Inspection. These conditions require the developer/permit holder to comply with certain



PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

10. GENERAL CONDITIONS

10. EVERY. 8 GEN - CONDITION MILESTONES (cont.) RECOMMND

conditions prior to requesting a building permit final inspection.

100 = Prior to Issuance of Given Building Permit. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a certain number of residential building permits.

10. EVERY. 9 GEN - HISTORY RECOMMND

This ten acre site is within the Chuckwalla Raceway previously analyzed and conditioned under Plot Plan No. 23577. The power generated from this facility will be undergrounded approximately 420 feet to the north and connect to an existing Southern California Edison power pole for distribution. Construction time will be approximately 12 weeks including site work, foundations, mechanical assembly, commissioning and startup. The peak staffing on site will be limited to 12 to 16 workers.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

10. GENERAL CONDITIONS

10.BS GRADE. 5                   USE-G1.6 DUST CONTROL                   RECOMMND

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

10.BS GRADE. 6                   USE-G2.3SLOPE EROS CL PLAN                   RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7                   USE-G2.5 2:1 MAX SLOPE RATIO                   RECOMMND

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

10.BS GRADE. 8                   USE-G2.6SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10                   USE-G2.8MINIMUM DRNAGE GRADE                   RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

PLOT PLAN: TRANSMITTED Case #: PP24482

Parcel: 811-142-016

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

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10. GENERAL CONDITIONS

10.BS GRADE. 17           USE-G4.1E-CL 4:1 OR STEEPER           RECOMMND

lant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18           USE-G4.3PAVING INSPECTIONS           RECOMMND

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

10.BS GRADE. 19           USE-G2.17LOT TO LOT DRN ESMT           RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20           USE-G1.4 NPDES/SWPPP           RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.BS GRADE. 21           USE\* -PM10 PLAN REQUIRED           RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval

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10. GENERAL CONDITIONS

10.BS GRADE. 21 USE\* -PM10 PLAN REQUIRED (cont.) RECOMMND

prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#24482 is proposing an unmanned photovoltaic facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 2 MAINTAIN MIN SETBACKS TO WELLS RECOMMND

This project must maintain a minimum setback of 100 feet to any existing wells located within the immediate area.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID ENTRY DEVICE RECOMMND

A Knox brand padlock or key storage cabinet shall be installed on the outside of the fence, leading into the facility.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10. GENERAL CONDITIONS

10.FIRE. 3 USE-#88A-AUTO/MAN GATES RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

IF buildings are to be constucted on project site: a minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CfC and Building(s) having a fire sprinkler system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24482 proposes to install a 1.5 MW concentrated solar tracking photovoltaic facility in the Desert Center Area. The site is located north of I-10, east of Rice Road and west of Desert Center Airport.

The site is located within Chuckawalla Valley and subject to substantial offsite storm runoff. Storm flows have a tendency to sheet flow across the project site and will be difficult to collect and/or convey. Since there are no buildings proposed the District has no objections to this proposal. The project is outside the Whitewater water shed and therefore no Water Quality Management Plan (WQMP) is required.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall



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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3 USE - PDP01332 \* RECOMMND

County Paleontological Report (PDP) No. 1332, submitted for this case (PP23577), was prepared by Cogstone Resource Management Inc. and is entitled: "Paleontological Assessment Report for the Proposed Chuckwalla Valley Raceway Project in Riverside County, California", dated February 2009.

\* THIS REPORT (ANALYSIS, CONCLUSIONS AND RECOMMENDATIONS) CAN BE APPLIED TO THIS PROPOSED PROJECT (PP24482).

PDP01332 concluded the sediments at and below 10 feet have a high potential to produce significant vertebrate fossils.

PDP01332 recommended full time monitoring of construction grading and excavation in all project sediments more than 8 feet below the current surface.

PDP01332 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01332 is hereby accepted for PP24482. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 4 USE - GEO02207 RECOMMND

County Geologic Report (GEO) No. 2207 submitted for this project (PP24482) was prepared by Sladden Engineering and consists of the following documents:

"Geologic Hazards Update, Geotechnical Investigation

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10. GENERAL CONDITIONS

10. PLANNING. 4 USE - GEO02207 (cont.)

RECOMMND

prepared by Sladden Engineering dated July 2, 2008; Project No. 544-08116, Report No. 08-05-278", dated July 8, 2010.

"Geotechnical Update, Geotechnical Investigation prepared by Sladden Engineering dated July 2, 2008; Project No. 544-08116, Report No. 08-05-278" dated May 18, 2010.

"Geotechnical Investigation, Proposed Race Track Facility, East of Highway 177, Desert Center Area, Riverside County, California", dated July 2, 2008.

GEO02207 concluded the conclusions regarding potential geologic hazards provided in the reports prepared and approved for the racetrack project (GEO02082) remain applicable for this solar project (PP24482) as supplemented by the May 18, 2010 Sladden report. Those reports are herein incorporated, by reference, as a part of GEO02207 and the conditions and recommendations for GEO02082 are reiterated below for convenience and application to this project (PP24482):

"GEO No. 2082 concluded:

1. No active or potentially active faults are known to project through or toward the subject site, nor does the site lie within the boundaries of an Earthquake Fault Zone.

Review of available literature, digitized regional aerial photos and site mapping revealed no indication of active faults crossing or trending toward this site and therefore the potential for this site to be affected by surface fault rupture is considered low.

2. Based on the fact that groundwater beneath the site is in excess of 50 feet below the ground surface, the potential for this site to be affected by seismically induced liquefaction is considered low.

3. With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or seismically induced rockfall is considered low.

4. Although this site lies within a County subsidence potential hazard zone, the relatively dense nature of the

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10. GENERAL CONDITIONS

10.PLANNING. 4

USE - GEO02207 (cont.) (cont.)

RECOMMND

subsurface soils encountered in this investigation indicates that there is a low potential for this site to be affected by seismically induced settlement.

GEO No. 2082 recommended:

1.The site should be cleared of vegetation, debris, concrete, organic matter or any other unsuitable materials.

These materials should be disposed of offsite in an approved facility to prevent their incorporation into the proposed fills.

2.Prior to placing compacted fill, all existing fill and low density surficial soils should be removed to expose competent native soils defined as soils exhibiting an in-place relative compaction of at least 85 percent per ASTM D 1557 or an 85% degree of saturation..

3.The removed surficial soils may be re-used as compacted fill soils provided they are cleaned of organics or other deleterious materials. All fill soils should be placed in thin lifts, moisture conditioned to near optimum moisture content and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

4.Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the latest provisions of the recently adopted California Building Code (CBC 2007).

5.Due to the presence of expansive clays in some of the boring locations and the potential for these materials to become incorporated in the constructed fills, all fill soils should be tested for expansion potential upon completion of grading. Based on the results of those tests, the foundation recommendations should be revised accordingly.

GEO No. 2082 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2082 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02207 (cont.) (cont.) (cont.) RECOMMND

Department upon application for grading and/or building permits."

GEO02207 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02207 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 10 REN ENG - AIRPORT NOTIFICATION RECOMMND

Glint and Glare analysis executed by SolFocus dated Jun 17, 2010

The power station is to the north of the field, and is more

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10. GENERAL CONDITIONS

10.PLANNING. 10

REN ENG - AIRPORT NOTIFICATION (cont.)

RECOMMND

than 600m from the runway, so:

Impacts to Runway 05 (Runway 05 is the name of the runway when takeoff or landing occurs from the west side)

1)There are no glint or glare issues for an aircraft arriving or departing runway 05. Any reflections are directed either significantly overhead or to the North or South of the traffic pattern.

Impacts to Runway 23 (Runway 23 is the name of the runway when takeoff or landing occurs from the east side)

1)There are no glint or glare issues for an aircraft departing runway 23, because any light will be coming from behind the pilot. A pilot entering final for runway 23 can experience a short series of glints, each of which will be approximately 50% of that expected from a lake of the same size as a SF-1100 in the same area, but only in the following very low probability situation:

a.If the systems are in wind-stow, which is expected to occur less than 0.5% of the time; and,

b.If the aircraft is arriving in the evening hours in March, September or October. At all other times the glint is directed either North or South of the aircraft. In this situation, the Sun will also be visible in line with the solar plant, and will be the brightest object by a large margin. The sun and solar field reflection will be between 20 and 50 degrees to the right of the aircraft's heading.

2)A pilot entering final for runway 23 will experience a short series of glints of between 2% and 2.7% of the sun, in the morning hours between March, September and October. This comes from retro reflectivity from the arrays.

Impacts to Route 177

1)Due to the low elevation of route 177 and the fact that it comes no closer than 1100m from the solar field, there are no glare problems. The faces of the concentrators will be directed in the general direction of the road for significant periods of time, but will appear to be not much brighter than the open sky. In addition, the solar field will be off to the side (to the right if travelling northwest, and to the left if traveling southeast. There are no glint issues.

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10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.

Public utility facilities, including but not limited to, electric, gas, telephone, and telecommunication facilities not having business offices on the premises requires one space per vehicle kept in connection with the use. This ten acre site will not have any full time employees on site except for periodic (approximately 4 times per year) cleaning and routine maintenance. Two 24 X 24 parking areas have been provided as shown on the APPROVED EXHIBITS.

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 16 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 21 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the lease area approved under this permit, and no person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

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10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to construction, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 9:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use.

In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 30 USE - CAUSES FOR REVOCATION RECOMMND

This permit shall be subject to revocation procedures, in the event the use hereby permitted under this permit:

- a) is found to be in violation of the terms and conditions of this permit;
- b) is found to have been obtained by fraud or perjured testimony;
- c) is found to be detrimental to the public health, safety or general welfare;
- d) is found to be a public nuisance.

10.PLANNING. 31 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 32 USE - 90 DAYS TO PROTEST RECOMMND

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



08/12/10  
15:36

Riverside County LMS  
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10. GENERAL CONDITIONS

10. PLANNING. 41 GEN - USE BUSINESS LICENSING

RECOMMND

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

10. PLANNING. 42 GEN - WASTE MANAGEMENT

RECOMMND

LETTER ISSUED APRIL 14, 2010  
Riverside County Department of Waste Management  
Contact: Ryan Ross 951-486-3351

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located north of I-10, east of Rice Road and west of Desert Center Airport, in the Chuckawalla Valley Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.
2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
3. Hazardous materials are not accepted at Riverside County

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10.PLANNING. 42

GEN - WASTE MANAGEMENT (cont.)

RECOMMND

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

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to

5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all

5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

10.PLANNING. 43

GEN - CAL TRANS

RECOMMND

LETTER ISSUED JUNE 2, 2010  
Department of Transportation, District 8  
Contact: Daniel Kopulsky 909-383-4557

Potential trans impacts and mitigation have not been identified or addressed during the construction phase of the project and may cause temporary traffic impacts to SR-177. Based on the information given, the following comments are offered for your consideration:

Permits

Caltrans has the discretionary authority to issue special permits for the movement of vehicles/loads exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code. Requests for such special permits require the completion of and application for a Transportation Permit.

Information regarding Transportation Permit application for travel entering the State or beginning SOUTH of the San

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10. GENERAL CONDITIONS

10.PLANNING. 43                    GEN - CAL TRANS (cont.)                    RECOMMND

Luis Obispo/Kem County lines (includes Inyo and Mono Counties) contact:

SOUTH Region Transportation Permits Office  
464 West 4th Street, 6th Floor, MS 618  
San Bernardino, CA 92401-1400  
(909) 383-4637

Or you may visit our web page at:  
<http://www.dot.ca.gov/hq/traffops/permits/contact.htm>

If lane closures are required on the State Highway System during construction, we recommend that the Section 517 of the Encroachment Permits Manual be referenced for the proper procedures to manage traffic during construction. The manual can be accessed online at:  
<http://www.dot.ca.gov/hq/traffops/developeserv/permits/>

10.PLANNING. 45                    GEN - MITIGATION FEES                    RECOMMND

The Planning Department has determined the following Ordinances apply in regards to the payment of Mitigation Fees:

School Fees

Ordinance No. 659:Development Impact Fees (DIF)

10.PLANNING. 47                    REN ENG - UTILITY COORDINATION                    RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 48                    REN ENG - FUTURE INTERFERENCE                    RECOMMND

If the operation of this facility generates glare impacts or electronic interference with or otherwise impairs the operation of any communication facilities or use of the private runway the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

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10. GENERAL CONDITIONS

10.PLANNING. 49                   REN ENG - REPLACE OR MODIFY                   RECOMMND

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

10.PLANNING. 50                   REN ENG - ON SITE DIST. LINES                   RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 51                   REN ENG - PRODUCTION MONITORIN                   RECOMMND

The developer/permit holder shall monitor the plant's power production, including the power production for each array or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

10.PLANNING. 52                   REN ENG - NO FINAL NO CONNECT                   RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

TRANS DEPARTMENT

10.TRANS. 5                   USE - STD INTRO 3(ORD 460/461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 9 GEN - LIFE OF THE PERMIT RECOMMND

The life of Plot Plan No. 24482 shall terminate on July 1, 2032. This permit shall thereafter be null and void and of no effect whatsoever, the approved use(s) shall cease, and the site shall be remediated to a natural state. It is the permit holder's responsibility to file an revised permit application with the Riverside County Planning Department prior to the expiration date.

Upon submittal of the revised permit, the developer/permit holder shall provide: 1) Adequate information to assist County staff in developing a site remediation plan. 2) Adequate information to determine a new life/expiration date if technology has not rendered this use inadequate.

20.PLANNING. 11 GEN - USE EXPIRATION DATE RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 11 GEN - USE EXPIRATION DATE (cont.)

RECOMMND

of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use.

NOTE:

- 1)45 days prior to the expiration of the two year period, the developer/permit holder may request a one (1) year extension of time in which to begin substantial construction or use of this permit.
- 2)For Conditional Use Permits and Public Use Permits - A maximum of one (1) one-year extension of time request shall be permitted. Should the one year extension be obtained, and no substantial construction or use of this permit be initiated within three (3) years of the approval date, this permit shall become null and void.
- 3)For Plot Plans and Wind Energy Conversion Systems - A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use has be initiated within five (5) years of the effective date, this plot plan shall become null and void.
- 4)The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                    USE-G2.4GEOTECH/SOILS RPTS                    RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3                    USE-G2.7DRNAGE DESIGN Q100                    RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4                    USE-G2.14OFFSITE GDG ONUS                    RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 5                    USE-G2.15NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                   USE-G2.16REC'D ESMT REQ'D                   RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 7                   USE-G1.4 NPDES/SWPPP                   RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 8                   USE IMPORT/EXPORT                   RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 9                   USE\* -PM10 PLAN REQUIRED                   RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9                   USE\* -PM10 PLAN REQUIRED (cont.)                   RECOMMND

Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 10                 USE\*TRANS& CVWD REVIEW REQ'D                   RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 11                 USE\* PM 10 CLASS REQUIRED                   RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1                         - 30 DAY BUOW SURVEY                   RECOMMND

As indicated in the biological report, Focused Burrowing Owl Surveys for the Proposed "Cuckwalla Valley Raceway" prepare by Jeff W. Kidd Biological Consulting, dated May 21, 2009, the project site supports suitable habitat for Burrowing owl and thus a pre-construction burrowing owl survey is required.

60.EPD. 2                         - NESTING BIRD AVOIDANCE                   RECOMMND

As indicated in the biological report, Focused Burrowing Owl Surveys for the Proposed "Chuckwalla Valley Raceway" prepare by Jeff W. Kidd Biological Consulting, dated May 21, 2009, "All native breeding birds, (except game birds)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - NESTING BIRD AVOIDANCE (cont.) RECOMMND

regardless of their listing status, are protected under the Migratory Bird Treaty Act (MBTA)." Therefore grading permits shall not be issued between February 15th and August 31st, unless the applicant documents that they are compliant with the MBTA.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological report PD-A-4530, prepared by Stantec Inc, in 2008 for PP 23577, and additional information provided by the Patton Museum and staff research, it has been determined that archaeological monitoring is required for any grading, trenching, and related earth-disturbing activities described below, including those for underground connection to Edison and any access roadways constructed.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 2 GEN- SPECIAL INTEREST MONITOR RECOMMND

As a result of information contained in archaeological study PD-A-4530, prepared by Stantec Inc., in 2008, for PP 223577 (Chuckwalla Raceway) that included this project site, and historical research of the property as a World War II Army Air Base associated with the Desert Training Center it has been determined that archaeological monitoring of any grading and trenching is required.

Prior to the issuance of grading permits, the developer/permit holder shall submit a letter of agreement from the Patton Museum indicating that the museum will provide supplemental archaeological/historical monitoring/interpretation and will work with a professional archaeologist during the grading and trenching. The Patton Museum monitor shall be known as the Special Interest Monitor (SI Monitor) for this project. The agreement shall address the treatment and ultimate disposition of cultural resources related to World War II at the Patton Museum for permanent curation.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2                    GEN- SPECIAL INTEREST MONITOR (cont.)                    RECOMMND

Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 4                    USE - PALEO PRIMP & MONITOR                    RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 standard 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. \* The County of Riverside must be consulted on the repository/museum to receive the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

fossil material and 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies 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.

60.PLANNING. 12 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20                    GEN - GRADING & BRUSHING AREA                    RECOMMND

The developer/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, leach fields, existing agricultural areas, and fuel modification zones, as identified on the APPROVED EXHIBITS. The Planning Department shall verify the plan check approved grading plans conform to the APPROVED EXHIBITS as part of the grading review process. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 21                    GEN - FEE BALANCE                    RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PP24482 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 22                    GEN - GRADING PLAN CLEARANCE                    RECOMMND

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions.

NOTE:

All proposed grading for structures including, but not limited to, new dwellings, outbuildings, barns, corrals, and storage buildings shall occur within the approved building pad sites.

TRANS DEPARTMENT

60.TRANS. 1                    USE - TRANSPORTATION CLEARANCE                    RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 39 GEN - FEE BALANCE CHECK

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for PP24482 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

80.PLANNING. 40 GEN - WASTE MANAGEMENT

RECOMMND

Prior to issuance of a building permit, the developer/permit holder shall submit a clearance letter from Riverside County Waste Management Department to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated April 14, 2010, which states as follows:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.

The Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 45 GEN - SCHOOL MITIGATION (1)

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the DESERT CENTER UNIFIED School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45            GEN - SCHOOL MITIGATION (1) (cont.)            RECOMMND  
upon determination of compliance.

80.PLANNING. 46            GEN - USE BUILDING PLANS            RECOMMND

Prior to the issuance of a building permit, the developer shall submit a Request for Planning Department Clearance form to the Planning Department. The Planning Department shall verify that the plan-check approved building plans are in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Building Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Building Permit Issuance" conditions.

80.PLANNING. 47            REN ENG - PURCHASE AGRMENT (1)            RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

80.PLANNING. 48            REN ENG - REMEDIATION BONDING            RECOMMND

Thirty days prior to the issuance of a building permit, the developer/permit holder shall file a cost estimate to restore/remediate the site to a natural state.

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in the amount indicated in the cost estimate to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables.

The bond shall be held for life of the permit, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 48                   REN ENG - REMEDIATION BONDING (cont.)                   RECOMMND

referenced herein.

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

TRANS DEPARTMENT

80.TRANS. 1                   USE - EVIDENCE/LEGAL ACCESS                   RECOMMND

Provide evidence of legal access.

80.TRANS. 2                   USE - CALTRANS ENCRCHMNT PRMT                   RECOMMND

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

80.TRANS. 6                   USE - MAP CORNER CUT-BACK I                   RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                   USE\*G4.3PAVING INSPECTIONS                   RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE - HAZMAT BUS PLAN                   RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                   USE - HAZMAT REVIEW                   RECOMMND

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

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1                       FINAL INSPECTION                   RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office   (951)955-4777  
Murrieta office   (951)600-6160  
Indio Office       (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1                   GEN - CULTURAL RESOURCES RPT                   RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - PARKING DUST TREATMENT (cont.) RECOMMND

fugitive dust and/or blowsand. A certified letter signed and dated from the project engineer shall be submitted to the planning department verifying compliance with this condition.

The Planning Department shall receive and file this letter as part of the final inspection and clear this condition upon determination of compliance.

90.PLANNING. 33 GEN - FEE BALANCE RECOMMND

Prior to final inspection, the Planning Department shall determine if the deposit based fees for PP24482 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 80 or 60 Series FEE BALANCE conditions are in a MET status.

90.PLANNING. 34 GEN - WASTE MANAGEMENT RECOMMND

Prior to final inspection, the developer/permit holder shall submit a clearance letter from the Riverside County Department of Waste Management to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated April 14, 2010, which states as follows:

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 37 GEN - SCHOOL MITIGATION (2) RECOMMND

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37 GEN - SCHOOL MITIGATION (2) (cont.) RECOMMND

accordance with California State Law to the ~~DESERT CENTER~~. UNIFIED School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 80 Series School Mitigation fee condition is in MET status.

90.PLANNING. 38 GEN - DIF ORD.659 MITIGATION RECOMMND

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 659.

The fee for commercial or industrial development shall be calculated on the basis of the "Project Area" acreage which includes the improvements and areas of intensive use which has been determined to be 1.5 acres located in the Desert Center Area Plan. This calculation may increase or decrease if the calculations provided adjust thru final project design to ensure the intent of the Ordinance met.

The areas used for calculation include:

4 Inverter Pads (5X30) = 600 sq ft  
2 24x24 Parking Areas = 1152 sq ft  
Interior Access Roads = 40, 320 sq ft  
Site Access Roads = 23, 280 sq ft

Total Area Calculation = 65,352 sq ft  
Acreage Calculation = 1.5 acres

Note: These calculations do not include the individual foundations for each array. The County Fee Administrator shall determine if the Acreage Calculation should be increased to include the foundations for each array if it meets the intent of the Ordinance.

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 40 GEN - USE FINAL INSPECTION

RECOMMND

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection. The Planning Department shall do the following:

1.Verify compliance with all Planning Department 90 series conditions of approval; and,

2.Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 41 GEN - USE IDENTIFICATION SIGN

RECOMMND

Prior to final inspection of any building permit, the developer/permit holder shall install a sign at all site entrances no smaller than 12 inches by 12 inches, and no greater than 18 inches by 18 inches, within clear public view that provides the following contact information:

- 1.Address of the facility and any internal site identification number;
- 2.Name(s) of company who operates the facility;
- 3.Full company address, including mailing address and division name; and,
- 4.Company Phone Number.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 42 REN ENG - PURCHASE AGRMENT (2)

RECOMMND

Prior to final inspection, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one CD shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

NOTE:

PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 42           REN ENG - PURCHASE AGRMENT (2) (cont.)           RECOMMND

This condition shall be considered cleared if the 80 Series POWER PURCHASE AGREEMENT (1) condition is in a MET status.

90.PLANNING. 43           REN ENG - ON SITE DIST. LINES           RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 44           REN ENG - CLEAR CONST. AREA           RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 45           REN ENG - NOTIFY AIRPORT OPERA           RECOMMND

Prior to scheduling a final inspection, the developer/permit holder shall notify the owner and operator of the private Desert Center Airport of the potential impacts to aviation as identified in the Glint and Glare analysis executed by SolFocus dated Jun 17, 2010. At minimum, a signed agreement between the developer/permit holder, owner and operator of the private airport shall be provided to the Riverside County Planning Department. The agreement shall state the name, address, phone number, and role with the project. At minimum, the Glint and Glare analysis needs to be attached as an exhibit to the agreement.

The Planning Department shall receive this letter and clear this condition upon determination of compliance.

08/12/10  
15:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 42

PLOT PLAN:TRANSMITTED Case #: PP24482

Parcel: 811-142-016

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 3                      USE - CALTRANS ENCRCHMNT PRMT                      RECOMMND

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

90.TRANS. 4                      USE - CALTRANS 1                      RECOMMND

The project proponent shall comply with the Caltrans recommendations as outlined in their letter dated June 2, 2010.

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

DATE: April 1, 2010

**TO:**

Riv. Co. Transportation Dept. – Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department – Desert  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA - Redevelopment  
4th District Supervisor

4th District Planning Commissioner  
Desert Center Unified School Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center (UCR)  
California Dept. of Fish & Game  
U.S. Fish & Wildlife Service  
ALUC

**PLOT PLAN NO. 24482** - EA42293 – Applicant: Sol Orchard LLC – Engineer/Representative: Benjamin Daniel Egan - Fourth Supervisorial District - Chuckawalla Zoning District - Desert Center Area Plan: Community Development: Public Facilities (CD: PF) (.60 FAR) – Location: Northerly of I-10, easterly of Rice Road and westerly of Desert Center Airport - 10.00 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1) - **REQUEST:** The development of a 1.5 MW concentrated solar tracking photovoltaic facility within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' – 2" wide by 18' – 3" tall (479.72 sq.ft.) with a total height of 21' – 4," four (4) inverters, and ancillary access roads for maintenance, operations and emergency response. - APN(s): 811-142-016 - Related Cases: PP23577R1 PP23577 **NOTE:** This ten acre site is within the Chuckwalla Raceway previously analyzed and conditioned under Plot Plan No. 23577. The proposed photovoltaic facility will distribute the excess power to Southern California Edison via the provisions of the CREST program. All solar facilities in the County are considered fast tracked and subject to fast track timelines. Please contact me, Ray Juarez, directly if you have any questions or concerns (951) 955-9541 or at rjaurez@rctlma.org.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 15, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

Should you have any questions regarding this project, please do not hesitate to contact **Ray Juarez**, Project Planner, at (951) 955-9541 or email at **RJUAREZ@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

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

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

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

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

**LAND DEVELOPMENT COMMITTEE**  
**2nd CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept. – Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept. - Desert

Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Dept of Bldg. & Safey – Plan Check  
Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady  
P.D. Archaeology Section-L. Mouriquand  
CALTRANS District #8  
ALUC John Guerin

**PLOT PLAN NO. 24482** Amended No. 1- EA42293 – Applicant: Sol Orchard LLC – Engineer/Representative: Benjamin Daniel Egan - Fourth Supervisorial District - Chuckawalla Zoning District - Desert Center Area Plan: Community Development: Public Facilities (CD: PF) (.60 FAR) – Location: Northerly of I-10, easterly of Rice Road and westerly of Desert Center Airport - 10.00 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1) - **REQUEST:** The development of a 1.5 MW concentrated solar tracking photovoltaic facility within a ten (10) acre lease area on a 416.16 acre site. The proposal includes 182 panels measuring 26’ – 2” wide by 18’ – 3” tall (479.72 sq.ft.) with a total height of 21’ – 4,” four (4) inverters, and ancillary access roads for maintenance, operations and emergency response. - APN(s): 811-142-016 - Related Cases: PP23577R1 PP23577 **NOTE:** This ten acre site is within the Chuckwalla Raceway previously analyzed and conditioned under Plot Plan No. 23577. The power generated from this facility will be undergrounded approximately 420 feet to the north and connect to an existing Southern California Edison power pole for distribution. Construction time will be approximately 12 weeks including site work, foundations, mechanical assembly, commissioning and startup. The levels of construction traffic to and from the site are anticipated to be low except for during concrete work. The peak staffing on site will be limited to 12 to 16 workers. All solar facilities in the County are considered fast tracked and subject to fast track timelines. Please contact me, Ray Juarez, directly if you have any questions or concerns (951) 955-9541 or at rjuarez@rctlma.org.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 1, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Ray Juarez**, Project Planner, at **(951) 955-9541**, or e-mail at **RJUAREZ@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

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

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

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

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

April 14, 2010

Ray Juarez, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan No. 24482**  
**Proposal: The Plot Plan proposes the development of a 1.5 MW photovoltaic facility within a ten acre leased area**  
**APN: 811-142-016**

Dear Mr. Juarez:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located north of I-10, east of Rice Road and west of Desert Center Airport, in the Chuckawalla Valley Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

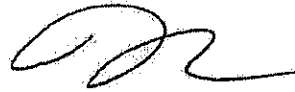
1. **Prior to issuance of a building permit, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected 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. Arrangements can be made through the franchise hauler.**
2. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.**
3. **Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.**

Ray Juarez, Project Planner  
Plot Plan No. 24482  
April 14, 2010  
Page 2

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries: Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized, cursive flourish extending to the right.

Ryan Ross  
Planner IV



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

June 2, 2010

Mr. Ray Juarez  
Riverside County Planning Department  
Land Development Committee  
P. O. Box 1409  
Riverside, CA 92502-1409

Dear Mr. Juarez:

Plot Plan No. 24482, EA42293, Assessor Parcel No. 811-142-015  
08-RIV 177, PM 4.695

The California Department of Transportation reviewed the Initial Case Transmittal for the development of a 1.5 MW concentrated solar tracking photovoltaic facility within the approved Chuckwalla Valley Raceway project. The proposed photovoltaic facility will include 182 panels on 10 leased acres east of State Route 177 (SR-177) and north of Interstate 10.

Potential transportation impacts and mitigation have not been identified or addressed during the construction phase of the project and may cause temporary traffic impacts to SR-177. Based on the information given, the following comments are offered for your consideration:

**Permits**

Caltrans has the discretionary authority to issue special permits for the movement of vehicles/loads exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code. Requests for such special permits require the completion of and application for a Transportation Permit.

Information regarding Transportation Permit application for travel entering the State or beginning SOUTH of the San Luis Obispo/Kern County lines (includes Inyo and Mono Counties) contact:

SOUTH Region Transportation Permits Office  
464 West 4th Street, 6th Floor, MS 618  
San Bernardino, CA 92401-1400  
(909) 383-4637

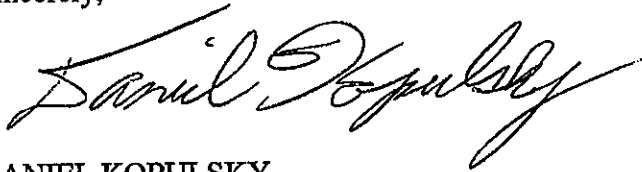
Or you may visit our web page at: <http://www.dot.ca.gov/hq/traffops/permits/contact.htm>

Mr. Ray Juarez  
June 2, 2010  
Page 2

If lane closures are required on the State Highway System during construction, we recommend that the **Section 517** of the Encroachment Permits Manual be referenced for the proper procedures to manage traffic during construction. The manual can be accessed online at: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

These comments are based upon a review of the materials provided for our evaluation. Other comments detailing possible impacts to State facilities may follow as the project progresses. We appreciate the opportunity to review this project. If you have any questions regarding this letter, please contact me at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community Planning/Local Development Review

c: Richard Goh, Encroachment Permits-Riverside County  
Ms. Judy Deertrack, Riverside County Planning Department-Desert Office

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT     TEMPORARY USE PERMIT  
 REVISED PERMIT                 PUBLIC USE PERMIT             VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: Sol Orchard, LLC E-Mail: \_\_\_\_\_

Mailing Address: PO Box 222416  
Carmel CA 93923  
City State ZIP

Daytime Phone No: (831) 659-8200 Fax No: ( )

Engineer/Representative's Name: Benjamin Daniel Egan, PE E-Mail: eganbenjamin@gmail.com

Mailing Address: 43210 Freesia Place  
Indio CA 92201  
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: ( )

Property Owner's Name: Chuckwalla Valley Assoc., LLC E-Mail: \_\_\_\_\_

Mailing Address: 45-445 Portola Avenue, Suite 5  
Palm Desert CA 92260  
City State ZIP

Daytime Phone No: (760) 837-1880 Fax No: (760) 837-0036

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

SOL ORCHARD, LLC  
PRINTED NAME OF APPLICANT

[Signature] **MANAGING DIRECTOR**  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

MATTHEW V. JOHNSON  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 811-142-016

Section: 8 Township: 5 South Range: 16 East

Approximate Gross Acreage: 10.0 Acres

General location (nearby or cross streets): North of I-10, South of \_\_\_\_\_, East of Rice Road, West of Desert Center Airport

Thomas Brothers map, edition year, page number, and coordinates: Page 391, Grid 8E, Riverside 2005 Ed.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Develop a 10 Acre Land Lease into a 1.5 MW Tracking Concentrated Photo voltaic Solar Renewable Energy Project consisting of 182 Arrays, 4 Inverters, 1 Edison Meter, 1 Service Disconnect, and access ways.

Related cases filed in conjunction with this request:

PP23557 and PP23557R1 are located on the same legal parcel and have covered some of the environmental requirements for this site, but are not being pursued in conjunction with this approval.

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). PP23557 and PP23557R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: Phase 1 Env., Biological, Archeo, see attached.

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Using Wells

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1,600 YD<sup>3</sup>

Estimated amount of fill = cubic yards 1,600 YD<sup>3</sup>

Does the project need to import or export dirt? Yes  No

Import N/A Export N/A Neither YES

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River


**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  PE ENGINEER OF RECORD Date 3/16/2010

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ADDENDUM TO A  
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY** Planning Director to consider the project shown below:

**PLOT PLAN NO. 24482** - Addendum to an adopted Mitigated Negative Declaration – Applicant: Sol Orchard LLC – Engineer/Representative: Benjamin Daniel Egan - Fourth Supervisorial District - Chuckawalla Zoning District - Desert Center Area Plan: Community Development: Public Facilities (CD: PF) (.60 FAR) – Location: The site is located in the Fourth Supervisorial district in the community of Desert Center of the Desert Center Area Plan. More specifically, the site is located northerly of I-10, easterly of Rice Road (Highway 177) and on the western portion of Desert - 10.00 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Controlled Development Areas with Mobilehomes - 1 Acre Minimum (W-2-M-1) - **REQUEST:** This Plot Plan is a proposal for the development of a 1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' – 2" wide by 18' – 3" tall (479.72 sq. ft.) with a total height of 21' – 4"; four (4) 5 X 30- foot pad assemblies containing a combiner box, DC/AC inverter and a transformer; and, ancillary access roads for maintenance, operations and emergency response. The proposal also includes a two acre construction/lay down area adjacent and north of the ten acre lease area. APN(s): 811-142-016 - Related Cases: PP23577R1 PP23577 (Quasi-Judicial)

**TIME OF HEARING:** 1:30pm or as soon as possible thereafter.  
**DATE OF HEARING:** September 13, 2010  
**PLACE OF HEARING:** TRANSPORTATION ANNEX, CONFERENCE ROOM 3  
3525 14TH STREET  
RIVERSIDE, CA 92504  
(CORNER OF 14TH AND LEMON STREET)

For further information regarding this project, please contact Raymond Juarez, Project Planner at 951-955-9541 or e-mail [rjuarez@rcplma.org](mailto:rjuarez@rcplma.org), or go to the County Planning Department's Director Hearing agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Director will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum, may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may

amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Raymond Juarez

P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 6/17/2010

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24482 For

Company or Individual's Name Planning Department

Distance buffered ~~600~~ 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

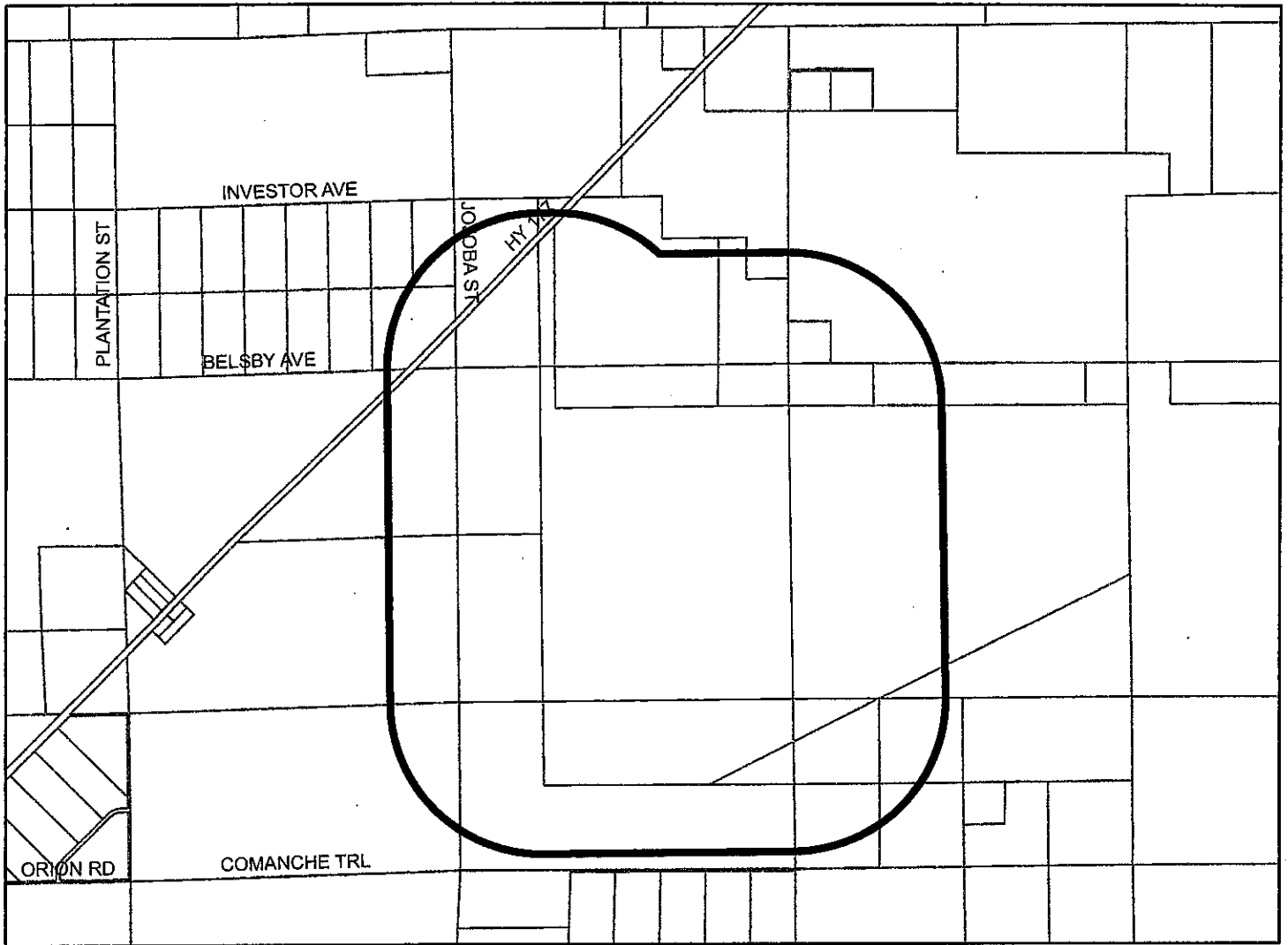
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

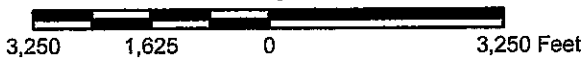
✓ 6/22/10   
EXPIRES: 12/22/10

**2400 feet buffer**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 811-122-001 | 811-170-013 | 811-150-005 | 811-170-012 | 811-122-009 | 811-142-016 | 811-130-010 | 811-142-015 | 811-180-025 | 811-150-002 |
| 811-122-006 | 811-180-003 | 811-180-002 | 811-150-001 | 811-170-002 | 811-180-001 | 811-121-002 | 811-130-019 | 811-122-010 | 811-150-003 |
| 811-142-005 | 811-260-013 | 811-270-008 | 811-270-009 | 811-270-007 | 811-180-026 | 811-142-006 | 811-142-007 | 811-122-002 | 811-122-005 |
| 811-121-007 | 811-142-014 | 811-170-011 | 811-141-011 |             |             |             |             |             |             |



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



APN: 811122001, ASMT: 811122001  
ANTONIO CASTELLANOS, ETAL  
18033 LONGHORN LN  
CHINO CA 91709

APN: 811150003, ASMT: 811150003  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

APN: 811170013, ASMT: 811170013  
BENJAMIN LUGO, ETAL  
12928 OCASO AVE  
LA MIRADA CA 90638

APN: 811142005, ASMT: 811142005  
NORTHSTAR CAPITAL DEV  
6382 KLAMATH DR  
WESTMINSTER CA 92683

APN: 811122006, ASMT: 811122006  
CHUCKWALLA VALLEY ASSOC  
45445 PORTOLA AVE STE 5  
PALM DESERT CA 92260

APN: 811260013, ASMT: 811260013  
OM P GARG  
39 HIDDEN TR  
IRVINE CA 92603

APN: 811180002, ASMT: 811180002  
KATHRYN HU, ETAL  
5215 E CHAPMAN AVE NO 45  
ORANGE CA 92869

APN: 811270009, ASMT: 811270009  
RIVERSIDE JOJOBA INC  
103 N LAKE DR  
ORMOND BEACH FL 32174

APN: 811150001, ASMT: 811150001  
KEAT YIN, ETAL  
21514 JUAN AVE  
HAWAIIAN GARDENS CA 90716

APN: 811270007, ASMT: 811270007  
SPINDLE TOP BAYOU FARM INC  
P O BOX 642  
BRENNHAM TX 77834

APN: 811180001, ASMT: 811180001  
KELLY F NAPLES, ETAL  
STE 101 C/O RAY PAGLIA  
11920 SOUTHERN HIGHLANDS  
LAS VEGAS NV 89141

APN: 811180026, ASMT: 811180026  
STATE SCHOOL LANDS  
1807 13TH ST  
SACRAMENTO CA 95814

APN: 811121002, ASMT: 811121002  
KENDALL TRUST  
C/O THOMAS E KENDALL  
143 N HARVARD AVE NO E  
CLAREMONT CA 91711

APN: 811142006, ASMT: 811142006  
THOMAS F LUTHI, ETAL  
23346 GREY FOX DR  
CANYON LAKE CA 92587





APN: 811122002, ASMT: 811122002  
TRANSITO CASTELLANOS, ETAL  
18048 LONGHORN LN  
CHINO HILLS CA 91709

APN: 811121007, ASMT: 811121007  
USA 811  
DEPT OF INTERIOR  
WASHINGTON DC 21401

APN: 811170011, ASMT: 811170011  
USA 811  
US DEPT OF INTERIOR  
WASHINGTON DC 21401

APN: 811141011, ASMT: 811141011  
WARREN DEAN, ETAL  
92 RIO VISTA  
SOLVANG CA 93463



Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Desert Center Unified School District  
Attn; Linda Gubman  
1434 Kaiser Rd.  
P.O. Box 106  
Desert Center, CA 92239

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

East Sierra and Inland Deserts, Reg. 6  
California Dept. of Fish & Game  
3602 inland Empire Blvd. #C220  
Ontario, CA 91764

Ecological Service,  
U.S. Fish & Wildlife Service  
Attn: Division Manager  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

Applicant:  
Sol Orchard, LLC  
P.O. Box 222416  
Carmel, CA 93923

Eng-Rep:  
Benjamin Daniel Egan, PE  
43210 Fressia Pl.  
Indio, CA 92201

Owner:  
Chuchawalla Valley Assoc., LLC  
45-445 Portola Ave., Suite 5  
Palm Desert, CA 92260

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Plot Plan No. 24482 Addendum to Environmental Assessment No. 41998

*Project Title/Case Numbers*

Raymond Juarez

*County Contact Person*

951-955-9541

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Sol Orchard

*Project Applicant*

PO BOX 22416, CARMEL, CA 93923

*Address*

The site is located in the Fourth Supervisorial district in the community of Desert Center of the Desert Center Area Plan. More specifically, the site is located northerly of I-10, easterly of Rice Road (Highway 177) and on the western portion of Desert Center Airport.

*Project Location*

This Plot Plan is a proposal for the development of a 1.5 Megawatt (MW) concentrated photovoltaic Solar Power Plant within a ten (10) acre lease area on a 424.44 acre site. The proposal includes 182 panels measuring 26' – 2" wide by 18' – 3" tall (479.72 sq. ft.) with a total height of 21' – 4"; four (4) 5 X 30- foot pad assemblies containing a combiner box, DC/AC inverter and a transformer; and, ancillary access roads for maintenance, operations and emergency response. The proposal also includes a two acre construction/lay down area adjacent and north of the ten acre lease area.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 13, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier Initial Study was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Planner IV

\_\_\_\_\_  
*Title*

September 13, 2010

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA24482 Addendum ZCFG5652 . \$64.00

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1000747

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SOL ORCHARD LLC \$64.00  
paid by: CK 35707  
paid towards: CFG05652 CALIF FISH & GAME: DOC FEE  
CFG FOR EA 42293 (PP24482)  
at parcel #: 25300 RICE RD DCTR  
appl type: CFG3

By \_\_\_\_\_ Mar 17, 2010 14:12  
ELMARQUE posting date Mar 17, 2010

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I1000747

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SOL ORCHARD LLC \$64.00  
paid by: CK 35707  
CFG FOR EA 42293 (PP24482)  
paid towards: CFG05652 CALIF FISH & GAME: DOC FEE  
at parcel: 25300 RICE RD DCTR  
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