



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 8/24/10) Final 8/24/10

**1:30 p.m.**

**SEPTEMBER 20, 2010**

## AGENDA

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501**

**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 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23170** - Applicant: Hogle Ireland, Inc. - First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) - Location: northerly of "A" Street, southerly of Citrus Court, easterly of Harvill Avenue, and westerly of Interstate Highway 215 – 16.34 Acres - Zoning: Industrial Park (I-P) – Approved Project Description: Development of a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 149,216 square feet of landscaping area (21%), 185 parking spaces, and 63 loading docks - **REQUEST: EXTENSION OF TIME TO June 30, 2011 - FIRST EXTENSION.** Project Planner, Ray Juarez at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org). (Quasi-judicial)

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. 24667** – CEQA Exempt – Applicant: Wendy & Curtis McCart – Engineer: Phelps Engineering - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly of Avenida Escala, easterly of Calle Paramo, westerly of Calle Huerto– Zoning: Residential Agricultural (R-A-10) – **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached 2-storage guest house (1<sup>st</sup> floor 1,500 square foot and 2<sup>nd</sup> floor 1,500 open area attic storage) on 9.75 acres, associated with the proposed 2,625 square foot residence and the proposed 9,000 square foot detached barn (PP23553) located at 41570 Hacienda Drive in Murrieta, CA. APN: 932-350-026. 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. 24579** – CEQA Exempt – Applicant: David Stewart – Owner: Dieter Minter - Fifth Supervisorial District – Romoland Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:VLDR) (1 acre minimum) - Located Northerly Benigni Avenue, westerly of Antelope Road, southerly of Patti Lane, easterly of Dawson Road – Zoning: Rural Residential (R-R) (1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,500 square foot detached metal storage building on 1.06 acres, associated with the 938 square foot residence located at 27944 Benigni Avenue in Romoland, CA. APN: 327-061-023. 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. 24629** – CEQA Exempt – Applicant: Henry Wesolowski– Owner: Krista & Henry Wesolowski - Fifth Supervisorial District – Canyon Lake Area – Elsinore Area Plan – Community Development: Low Density Residential (CD:VLDR) (1 acre minimum) - Located Northerly Hyatt Road, easterly of Greenwald Avenue, westerly of Penny Place, southerly of Riverside Drive – Zoning: Rural Residential (R-R) (1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to permit a unpermitted detached 2,412 square foot guest house (1<sup>st</sup> floor 1,584 square foot garage/carport with storage and 2<sup>nd</sup> floor 864 square foot living space) on 2.85 acres, associated with the 1,440 square foot residence located at 2830 Greenwald Avenue in Perris, CA. APN: 349-310-028. 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 **PLOT PLAN NO. 24594** – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 4.2 **TENTATIVE PARCEL MAP NO. 35565** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jacob Tikosky – Engineer/Representative: Saeed Shahidi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road – 10.65 Gross Acres - Zoning: Residential Agricultural (5 acres minimum) (R-A-5) - **REQUEST:** Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-071. Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)
- 5.0 PUBLIC COMMENTS:

Agenda Item No. 1.1  
Area Plan: Mead Valley  
Zoning District: North Perris Area  
Supervisory District: First  
Project Planner: Ray Juarez

Plot Plan No. 23170  
FIRST EXTENSION OF TIME (EOT)  
Director's Hearing Date: Sept. 20, 2010  
Applicant: Hogle-Ireland, Inc.

Djm.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23170.**

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of one (1) Condition of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 4, 2010) indicating the acceptance of the seven (7) conditions.

**ORIGINAL Approval Date: June 30, 2008**

### RECOMMENDATION:

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23170, extending the expiration date to June 30, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.**

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23170 - Applicant: Hogle Ireland, Inc. - First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community**

**PLOT PLAN NO. 23170**  
**FIRST EXTENSION OF TIME REQUEST**  
**Page 2 of 2**

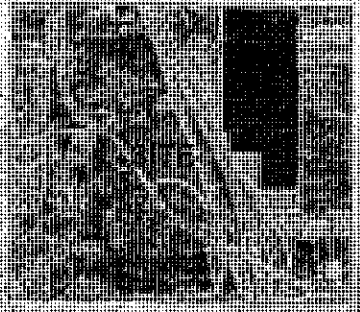
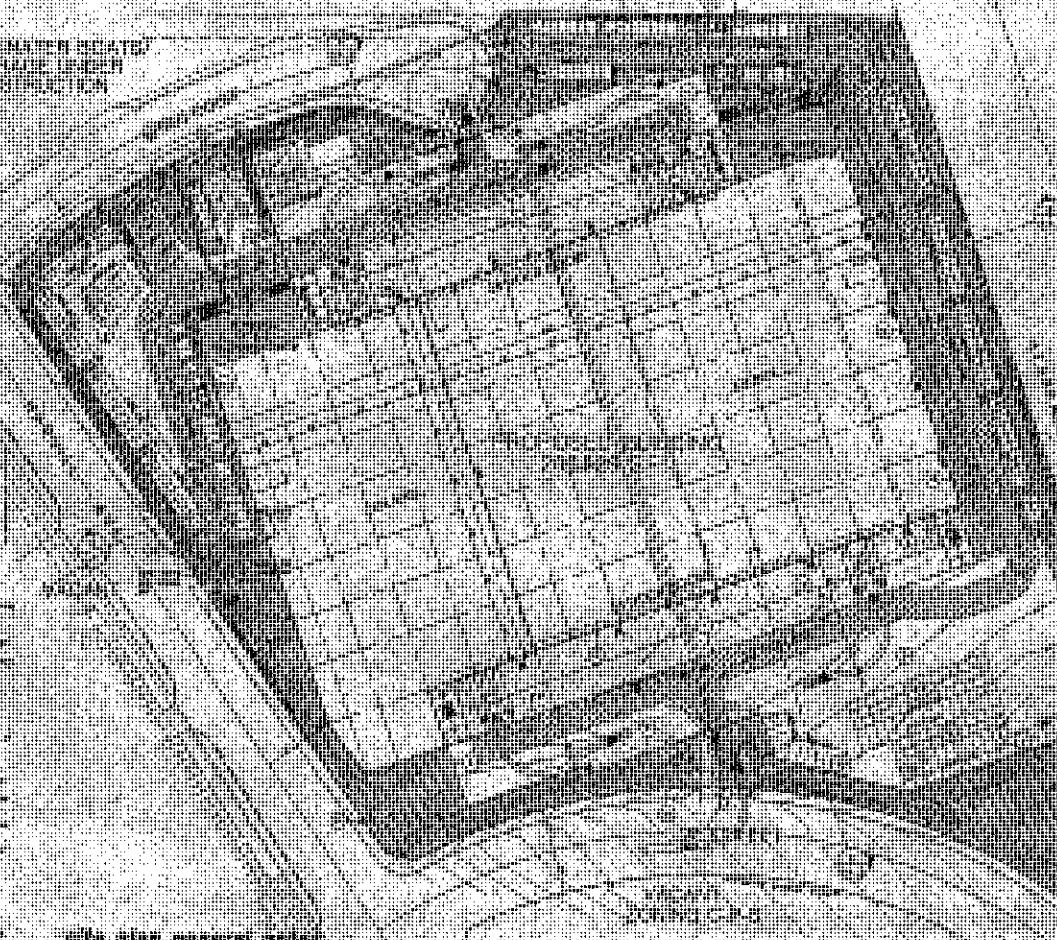
Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) - Location: northerly of "A" Street, southerly of Citrus Court, easterly of Harvill Avenue, and westerly of Interstate Highway 215 – 16.34 Acres - Zoning: Industrial Park (I-P) – Approved Project Description: Development of a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 149,216 square feet of landscaping area (21%), 185 parking spaces, and 63 loading docks - **REQUEST: EXTENSION OF TIME TO June 30, 2011 - FIRST EXTENSION.**

Revised 6/23/10 by R. Juarez  
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**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.
4. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN ADEQUATE COVER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND WATERWAY PROTECTION THROUGHOUT CONSTRUCTION.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CONSTRUCTION CHANGES.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**PLAN VIEW**



**UTILITY NOTES**

ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN ADEQUATE COVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**CONSTRUCTION NOTES**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.

**SECTION 1 - CONSTRUCTION**

1.1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.

1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1.3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.

1.4. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN ADEQUATE COVER.

1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

1.6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

1.7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND WATERWAY PROTECTION THROUGHOUT CONSTRUCTION.

1.8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPROPRIATE AGENCIES.

1.9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CONSTRUCTION CHANGES.

1.10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**SECTION 2 - UTILITIES**

2.1. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN ADEQUATE COVER.

2.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2.3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 4 FEET COVER, UNLESS OTHERWISE SPECIFIED.

2.4. ALL UTILITIES SHALL BE PROTECTED WITH CONCRETE CURBS AND RAILS AS SHOWN ON THE PLAN.

2.5. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.

2.6. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

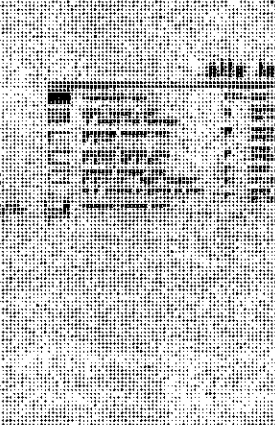
2.7. ALL UTILITIES SHALL BE TESTED AND APPROVED BY THE APPROPRIATE AGENCIES.

2.8. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.

2.9. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

2.10. ALL UTILITIES SHALL BE TESTED AND APPROVED BY THE APPROPRIATE AGENCIES.

**OVERALL SITE PLAN**



**Site Legend**

- 1. PROPOSED ROAD
- 2. EXISTING ROAD
- 3. PROPOSED STRUCTURE
- 4. EXISTING STRUCTURE
- 5. PROPOSED UTILITY
- 6. EXISTING UTILITY
- 7. PROPOSED EROSION CONTROL
- 8. EXISTING EROSION CONTROL
- 9. PROPOSED DRAINAGE
- 10. EXISTING DRAINAGE

**HPA**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 LICENSE NO. 12345



**PROJECT INFORMATION**

PROJECT NO. 12345  
 PROJECT NAME: [REDACTED]  
 CLIENT: [REDACTED]  
 DATE: [REDACTED]

**DESIGNER INFORMATION**

DESIGNER: [REDACTED]  
 ADDRESS: [REDACTED]  
 PHONE: [REDACTED]  
 FAX: [REDACTED]

**CONTRACTOR INFORMATION**

CONTRACTOR: [REDACTED]  
 ADDRESS: [REDACTED]  
 PHONE: [REDACTED]  
 FAX: [REDACTED]

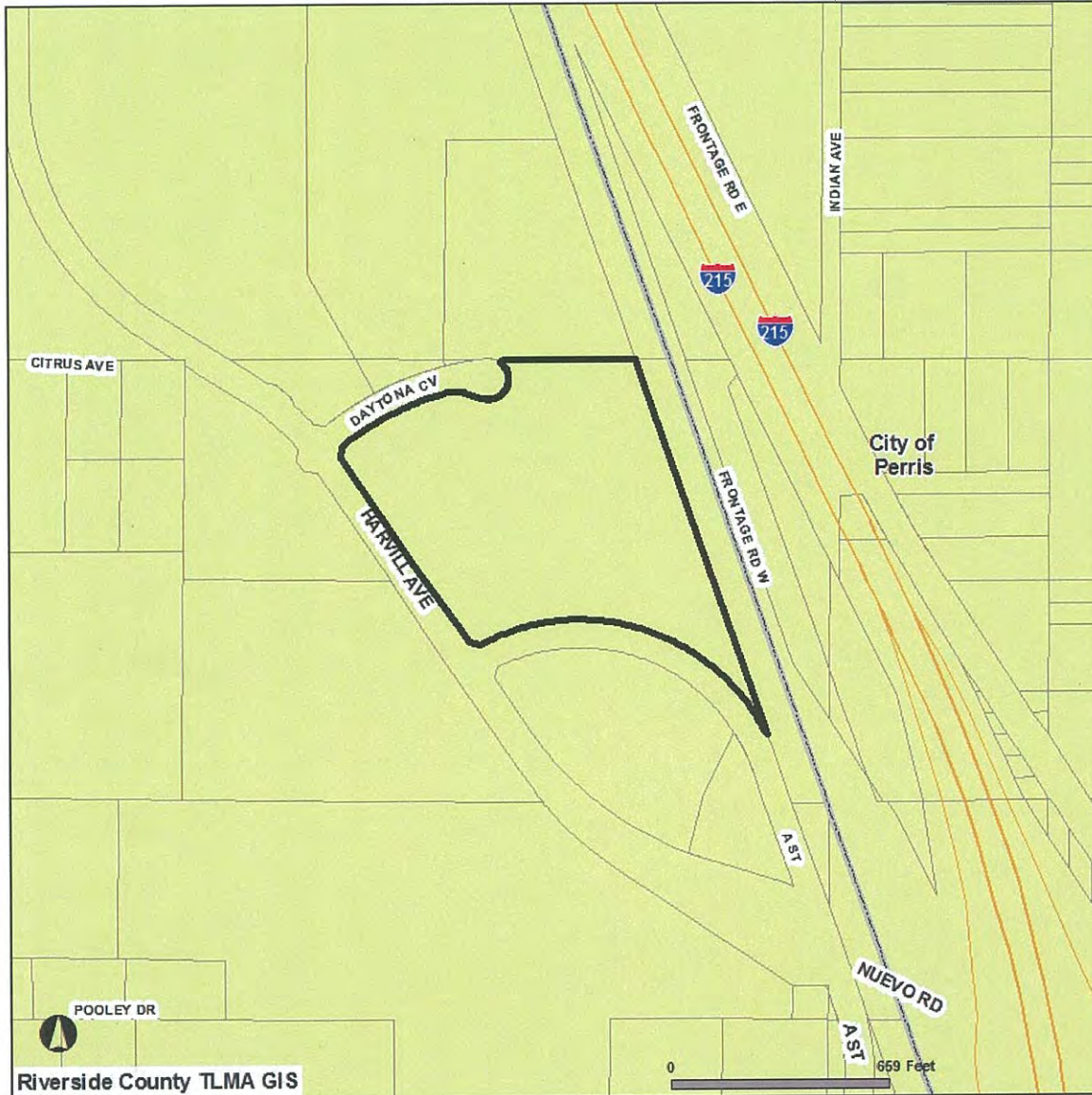
**DATE**

DATE: [REDACTED]

**SCALE**

SCALE: [REDACTED]

AREA PLAN - PP23170



Selected parcel(s):  
305-180-055

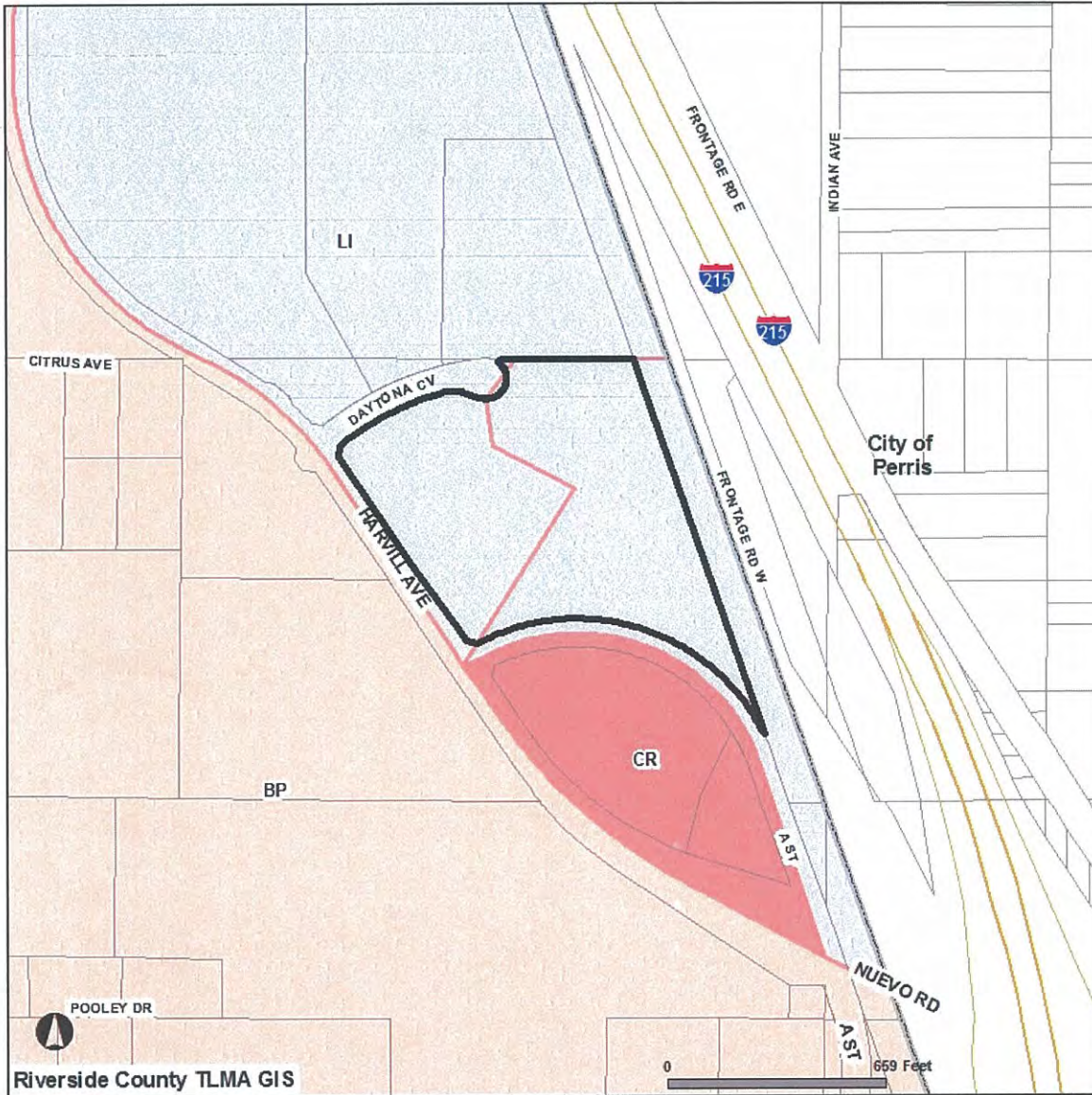
AREA PLAN

- SELECTED PARCEL
- PARCELS
- MEAD VALLEY
- INTERSTATES
- HIGHWAYS
- 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.

REPORT PRINTED ON...Tue May 11 15:31:48 2010  
 Version 100412

LAND USE - PP23170



Selected parcel(s):  
305-180-055

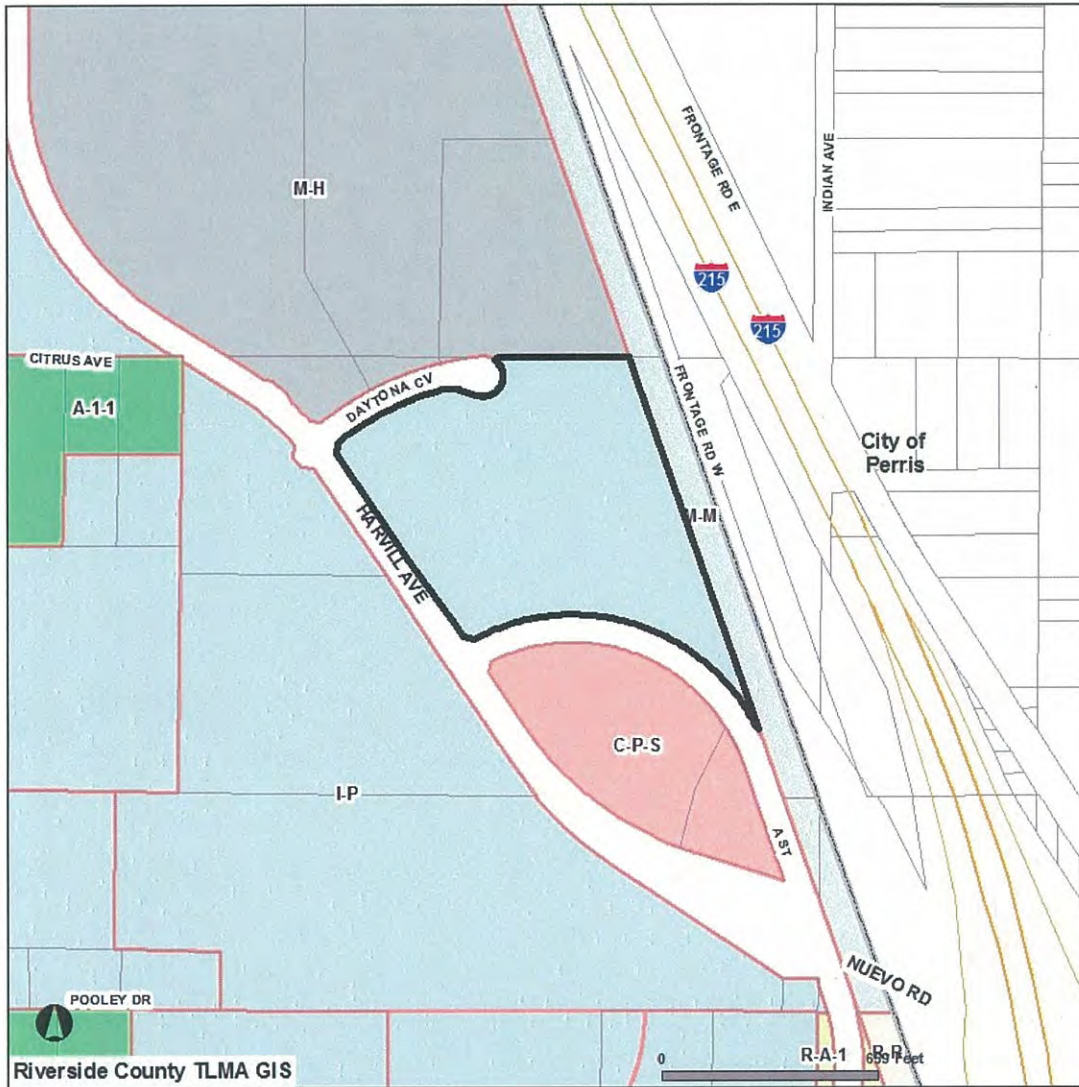
LAND USE

- |                 |                    |                        |                       |
|-----------------|--------------------|------------------------|-----------------------|
| SELECTED PARCEL | INTERSTATES        | HIGHWAYS               | CITY                  |
| PARCELS         | BP - BUSINESS PARK | CR - COMMERCIAL RETAIL | LI - LIGHT INDUSTRIAL |

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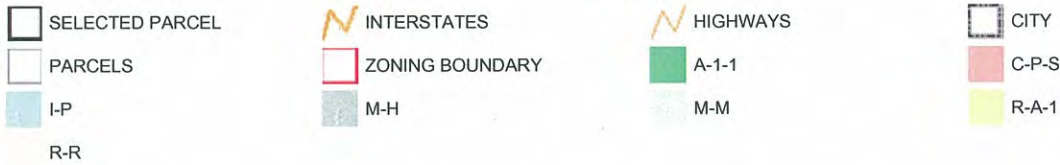
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Version 100412

ZONING - PP23170



Selected parcel(s):  
305-180-055

ZONING



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ZONING AREA - PP23170



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305-180-055

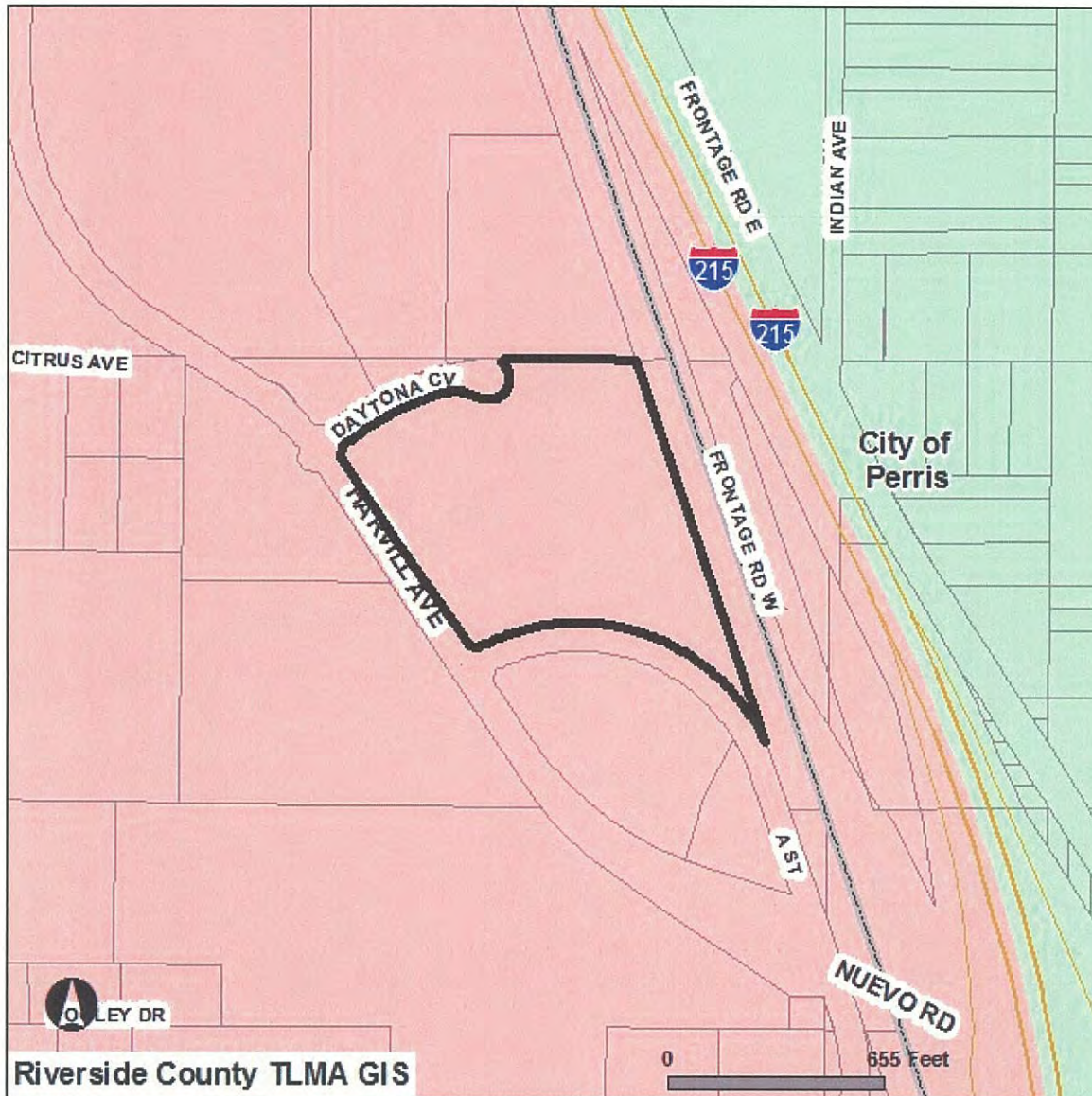
ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- N INTERSTATES
- H HIGHWAYS
- PARCELS
- NORTH PERRIS AREA

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**SUPERVISORIAL DISTRICT - PP23170**



**Selected parcel(s):**  
305-180-055

**\*IMPORTANT\***

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Version 100412

# Extension of Time Environmental Determination

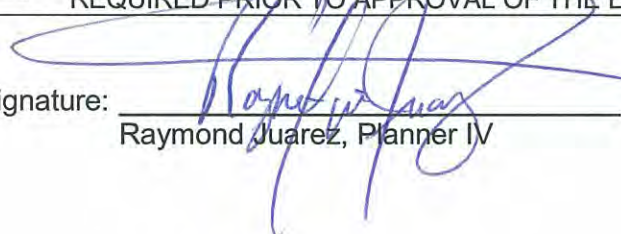
Project Case Number: PP23170  
 Original E.A. Number: EA41633  
 Extension of Time No.: First  
 Original Approval Date: June 30, 2008

Project Location: Northerly of "A" Street, Southerly of Citrus Court, Easterly of Harvill Avenue, and Westerly of Interstate Highway 215

Project Description: Development of a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 149,216 square feet of landscaping area (21%), 185 parking spaces, and 63 loading docks

On August 5, 2010, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, 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 and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, 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 and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Raymond Juarez, Planner IV

Date: August 5, 2010  
 For Ron Goldman, Planning Director

**From:** Chris Stamps [mailto:cstamps@hogleireland.com]  
**Sent:** Wednesday, August 04, 2010 4:25 PM  
**To:** Dimagiba, Catherine  
**Subject:** RE: 1st Extension of Time - PP23170

Catherine

Please accept this email as the applicant that we concur with the conditions of revised conditions of approval set forth in this email. If you should have any questions please let me know.

Regards,

**Chris Stamps**

Senior Associate Project Manager

**Hogle-Ireland, Inc.**  
A Land Planning & Development Consulting Firm  
Irvine | **Riverside** | Pasadena  
1500 Iowa Avenue, Suite 110  
Riverside, CA 92507  
t: 951-787-9222  
c: 949-232-7970  
[www.hogleireland.com](http://www.hogleireland.com)

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**From:** Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]  
**Sent:** Thursday, July 01, 2010 2:27 PM  
**To:** Chris Stamps  
**Cc:** 'menghard@firstindustrial.com'  
**Subject:** 1st Extension of Time - PP23170

Attn: Hogle Ireland, Inc.

**RE: EXTENSION OF TIME REQUEST for No. 23170.**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 24, 2010**. The LDC has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The is recommending the addition of Conditions of Approval. The is recommending the addition of Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10. PLANNING.47  
10.TRANS .7  
80.PLANNING .31  
80.PLANNING .32

80.PLANNING .33  
90.PLANNING.34  
90.PLANNING .36

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

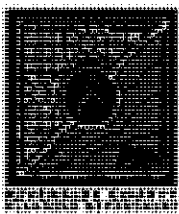
Once the conditions have been accepted, I will begin preparing the staff report package for . County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,



Catherine Dimagiba  
Planning Technician  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502  
Phone: (951) 955-1681  
Fax: (951) 955-3157

PLOT PLAN:TRANSMITTED Case #: PP23170

Parcel: 305-180-042

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 47

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.

EOT1

TRANS DEPARTMENT

10.TRANS. 7

USE - COUNTY WEB SITE (EOT1)

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

PLOT PLAN:TRANSMITTED Case #: PP23170

Parcel: 305-180-042

10. GENERAL CONDITIONS

10.TRANS. 7 USE - COUNTY WEB SITE (EOT1) (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 31 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping 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,

PLOT PLAN:TRANSMITTED Case #: PP23170

Parcel: 305-180-042

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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.

EOT1

80.PLANNING. 32 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



PLOT PLAN:TRANSMITTED Case #: PP23170

Parcel: 305-180-042

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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 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.

EOT1

80.PLANNING. 33 USE - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:  
1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1

06/29/10  
15:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP23170

Parcel: 305-180-042

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 34 USE - LC LNDSCP INSPCT DEPOSIT

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 Department shall clear this condition upon determination of compliance.

EOT1

90.PLANNING. 36 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.

EOT1

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

DATE: May 13, 2010

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
P.D. Landscaping Section - Kristi Lovelady

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23170** - Applicant: Hogle Ireland, Inc. - First Supervisorial District – North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) - Location: northerly of "A" Street, southerly of Citrus Court, easterly of Harvill Avenue, and westerly of Interstate Highway 215 – 16.34 Acres - Zoning: Industrial Park (I-P) – Approved Project Description: Development of a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 149,216 square feet of landscaping area (21%), 185 parking spaces, and 63 loading docks - **REQUEST: EXTENSION OF TIME TO June 30, 2011 - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **June 24, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

**LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Kristina Simmons, Planning Technician, at (951) 955-0879 or email at [krsimmon@RCTLMA.org](mailto:krsimmon@RCTLMA.org)/ **MAILSTOP# 1070.**



# HOGLE-IRELAND

INC.

*A Land Planning & Development Consulting Firm*

Irvine  
Riverside  
Pasadena

April 27, 2010

Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**RE 1<sup>st</sup> Extension of Time for Plot Plan No. 23170**

On behalf of the First Industrial Trust, Inc. we are submitting our 1<sup>st</sup> EOT application for Plot Plan No. 23170. Plot Plan No. 23170 was approved on July 7, 2008. The approved plot plan was to develop a 286,829 square foot industrial and distribution warehouse facility on 16.24 acres. The FAR is 0.41 (Light Industrial) land use for this designation require a minimum of 0.25 and maximum of 0.60 FAR. Of the 286,829 total square feet 266,829 square feet would be for the warehouse, 10,000 square feet for the office, and 10,000 square feet for mezzanine. The project also includes 149,216 square feet of landscaping area, 185 parking stalls and 63 loading docks.

The proposed project is located in the Community of Mead Valley within the Mead Valley Area Plan and more specifically southerly of Daytona Way, easterly of Harvill Avenue and westerly of Interstate 215.

At this time we are submitting the following items to process the extension of time application.

- One (1) Completed plot plan application
- One (1) Copy of Approved "PINKS"

We look forward to working with you on this project. Should you have any questions, please call me at 951-787-9222.

Sincerely,

Chris Stamps  
Senior Associate Project Manager



**First Industrial Realty Trust, Inc.**  
898 N. Sepulveda Blvd. Suite 750  
El Segundo, CA 90245  
T: (310) 414-5400  
F: (310) 414-5462  
[www.firstindustrial.com](http://www.firstindustrial.com)

May 3, 2010

County of Riverside  
Planning Department  
4080 Lemon Street  
Riverside, CA. 92502

RE: Fast Track No. (2007-27) Plot Plan Application  
Assessor's Parcel No: 305-180-042 and 305-180-045  
Nuevo Business Park Phase 1

This letter is to confirm that FR/Cal Nuevo Road One, LLC, owner of the subject property located in the County of Riverside, California, hereby authorizes Hogle-Ireland Inc. to act as our agent when signing documents, submitting applications, and plans on our behalf.

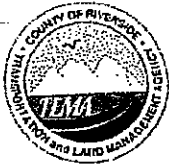
Please call me at (949) 842-3074 if you have any questions or if you need further information.

Sincerely,

FIRST INDUSTRIAL

A handwritten signature in blue ink, appearing to read 'Matt Enghard', written over a horizontal line.

Matt Enghard  
Regional Manager



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Hogle-Ireland Inc hereafter "Applicant" and FR/Cal Mevo Rd One LLC "Property Owner".

Description of application/permit use:

Extension of Time on Plot Plan No. 23170

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 305-180-042; 305-180-095

Property Location or Address:

North of "A" Street, South of Daytona Way, East of Harvill Ave

**2. PROPERTY OWNER INFORMATION:**


Property Owner Name: Matt Englhard Phone No.: 949 842-3074  
 Firm Name: FRICAL Nuevo Rd One LLC Email: Menglhard@firstindustrial.com  
 Address: 898 N. Sepulveda Blvd, Suite 750  
El Segundo, CA 90245

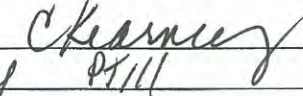
**3. APPLICANT INFORMATION:**

Applicant Name: Chris Stamps Phone No.: 951 787-9222  
 Firm Name: Hogle-Ireland Inc Email: CStamps@hogleireland.com  
 Address (if different from property owner)

**4. SIGNATURES:**

Signature of Applicant:  Date: 5/3/10  
 Print Name and Title: Chris Stamps - Sr Assoc PM

Signature of Property Owner:  Date: 5/3/10  
 Print Name and Title: MATT ENGLHARD - REGIONAL MANAGER

Signature of the County of Riverside, by  Date: 5.3.10  
 Print Name and Title: KEARNEY PHILL

(Per Adam Kusch)

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>DOT for PP23170</u>
Set #:	Application Date: <u>5.3.10</u>



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman · Planning Director

## APPLICATION FOR EXTENSION OF TIME

APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: PP 23170 DATE SUBMITTED: 5-3-10

Assessor's Parcel Number(s): 305-180-042 and 305-180-045

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

Phased Final Map \_\_\_\_\_ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: Approved June 30, 2008 at Director's Hearing

Applicant's Name: Hogle Ireland Inc E-Mail: cstamps@hogleireland.com

Mailing Address: 1500 Iowa Avenue, Suite 110  
Riverside CA 92507  
City State ZIP

Daytime Phone No: ( 951 ) 787-9222 Fax No: ( 951 ) 781-6014

Property Owner's Name: FR/CAL Nuevo Rd One, LLC E-Mail: menghard@firstindustrial.com

Mailing Address: 898 North Sepulveda Blvd, Suite 750  
El Segundo CA 90245  
City State ZIP

Daytime Phone No: ( 949 ) 842-3074 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.

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1018 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road  
Murrieta, California 92563  
· Fax (951) 600-6145



**APPLICATION FOR EXTENSION OF TIME**

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.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Chris Stamps

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.

Matt Englard

PRINTED NAME OF PROPERTY OWNER(S)

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.

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

Plot Plan Number: 24667  
Applicant: Wendy & Curtis McCart  
Directors Hearing: September 20, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 3,000 square foot detached 2-story guest house (1<sup>st</sup> floor 1,500 square foot and 2<sup>nd</sup> floor 1,500 square foot open area attic storage) on 9.75 acres, associated with the proposed 2,625 square foot residence and the proposed 9,000 square foot detached barn (PP23553) located at 41570 Hacienda Drive in Murrieta, CA. APN: 932-350-026

### ISSUES OF RELEVANCE:

The applicant is proposing to construct a 3,000 square foot 2-story guest house in conjunction to the proposed 2,625 square foot residence and the 9,000 square foot detached barn. Therefore, the project is conditioned to have permits issued and finalized for the proposed main dwelling unit prior to the issuance and final of any accessory structure or guest dwelling. 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. 24667, 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 to be constructed on the parcel where the accessory building is proposed.

SA  
8/24/10

2. The project site is designated Rural: Rural Mountainous (10 Acre Minimum) on the Southwest 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 (10 acres minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,500 square foot guest house is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached guest house is located less than 30 feet from the main residence.
8. The guest house 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.
10. Proposed accessory building and guest house to be constructed in conjunction with main dwelling due to property located and a cost saving of labor, time and material for applicant.

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

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. 24667 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24667, Exhibit A, dated August 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is a proposal to construct a 3,000 square foot detached 2-story guest house (1st floor 1,500 square foot and 2nd floor 1,500 square foot open area attic storage) on 9.75 acres, associated with the proposed 2,625 square foot residence and the proposed 9,000 square foot detached barn (PP23553) located at 41570 Hacienda Drive in Murrieta, CA. APN: 932-350-026

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 PP24667. 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

Ordinance 787.1.

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 HYDRANT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - GUEST HOUSE RECOMMND

THIS APPROVAL IS FOR A GUEST HOUSE ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and their nonpaying guests.

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. 24667 is for land use approval only, and

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

10. GENERAL CONDITIONS

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

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.

20. PRIOR TO A CERTAIN DATE

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

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 #: PP24667

Parcel: 932-350-026

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 August 23, 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 August 23, 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.

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-350-026

**\*IMPORTANT\***

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PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

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. 24667 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24667, Exhibit A, dated August 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,500 square foot detached guest house on 9.75 acres, associated with the proposed 2,625 square foot residence and the proposed 9,000 square foot detached barn (PP23553) located at 41570 Hacienda Drive in Murrieta, CA. APN: 932-350-026

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 PP24667. 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 #: PP24667

Parcel: 932-350-026

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 HYDRANT RECOMMND

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

PLANNING DEPARTMENT

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From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and their nonpaying guests.

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. 24667 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 #: PP24667

Parcel: 932-350-026

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.

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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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

10. GENERAL CONDITIONS

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

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 RECOMM

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 RECOMM

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 RECOMM

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 RECOMM

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PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

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

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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."

PLOT PLAN:ADMINISTRATIVE Case #: PP24667

Parcel: 932-350-026

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PLANNING DEPARTMENT

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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 August 23, 2010.

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Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated August 23, 2010.

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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.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-350-026

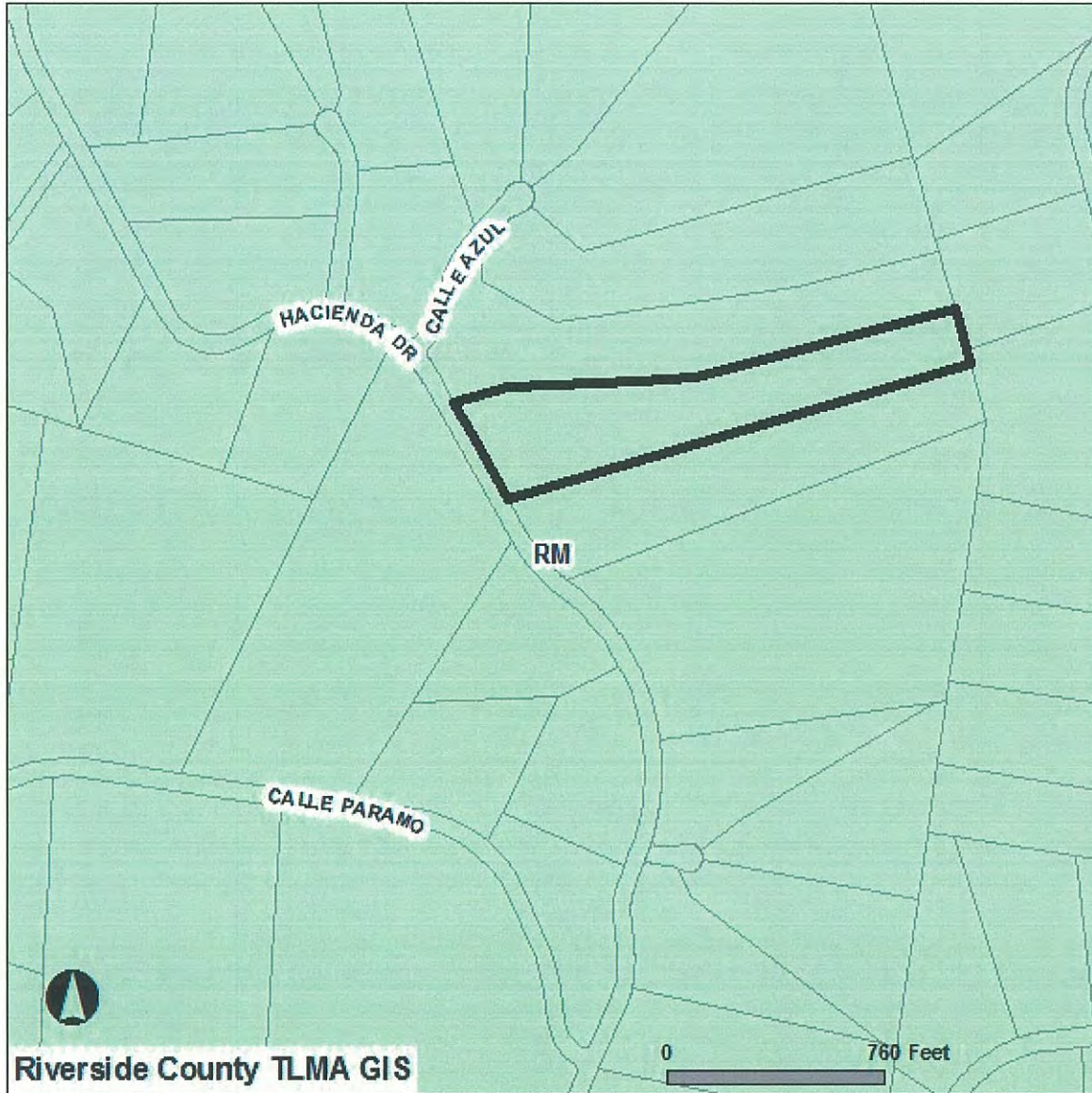
**\*IMPORTANT\***

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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-350-026

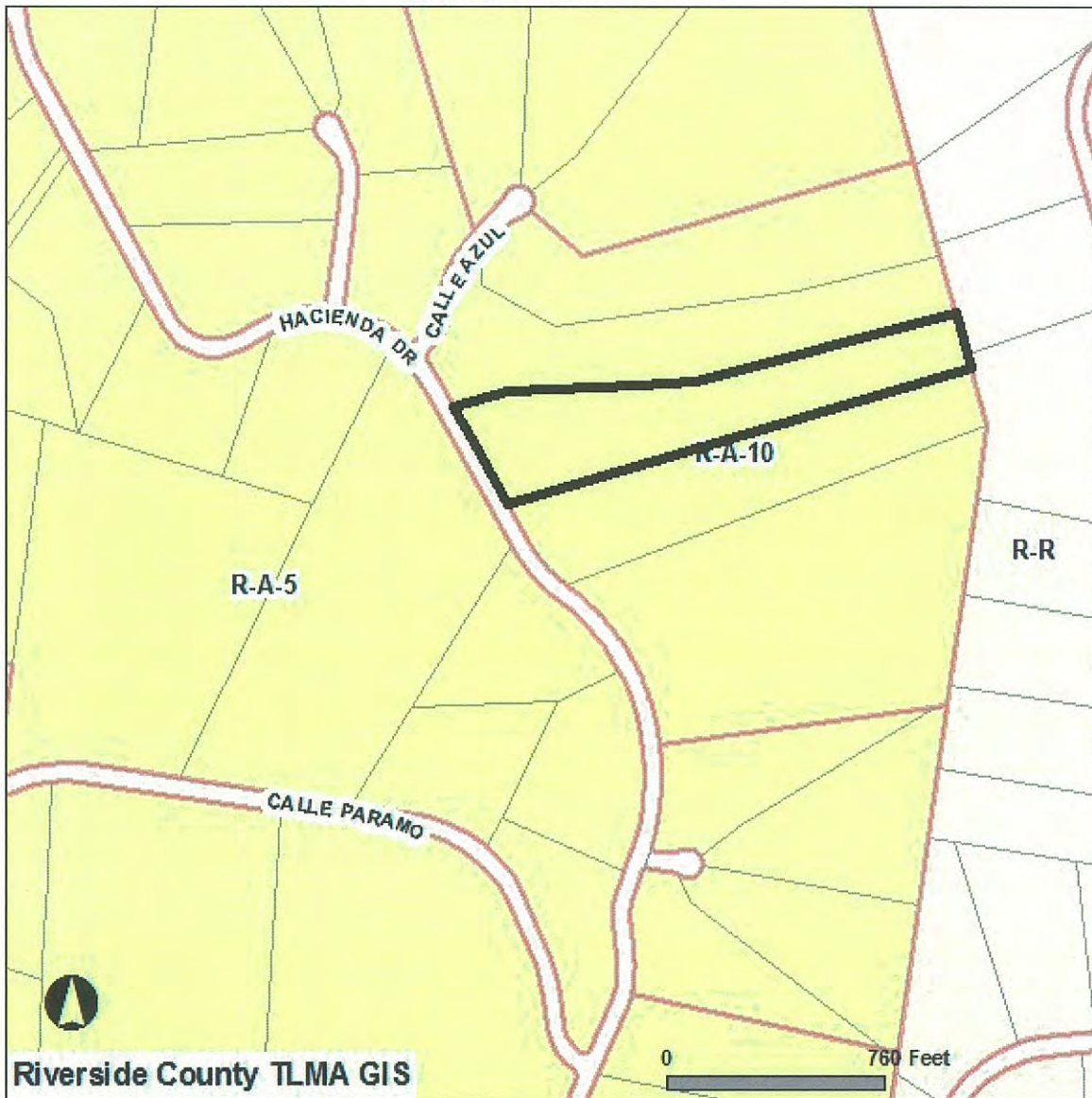
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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
932-350-026

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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: PP24667 DATE SUBMITTED: 8/12/10

**APPLICATION INFORMATION**

Applicant's Name: Curtis Wendy Mc Cart E-Mail: cpatdistribution@yahoo.com  
Mailing Address: 39965 Sunset View Circle Murrieta CA 92510  
City State ZIP

Daytime Phone No: (951) 786-9333 Fax No: (951) 599-8824

Engineer/Representative's Name: Phelps Engineering E-Mail: N/A

Mailing Address: 31130 Avenida Del Reposo Temecula CA 92591  
City State ZIP

Daytime Phone No: (951) 694-6330 Fax No: ( ) N/A

Property Owner's Name: Curtis Wendy Mc Cart E-Mail: cpatdistribution@yahoo.com

Mailing Address: 39965 Sunset View Circle Murrieta CA 92510  
City State ZIP

Daytime Phone No: (951) 786-9333 Fax No: (951) 599-8824

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).

Curtis McCart Wendy McCart  
PRINTED NAME OF APPLICANT

[Signature]  
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):

Curtis McCart  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Wendy McCart  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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): \_\_\_\_\_

1500 Sq-ft Guest House

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 932-350-026

Section: 25 + 30 Township: 7 South Range: 4 West 5 West

Approximate ~~Gross~~ <sup>Net</sup> Acreage: 9.75 10.01

General location (nearby or cross streets): North of Avenida Escala, South of \_\_\_\_\_

**APPLICATION FOR MINOR PLOT PLAN**

---

\_\_\_\_\_ East of Calle Paramo, West of Calle Huerto.

Thomas Brothers Map, edition year, page no., and coordinates: pg. 956-C3-2007-

**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.

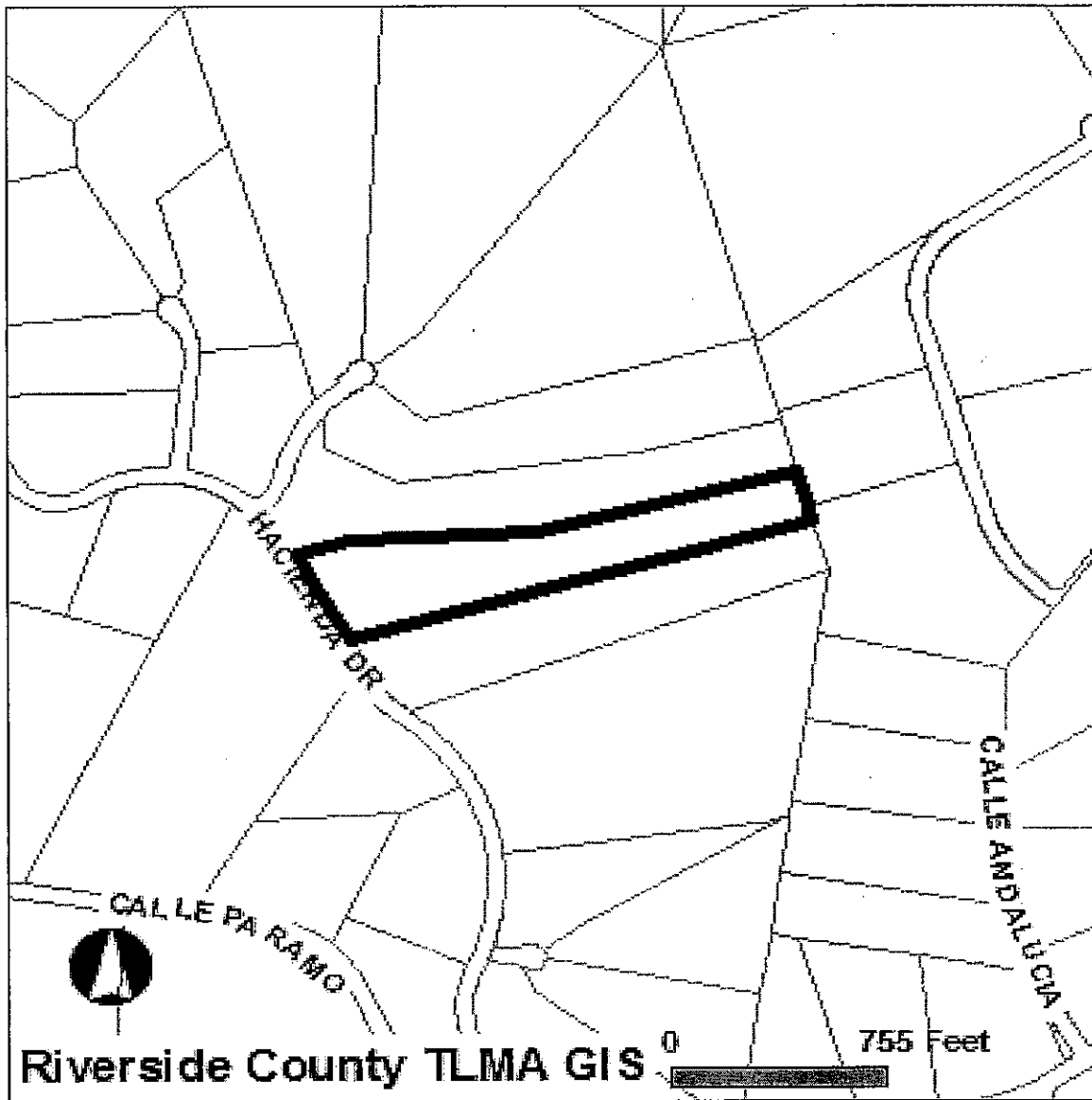
**ACCESSORY BUILDING**

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):  
932-350-026

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STANDARD WITH PERMITS REPORT

**APNs**

932-350-026-8

**OWNER NAME / ADDRESS**

CURTIS MCCART  
WENDY MCCART  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
39965 SUNSET VIEW CIR  
MURRIETA CA. 92562

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 197/91  
SUBDIVISION NAME: PM 25049  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.75 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 956 GRID: C3

**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**

T7SR4W SEC 30  
T7SR5W SEC 25

**ELEVATION RANGE**

2180/2532 FEET

**PREVIOUS APN**

932-350-023

---

**PLANNING**

**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-10

**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

**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)  
Chaparral  
Grassland  
Woodland and Forests

---

## **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  
SOUTHWEST AREA C

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  
43

**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**  
SAN JUAN

---

**GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
WITHIN A 1/2 MILE OF  
FAULT IN BASEMENT ROCKS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**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**  
MURRIETA VALLEY UNIFIED

**COMMUNITIES**  
LA CRESTA

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

**LIGHTING (ORD. 655)**  
ZONE B, 29.96 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043224

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
082-003  
• 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
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BGR090277	GRADING FOR SINGLE FAMILY RES with BRZWY and SHOP	ISSUED
BGR031175	GRADING FOR SINGLE FAMILY RES. LOT	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS034236	NOT AVAILABLE	APPLIED
EHS022447	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
PP23553	9,000 S.F. BARN	APPROVED
PM25049	DIVIDE 40.14 ACRES INTO 4 PARCELS. EA 34364 CZ 5618, CFG 477	APPROVED
EA34364	EA FOR TR 25049	APPROVED
CZ05618	CHANGE ZONE FROM R-A-10 TO R-A-5 CHANGE OF ZONE FROM R-A-10 TO ? EA 34364 PM 25049	WITHDRWN
TR25049	DIVIDE 40.14 ACRES INTO 6 LOTS WITH A REMAINDER LOT	APPROVED
TR25049A5	NOT AVAILABLE	NOTINLMS

REPORT PRINTED ON...Thu Aug 12 11:36:48 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. 24667** – CEQA Exempt – Applicant: Wendy & Curtis McCart – Engineer: Phelps Engineering - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly of Avenida Escala, easterly of Calle Paramo, westerly of Calle Huerto– Zoning: Residential Agricultural (R-A-10) – **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached 2-storage guest house (1<sup>st</sup> floor 1,500 square foot and 2<sup>nd</sup> floor 1,500 open area attic storage) on 9.75 acres, associated with the proposed 2,625 square foot residence and the proposed 9,000 square foot detached barn (PP23553) located at 41570 Hacienda Drive in Murrieta, CA. APN: 932-350-026. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 20, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

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 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: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/18/2010,

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

APN (s) or case numbers PP 24667 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

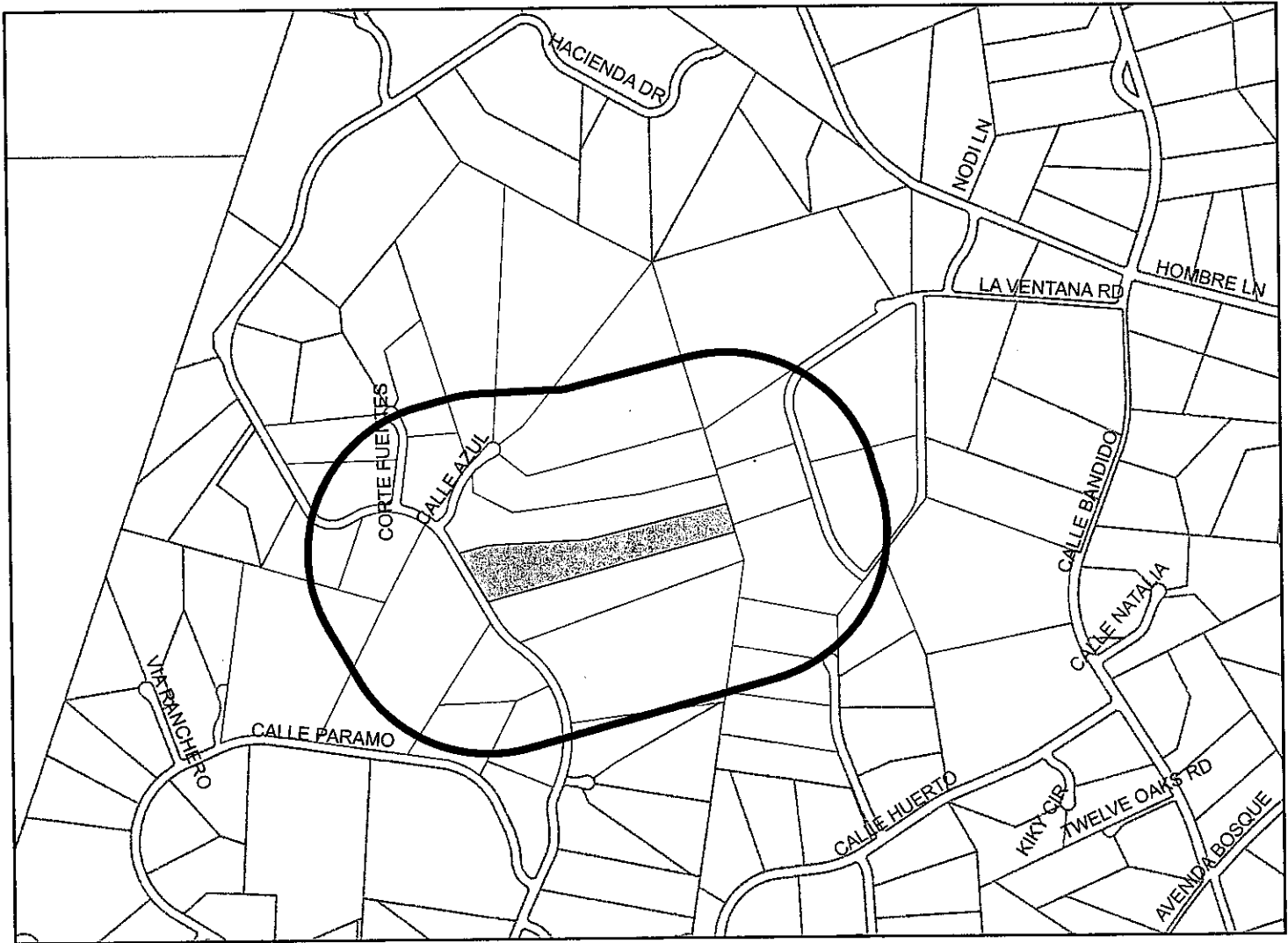
TITLE GIS Analyst

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

Riverside, Ca. 92502

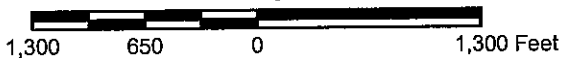
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**1000 feet buffer**



**Selected Parcels**

932-350-003	932-360-017	932-350-030	931-030-011	932-350-026	932-350-029	931-040-011	931-040-005	932-360-001	932-360-005
932-350-025	931-020-004	932-350-005	931-030-008	931-030-009	931-040-007	932-360-019	931-040-015	931-040-006	932-350-024
932-350-014	932-350-015	932-350-013	932-350-012	932-350-027	932-350-004	932-360-016	932-360-018	931-030-007	931-030-010
932-360-006									



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: 932350003, ASMT: 932350003  
ANTHONY POLO, ETAL  
P O BOX 2497  
TEMECULA CA 92593

APN: 932360001, ASMT: 932360001  
DOUGLAS E HARTMAN  
333 N WILSHIRE AVE  
ANAHEIM CA 92801

APN: 932360017, ASMT: 932360017  
CHAD GRAHAM, ETAL  
41633 HACIENDA DR  
MURRIETA CA 92562

APN: 932360005, ASMT: 932360005  
EDWARD E NELSON, ETAL  
204 POMPANO DR  
EMERALD ISLE NC 28594

APN: 932350030, ASMT: 932350030  
CHARLES R MEADOWS, ETAL  
26094 SARAZEN DR  
SOUTH RIDING VA 20152

APN: 932350025, ASMT: 932350025  
GEORGE MIDDLE, ETAL  
29766 LONGHORN DR  
CANYON LAKE CA 92587

APN: 931030011, ASMT: 931030011  
CRAIG LARSON  
1381 EAST 260 NORTH  
LOGAN UT 84321

APN: 931020004, ASMT: 931020004  
JAMES E ATWOOD, ETAL  
42140 CLAIRISSA WAY  
MURRIETA CA 92562

APN: 932350026, ASMT: 932350026  
CURTIS MCCART, ETAL  
39965 SUNSET VIEW CIR  
MURRIETA CA 92562

APN: 932350005, ASMT: 932350005  
JAMES GREGORY WHITFIELD  
P O BOX 77815  
CORONA CA 92877

APN: 932350029, ASMT: 932350029  
DEUTSCHE BANK NATL TRUST CO  
C/O ONEWEST BANK  
888 E WALNUT ST  
PASADENA CA 91101

APN: 931030009, ASMT: 931030009  
JAMES W WATSON  
37515 GREEN KNOLLS RD  
WINCHESTER CA 92596

APN: 931040011, ASMT: 931040011  
DONALD A LOWE, ETAL  
1030 N PRINCETON AVE  
FULLERTON CA 92831

APN: 931040007, ASMT: 931040007  
MARK J NOAKES, ETAL  
40575 CALIF OAKS RD D2  
MURRIETA CA 92562



APN: 932360019, ASMT: 932360019  
MICHAEL F HILL, ETAL  
20725 LOYALTON DR  
WALNUT CA 91789

APN: 932350012, ASMT: 932350012  
RANCHO LA CRESTA PARTNERS  
C/O ROY K SALAMEH  
2642 UNICORNIO ST  
CARLSBAD CA 92009

APN: 931040015, ASMT: 931040015  
MICHAEL J FISHER, ETAL  
C/O HARRY PARRELL  
229 LA VERNE AVE  
LONG BEACH CA 90803

APN: 932350027, ASMT: 932350027  
STACY PHAN, ETAL  
4124 MERCED AVE  
BALDWIN PARK CA 91706

APN: 931040006, ASMT: 931040006  
PAOLO P TICHELIO, ETAL  
22863 LINDRICK CT  
MURRIETA CA 92562

APN: 932350004, ASMT: 932350004  
STEFANUS MULJANA, ETAL  
349 REBECCA DR  
SAN DIMAS CA 91773

APN: 932350024, ASMT: 932350024  
PAUL SULMAN, ETAL  
41270 CALLE AZUL  
MURRIETA CA. 92562

APN: 932360016, ASMT: 932360016  
STEPHAN U SETRAN, ETAL  
40 TOURAINE PL  
FOOTHILL RANCH CA 92610

APN: 932350014, ASMT: 932350014  
RANCHO LA CRESTA PARTNERS  
2642 UNICOMIO ST  
CARLSBAD CA 92009

APN: 932360018, ASMT: 932360018  
STEVEN M LUDLUM, ETAL  
41855 CALLE PARAMO  
MURRIETA CA. 92562

APN: 932350015, ASMT: 932350015  
RANCHO LA CRESTA PARTNERS  
C/O ROY K SALAMEH  
2642 UNICORNIO ST  
CARLSBAD CA 92009

APN: 931030007, ASMT: 931030007  
WILLIAM C GARRIGUES, ETAL  
18675 LA VENTANA RD  
MURRIETA CA 92562

APN: 932350013, ASMT: 932350013  
RANCHO LA CRESTA PARTNERS  
C/O ROY K SALAMEH  
2642 UNICOMIO ST  
CARLSBAD CA 92009

APN: 931030010, ASMT: 931030010  
WILLIAM R MARTIN  
923 ALTURAS RD NO A  
FALLBROOK CA 92028





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APN: 932360006, ASMT: 932360006  
YUNG HSIUNG CHIU  
24428 PENROSE CT  
DIAMOND BAR CA 91765

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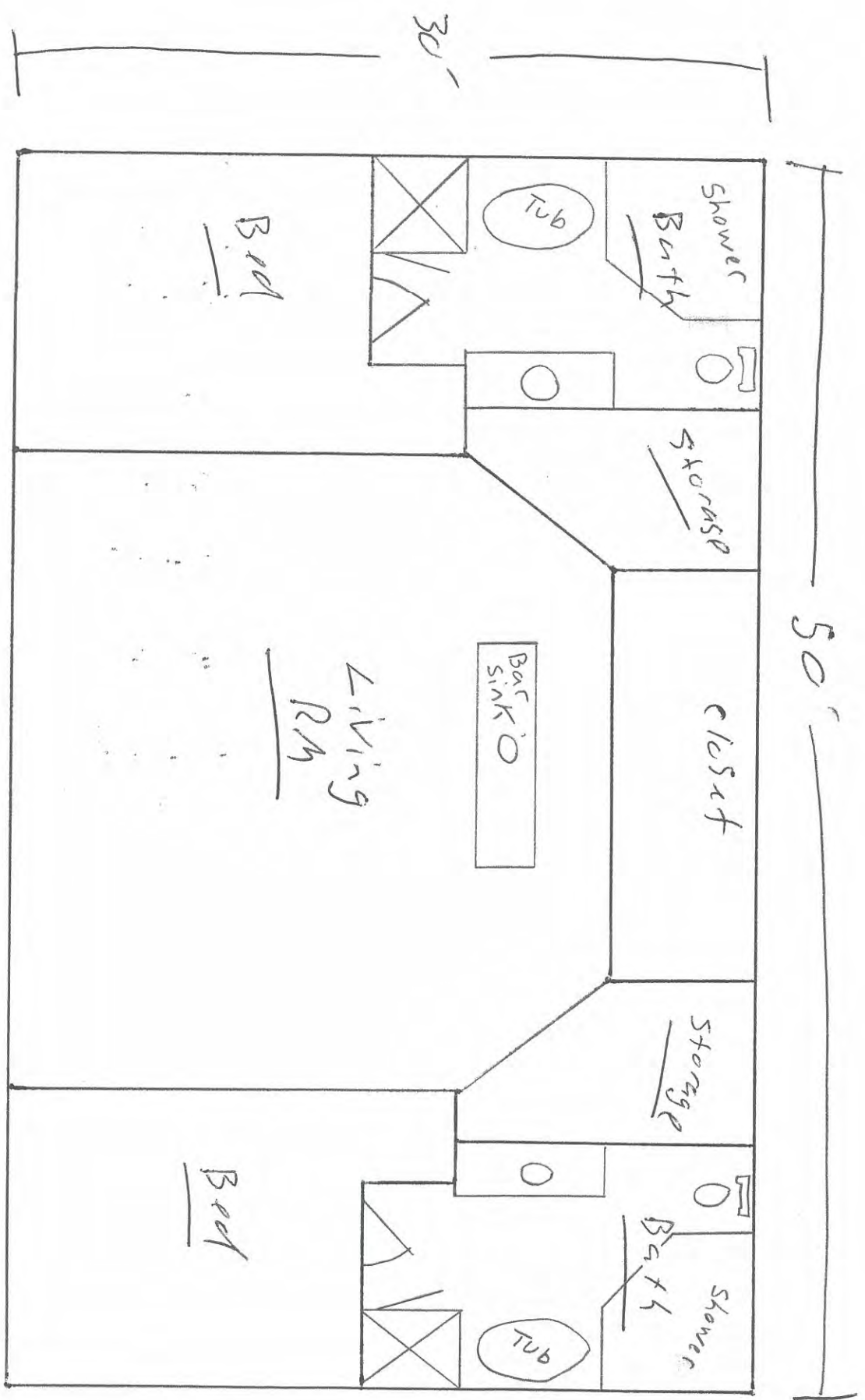


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révéler le rebord Pop-up<sup>™</sup>

[www.avery.com](http://www.avery.com)  
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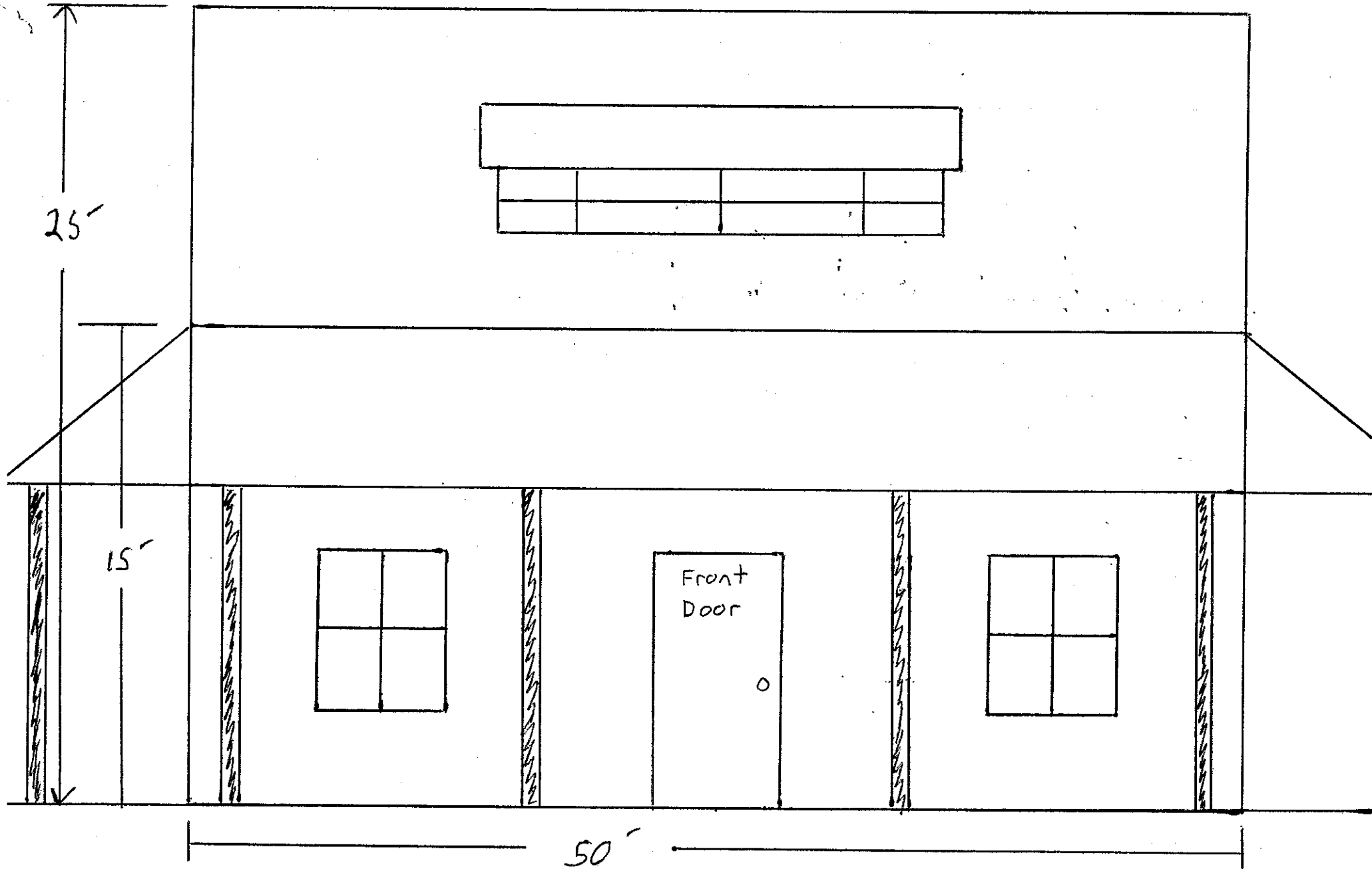
Floor Plan



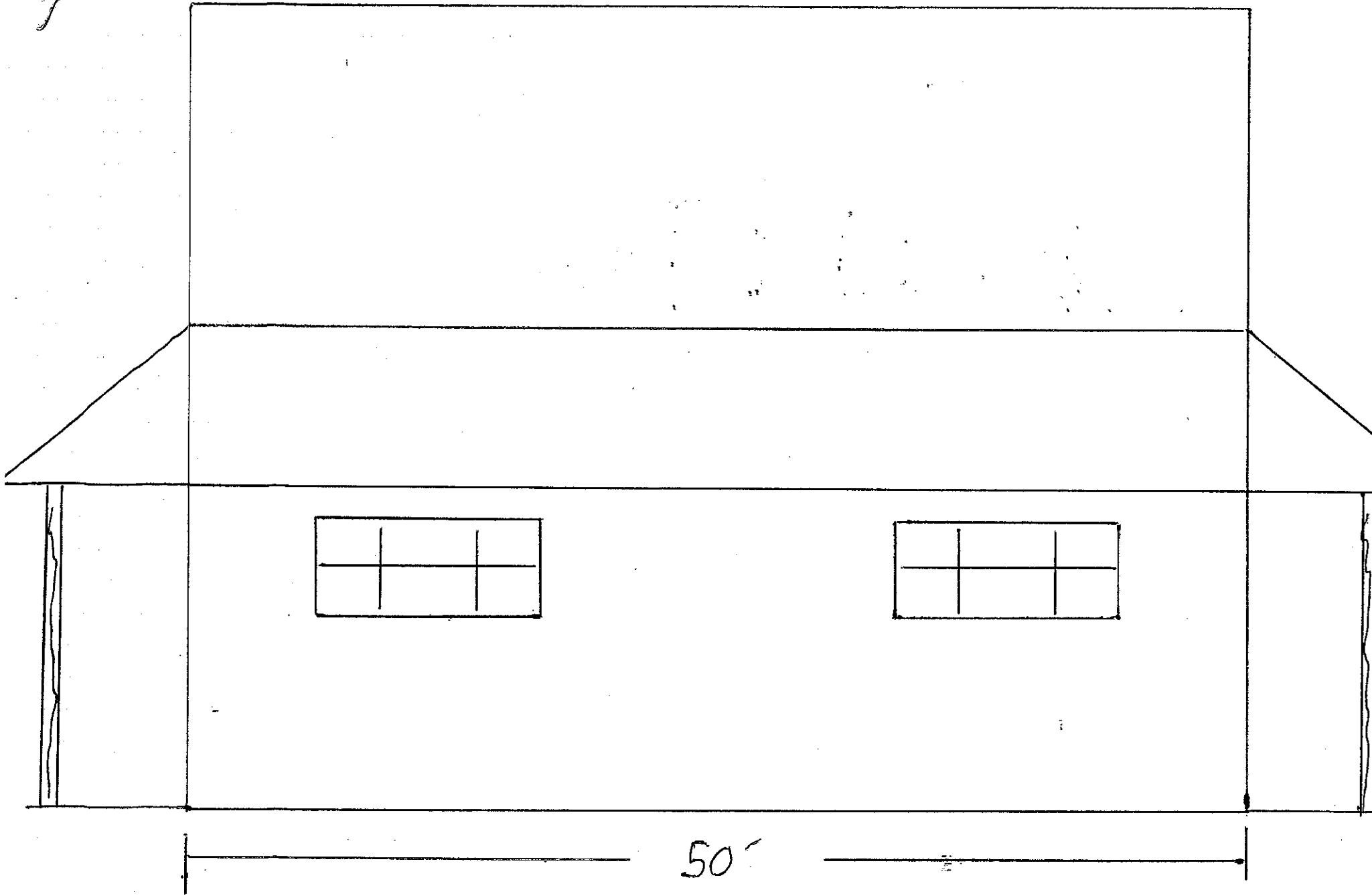
**EXHIBIT NO. B/c**

8/23/10 CASE NO. PP 24667

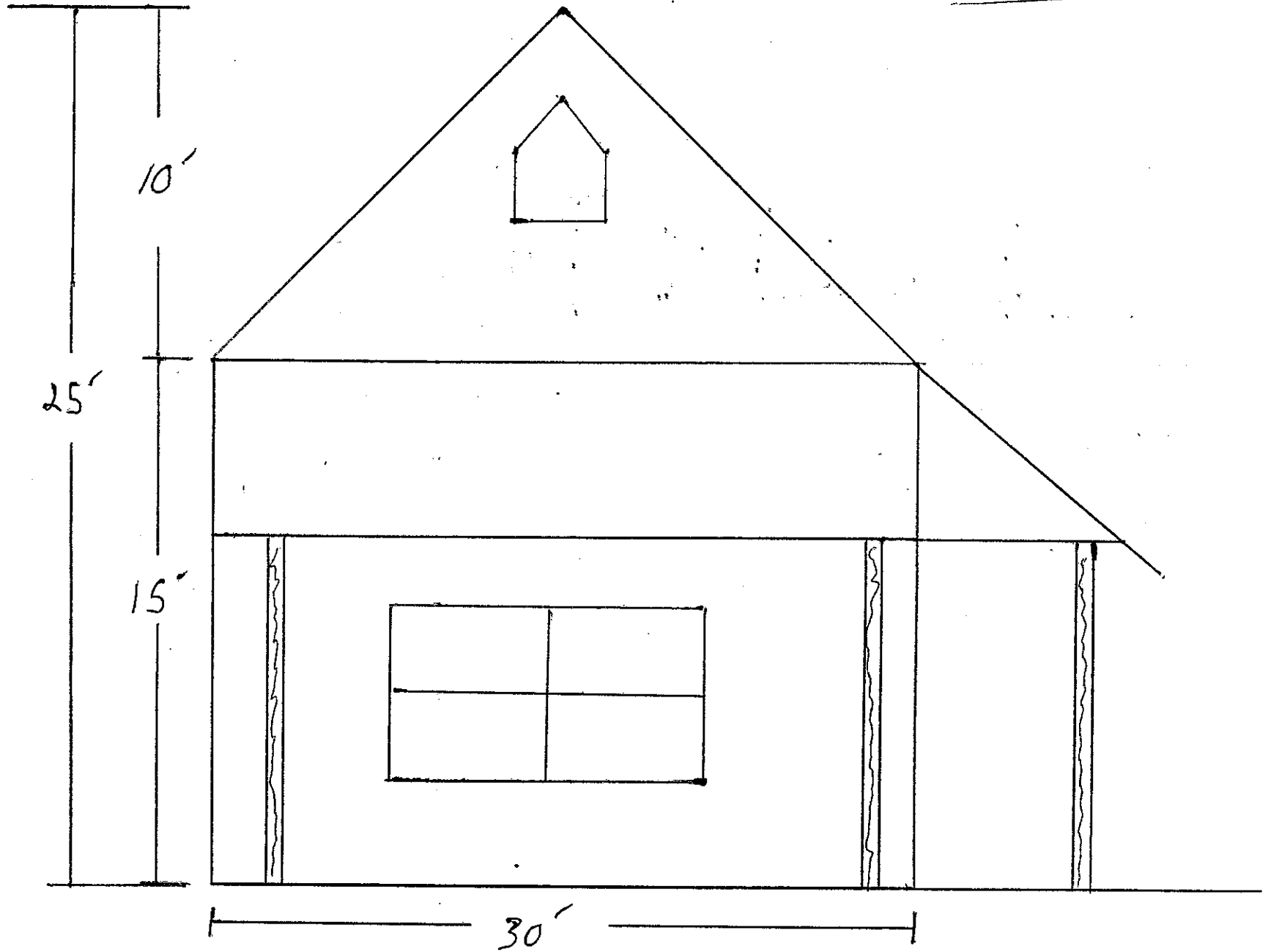
Front Elevation



Rear Elevation



BOTH SIDE ELEVATIONS - Porch to South Side



Agenda Item No.: **3.2**  
Supervisorial District: Fifth  
Project Planner: Bahelila Boothe

Plot Plan Number: 24579  
Applicant: David Stewart  
Directors Hearing: September 20, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,500 square foot detached metal storage building on 1.06 acres, associated with the 938 square foot residence located at 27944 Benigni Avenue in Romoland, CA. APN: 327-061-023

### ISSUES OF RELEVANCE:

The property is located in a high sensitivity paleontological (High B) area. The project has been reviewed and conditioned by Riverside County Chief Engineering Geologist. The roof and sides of proposed metal building will be painted for consistency with the characteristic of the surrounding community.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24579, 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 to be constructed on the parcel where the accessory building is proposed.

SA  
8/24/10

2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) on the Harvest Valley/Winchester 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 Rural Residential (1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 2,500 square foot detached metal 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 storage 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 #: PP24579

Parcel: 327-061-023

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. 24579 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24579, Exhibit A, dated August 23, 2010.

10. EVERY. 2                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct a 2,500 square foot detached metal storage building on 1.06 acres, associated with the 938 square foot residence located at 27944 Benigni Avenue in Romoland, CA. APN: 327-061-023

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 PP24579. 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. 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



PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

10. GENERAL CONDITIONS

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

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 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 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. 24579 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

10. GENERAL CONDITIONS

10.PLANNING. 5                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

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. 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

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 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 #: PP24579

Parcel: 327-061-023

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 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 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

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, Dated August 23, 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 August 23, 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                    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,

08/24/10  
10:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN:ADMINISTRATIVE Case #: PP24579

Parcel: 327-061-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

for incorporation into their Regional Locality Inventories.

90.PLANNING. 1 PPA - STRUCTURE TO BE PAINTED RECOMMND

Prior to final building permit, inspection to verify detached metal building has been painted, sides to be painted and light stone and roof a polar white as Approved Exhibit M, dated August 23, 2010.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
327-061-023

**\*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

RIVERSIDE COUNTY GIS



Selected parcel(s):  
327-061-023

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RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
327-061-023

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Version 100412

## Boothe, Bahelila

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**From:** Jones, David  
**Sent:** Thursday, June 10, 2010 1:31 PM  
**To:** Boothe, Bahelila  
**Subject:** PP24579

I reviewed the case exhibit and GIS database relative to the proposed minor plot plan. I offer the following comments for consideration:

The site is located in the County's subsidence potential zone – the building must be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. No GEO studies should be required at this time for the entitlement, but please inform the applicant of the CBC requirement.

This site is located in the County's high potential for significant paleontological resources at a shallow depth beneath the ground surface. However, this project is exempt from CEQA, hence no study or CEQA-driven mitigation measures are required. Although, the County's General Plan policies require the site be monitored to collect and preserve any significant fossils encountered during site grading. Hence, I have placed conditions on the plot plan that require this (if a grading permit is not required, the plan and report are not triggered).

Please let me know if you have any questions (billed .5 hr to this case).

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

**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: PP24579 DATE SUBMITTED: 6/7/10

**APPLICATION INFORMATION**

Applicant's Name: David Stewart E-Mail: sales@mcneilly-steel.com

Mailing Address: 22410 Old Elsinore Rd.  
Perris Street Ca 92570  
City State ZIP

Daytime Phone No: (951) 943-4005 Fax No: (951) 943-3390

Engineer/Representative's Name: SAME E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Deiter Minter E-Mail: None

Mailing Address: 29660 Nuevo Rd.  
Nuevo Street Ca 92567  
City State ZIP

Daytime Phone No: (951) 282-5853 Fax No: (\_\_\_\_) na

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).

David Stewart

PRINTED NAME OF APPLICANT

*David Stewart*

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):

Dieter Minter

PRINTED NAME OF PROPERTY OWNER(S)

*Dieter Minter*

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):  
a 50'x50' metal storage building installed at the rear of the property.

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 327-061-023

Section: 3 Township: 5S Range: 3W

Approximate Gross Acreage: 1.03

General location (nearby or cross streets): North of Calle De Leon, South of \_\_\_\_\_

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
327-061-023

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

327-061-023-8

**OWNER NAME / ADDRESS**

DIETER E MINTER  
27944 BENIGNI AVE  
ROMOLAND, CA. 92585

**MAILING ADDRESS**

(SEE OWNER)  
29660 NUEVO RD  
NUEVO CA. 92567

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 93/25  
SUBDIVISION NAME: PM 16787  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.06 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 938 SQFT., 2 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1987 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 808 GRID: E5

**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)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR3W SEC 3

**ELEVATION RANGE**

1436/1440 FEET

**PREVIOUS APN**

327-060-034

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
VLDR

**AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

ROMOLAND 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

**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.CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
HIGHWAY 74/79 CORRIDOR

**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**  
64

**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**  
EMWD

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

**WATERSHED**  
SAN JACINTO VALLEY

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
LOW

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
HIGH SENSITIVITY (HIGH B).  
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
ROMOLAND & PERRIS UNION HIGH

**COMMUNITIES**  
ROMOLAND

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -  
STREET LIGHTING  
LIBRARY

**LIGHTING (ORD. 655)**  
ZONE B, 33.52 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042718

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
089-004  

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 13
- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE

- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- ROMOLAND SCHOOL
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Mon Jun 07 08:38:27 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. 24579** – CEQA Exempt – Applicant: David Stewart – Owner: Dieter Minter - Fifth Supervisorial District – Romoland Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:VLDR) (1 acre minimum) - Located Northerly Benigni Avenue, westerly of Antelope Road, southerly of Patti Lane, easterly of Dawson Road – Zoning: Rural Residential (R-R) (1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 2,500 square foot detached metal storage building on 1.06 acres, associated with the 938 square foot residence located at 27944 Benigni Avenue in Romoland, CA. APN: 327-061-023. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 20, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

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 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: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on ~~PA~~ 8/23/2010

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

APN (s) or case numbers PP 24579 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

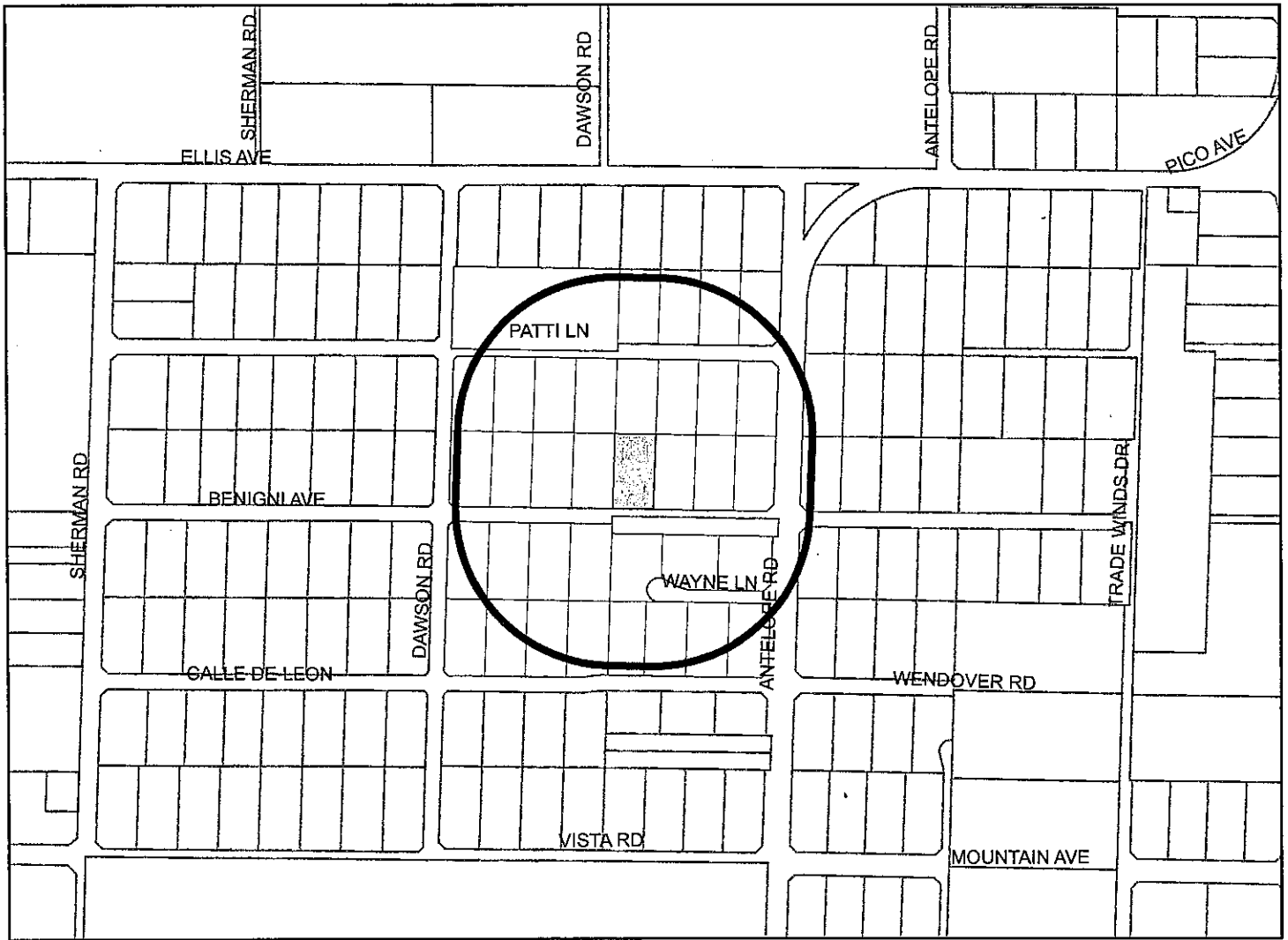
TITLE GIS Analyst

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

327-061-016	327-061-015	327-072-001	327-062-014	327-062-003	327-061-023	327-061-026	327-061-013	327-062-009	327-061-028
327-061-017	327-061-018	327-061-014	327-061-021	327-061-025	327-062-013	327-062-011	327-061-019	327-062-005	327-061-024
327-061-010	327-062-010	327-062-008	327-062-004	327-061-012	327-071-031	327-062-002	327-061-020	327-061-009	327-062-007
327-061-027	327-062-012	327-062-015	327-062-016	327-061-030	327-061-029	327-071-017	327-062-006	327-061-011	327-062-001



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: 327061016, ASMT: 327061016  
ANTHONY E SCAZZUSO  
27775 PATTI LN  
ROMOLAND CA. 92585

APN: 327061013, ASMT: 327061013  
ELMER L MEEK, ETAL  
27970 PATTI LN  
ROMOLAND CA. 92585

APN: 327061015, ASMT: 327061015  
AUGUST JOHN PEPE  
28980 VALLEJO AVE  
TEMECULA CA 92592

APN: 327062009, ASMT: 327062009  
FAIRFAX PROP INC  
2511 W 2ND  
NORCO CA 92860

APN: 327072001, ASMT: 327072001  
BIBIANA PEREZ, ETAL  
28035 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327061028, ASMT: 327061028  
FRANK MERCADO, ETAL  
27790 BENIGNI RD  
ROMOLAND CA. 92585

APN: 327062014, ASMT: 327062014  
CHRISTOPHER A BREECE, ETAL  
27926 CALLE DE LEON  
ROMOLAND CA. 92585

APN: 327061017, ASMT: 327061017  
GERARDO ZUNIGA, ETAL  
6930 GEORGIA AVE  
BELL CA 90201

APN: 327062003, ASMT: 327062003  
CRISTOPHER JAMES BROERSMA, ETAL  
27825 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327061018, ASMT: 327061018  
GORDEN L COX, ETAL  
27941 PATTI LN  
ROMOLAND CA 92585

APN: 327061023, ASMT: 327061023  
DIETER E MINTER  
29660 NUEVO RD  
NUEVO CA 92567

APN: 327061014, ASMT: 327061014  
GROOVER KENNETH REVOCABLE LIVING TRUST  
C/O KENNETH R GROOVER  
24120 DAWSON RD  
ROMOLAND CA. 92585

APN: 327061026, ASMT: 327061026  
DOUGLAS HANEY, ETAL  
27972 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327061021, ASMT: 327061021  
HECTOR CORREA, ETAL  
27962 BENIGNI AVE  
SUN CITY CA 92585

APN: 327061025, ASMT: 327061025  
HECTOR CORREA, ETAL  
27962 BENIGNIA  
ROMOLAND CA 92585

APN: 327062010, ASMT: 327062010  
JOSE D GALLEGOS  
27798 CALLE DE LEON  
ROMOLAND CA. 92585

APN: 327062013, ASMT: 327062013  
JAIME IZQUIERDO  
27876 CALLE DE LEON  
ROMOLAND CA. 92585

APN: 327062008, ASMT: 327062008  
JOSE DE JESUS GALLEGOS, ETAL  
27879 WAYNE LN  
SUN CITY CA 92585

APN: 327062011, ASMT: 327062011  
JEFF A GOMEZ  
27826 CALLE DE LEON  
ROMOLAND CA. 92585

APN: 327062004, ASMT: 327062004  
JOSE DE JESUS MARQUEZ, ETAL  
27865 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327061019, ASMT: 327061019  
JEFFREY L FRIESE, ETAL  
27951 PATTI LN  
ROMOLAND CA. 92585

APN: 327061012, ASMT: 327061012  
JOSEPH T WRIGHT, ETAL  
27960 PATTI LN  
ROMOLAND CA. 92585

APN: 327062005, ASMT: 327062005  
JOANNE GONZALES  
27969 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327071031, ASMT: 327071031  
LARRY SILLMAN, ETAL  
28032 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327061024, ASMT: 327061024  
JOHN K BLEVINS, ETAL  
27952 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327062002, ASMT: 327062002  
LUIS C BAQUERA  
27795 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327061010, ASMT: 327061010  
JOHN KOONS, ETAL  
27940 PATTI LN  
ROMOLAND CA. 92585

APN: 327061020, ASMT: 327061020  
MARGARET E HODAWANUS  
27961 PATTI LN  
ROMOLAND CA. 92585



APN: 327061009, ASMT: 327061009  
MARIÁ L VALDES  
27705 BENIGNI AVE  
SUN CITY CA 92585

APN: 327061029, ASMT: 327061029  
SUSAN BRODY  
2832 CANTERBURY TR  
ONTARIO CA 91761

APN: 327062007, ASMT: 327062007  
MARISELA RUIZ  
27931 WAYNE LN  
ROMOLAND CA. 92585

APN: 327071017, ASMT: 327071017  
THOMAS G FARMER, ETAL  
28021 PATTI LN  
ROMOLAND CA. 92585

APN: 327061027, ASMT: 327061027  
ORSIL SANDOVAL, ETAL  
27760 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327062006, ASMT: 327062006  
TODD S ATKINS, ETAL  
1886 SPRING WHITE RD  
HEMET CA 92545

APN: 327062012, ASMT: 327062012  
RICHARD WARD  
27854 CALLE DE LEON  
ROMOLAND CA. 92585

APN: 327061011, ASMT: 327061011  
TROY HASKINS, ETAL  
P O BOX 788  
NUEVO CA 92567

APN: 327062015, ASMT: 327062015  
ROBERT K BROOKS, ETAL  
27956 CALLE DE LEON  
SUN CITY CA 92585

APN: 327062001, ASMT: 327062001  
VICTOR ROBLEDO  
27775 BENIGNI AVE  
ROMOLAND CA. 92585

APN: 327062016, ASMT: 327062016  
RUBEN AGUAYO, ETAL  
27976 CALLE DE LEON  
ROMOLAND CA. 92585

APN: 327061030, ASMT: 327061030  
SERGIO PACHECO  
27860 BENIGNI AVE  
ROMOLAND CA. 92585

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

Plot Plan Number: 24629  
Applicant: Henry & Krista Wesolowski  
Directors Hearing: September 20, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted detached 2,412 square foot guest house (1<sup>st</sup> floor 1,584 square foot garage/carport with storage and 2<sup>nd</sup> floor 864 square foot living space) on 2.85 acres, associated with the 1,440 square foot residence located at 2830 Greenwald Avenue in Perris, CA. APN: 349-310-028.

### ISSUES OF RELEVANCE:

The property has a current code violation (CV01003760) for construction without permits.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24649, 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 to be constructed on the parcel where the accessory building is proposed.
2. The project site is designated Community Development: Low Density Residential (1/2 Acre Minimum) on the Elsinore Area Plan.

SA  
8/24/10

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 Rural Residential ( 1/2 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The unpermitted 2-story guest house with garage/carport with storage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached guest house is located less than 30 feet from the main residence.
8. The guest house 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24629

Parcel: 349-310-028

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. 24629 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24629, Exhibit A, dated August 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is Plot Plan permit a unpermitted detached 2,412 square foot guest house (1st floor 1,584 square foot garage/carport with storage and 2nd floor 864 square foot living space) on 2.85 acres, associated with the 1,440 square foot residence located at 2830 Greenwald Avenue in Perris, CA. APN: 349-310-028

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 PP24629. 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. 1 PPA - GUEST HOUSE RECOMMND

THIS APPROVAL IS FOR A GUEST HOUSE ONLY NO COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 21.31. DWELLING, GUEST. A building which contains no cooking facilities and which is used exclusively for housing members of a single family and

PLOT PLAN:ADMINISTRATIVE Case #: PP24629

Parcel: 349-310-028

10. GENERAL CONDITIONS

10.PLANNING. 1                    PPA - GUEST HOUSE (cont.)                    RECOMMND

their nonpaying guests.

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. 24629 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24629

Parcel: 349-310-028

10. GENERAL CONDITIONS

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

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

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 #: PP24629

Parcel: 349-310-028

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

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 A-3, dated August 23, 2010.

08/23/10  
15:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24629

Parcel: 349-310-028

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 A-2, dated August 23, 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.



RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
349-310-028

**\*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...Wed Jul 14 15:28:24 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
349-310-028

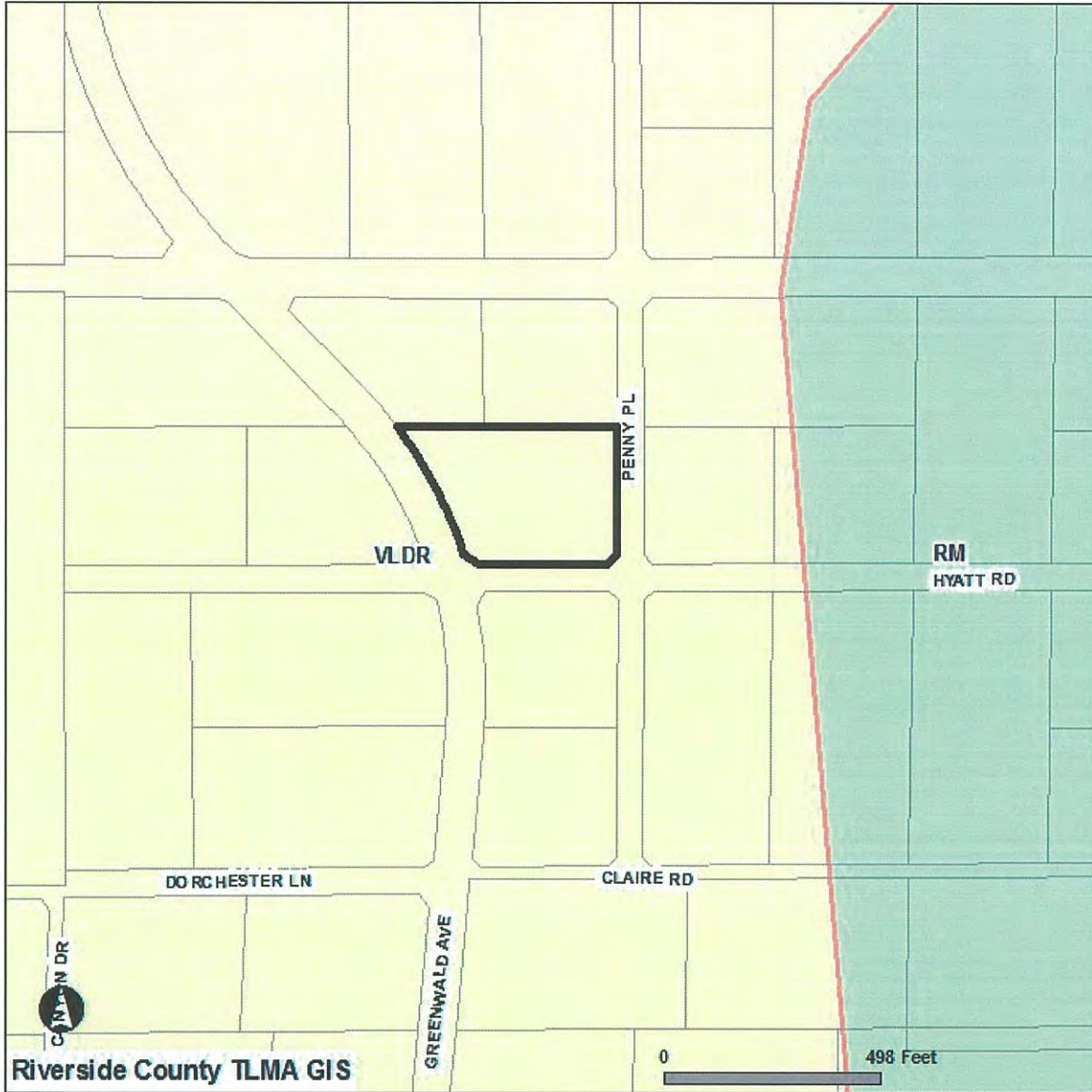
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Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
349-310-028

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REPORT PRINTED ON...Wed Jul 14 15:29:45 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
349-310-028

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REPORT PRINTED ON...Wed Jul 14 15:30:04 2010

Version 100412

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
349-310-028

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Jul 14 15:30:04 2010

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: PP24629 DATE SUBMITTED: 7-7-10

**APPLICATION INFORMATION**

Applicant's Name: Krista Henry Worslawski E-Mail: Worslawski@worslawski.com

Mailing Address: 21282 Hyatt Rd  
Powder CA 92570  
City State ZIP

Daytime Phone No: 951 634-7903 Fax No: (951) 245 9902

Engineer/Representative's Name: Self E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Worslawski E-Mail: SAB

Mailing Address: SAB  
Street  
City State ZIP

Daytime Phone No: ( ) SAB Fax No: ( ) SAB

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).

Henry Wesdowski [Signature]  
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):

[Signature] \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) 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):  
Plot Plan for Acc. Building

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

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 349-310-028

Section: 27 Township: 5 South Range: 4W

Approximate Gross Acreage: 2.85

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

**APPLICATION FOR MINOR PLOT PLAN**

Riverside St., East of Marvelli, West of Robert

Thomas Brothers Map, edition year, page no., and coordinates: ~~836976~~, 836976 2010

**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):  
349-310-028

**\*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**

349-310-028-2

**OWNER NAME / ADDRESS**

HENRY W WESOLOWSKI  
28340 GREENWALD AVE  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
21282 HYATT RD  
PERRIS CA. 92570

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 19/85  
SUBDIVISION NAME: PM 6749  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.85 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1440 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(868 SQ. FT), CONSTD 1977COMPOSITION, ROOF, CENTRAL HEATING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 836 GRID: J6  
PAGE: 837 GRID: A6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: LAKE ELSINORE  
NO ANNEXATION DATE AVAILABLE  
LAFCO CASE #: 2005-18-1&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)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR4W SEC 27

**ELEVATION RANGE**

1652/1672 FEET

**PREVIOUS APN**

349-310-003

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
VLDR

**AREA PLAN (RCIP)**

ELSINORE

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

CANYON LAKE 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**  
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**  
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)**  
ELSINORE

**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**  
65

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**  
SAN JACINTO VALLEY

---

## ***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.

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**  
LAKE ELSINORE UNIFIED

**COMMUNITIES**  
MEADOWBROOK

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

**LIGHTING (ORD. 655)**  
ZONE B, 34.43 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042901

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
065-097  
• COUNTY FREE LIBRARY  
• COUNTY SERVICE AREA 41 \*  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• ELS MURRIETA ANZA RESOURCE CONS

- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUN WATER 1ST FRINGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1003760	NEIGHBORHOOD ENFORCEMENT	May. 7, 2010

**BUILDING PERMITS**

Case #	Description	Status
BZH09424	M/H INSTL (MADISON 24*56)	FINAL
BZ373092	BARN REGISTRATION	FINAL
BGR984195	ROUGH GRADING-FILL CV981804	EXPIRED
BHR100191	REQUEST FOR RECORDS	PAID
BMR970613	PERM FOUNDATION TO EXISTING MH	FINAL
BXX001561	DETACHED GARAGE (NO ELECTRIC)	FINAL
BZ292097	MH SITE PREP	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Wed Jul 07 09:14:38 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. 24629** – CEQA Exempt – Applicant: Henry Wesolowski– Owner: Krista & Henry Wesolowski - Fifth Supervisorial District – Canyon Lake Area – Elsinore Area Plan – Community Development: Low Density Residential (CD:VLDR) (1 acre minimum) - Located: Northerly Hyatt Road, easterly of Greenwald Avenue, westerly of Penny Place, southerly of Riverside Drive – Zoning: Rural Residential (R-R) (1/2 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to permit a unpermitted detached 2,412 square foot guest house (1<sup>st</sup> floor 1,584 square foot garage/carport with storage and 2<sup>nd</sup> floor 864 square foot living space) on 2.85 acres, associated with the 1,440 square foot residence located at 2830 Greenwald Avenue in Perris, CA. APN: 349-310-028. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 20, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

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 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: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/23/2010,

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

APN (s) or case numbers PP 24629 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.

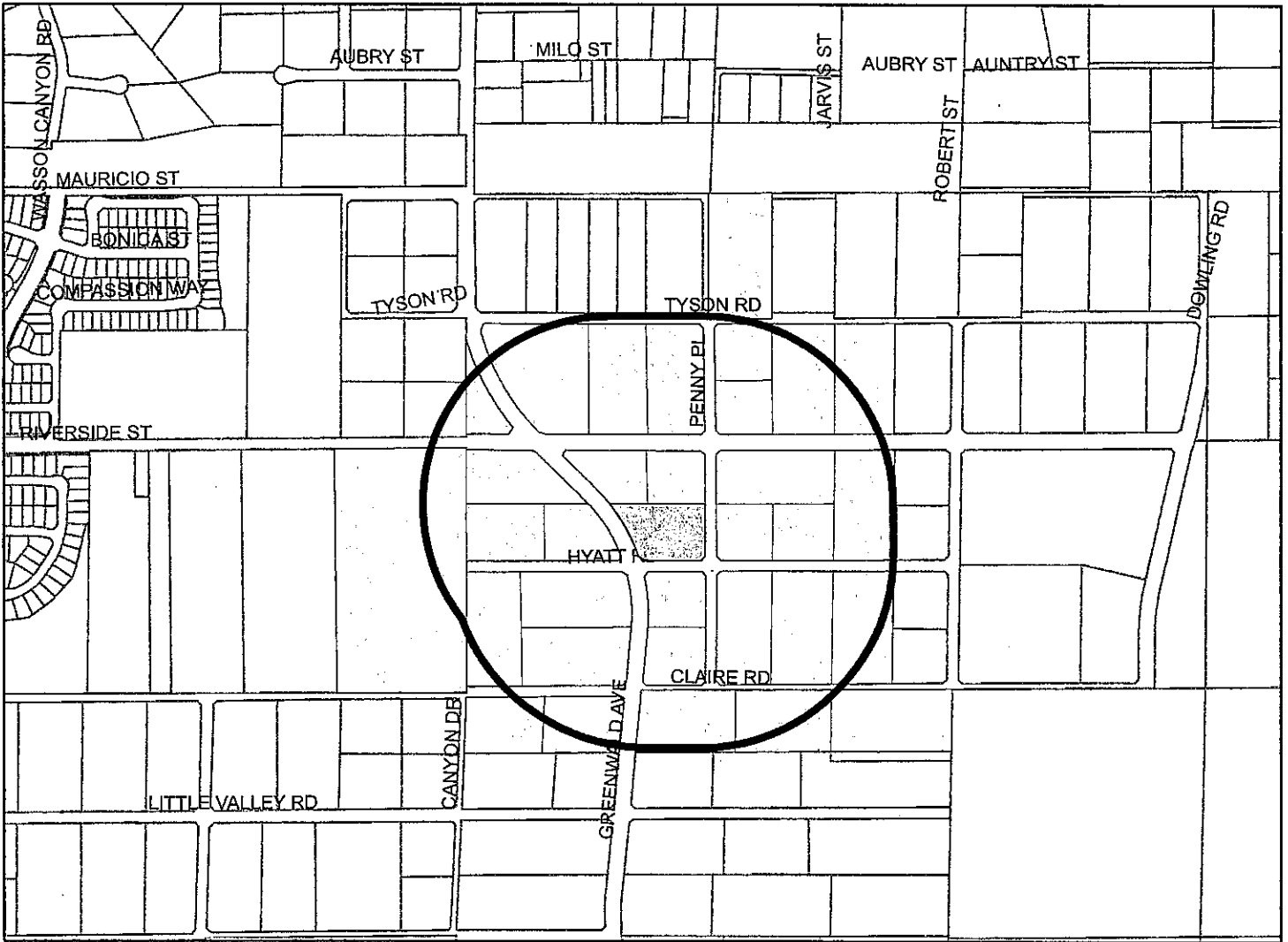
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

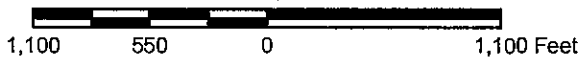
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**1000 feet buffer**



**Selected Parcels**

349-310-034	349-310-045	349-300-028	349-380-003	349-310-026	349-310-027	349-300-030	349-310-030	349-380-004	349-310-037
349-310-041	349-310-042	349-310-036	349-310-035	349-300-033	349-310-028	349-300-029	349-300-027	349-380-021	349-310-031
349-410-015	349-310-033	349-300-026	349-310-032	349-380-005	349-300-025	349-300-005	349-380-020	349-310-044	349-300-032
349-420-008	349-310-040	349-310-025	349-310-023						



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APN: 349310034, ASMT: 349310034  
ALLEN RICHTER, ETAL  
C/O PATTI S HILL  
10830 BONANZA RD  
ADELANTO CA 92301

APN: 349310030, ASMT: 349310030  
DOUGLAS M ZARB  
1750 CALIFORNIA AVE 117  
CORONA CA 92881

APN: 349310045, ASMT: 349310045  
BENJAMIN PASTRANA, ETAL  
28327 GREENWALD AVE  
PERRIS CA. 92570

APN: 349380004, ASMT: 349380004  
EDDY NIELSEN  
5846 HILLSIDE COVE  
ALTA LOMA CA 91737

APN: 349300028, ASMT: 349300028  
CHARLES R MONTANO, ETAL  
21145 TYSON RD  
PERRIS CA. 92570

APN: 349310041, ASMT: 349310041  
HECTOR ZORRERO  
P O BOX 42  
LAKE ELSINORE CA 92531

APN: 349380003, ASMT: 349380003  
CHIU MEI SU, ETAL  
C/O SUPREME MASTER CHING HAI  
P O BOX 5662  
EL MONTE CA 91734

APN: 349310042, ASMT: 349310042  
HECTOR ZORRERO  
6868 MISSION GROVE  
RIVERSIDE CA 92506

APN: 349310026, ASMT: 349310026  
CORNEL M THOMAS, ETAL  
7438 JOLA AVE  
RIVERSIDE CA 92506

APN: 349310028, ASMT: 349310028  
HENRY W WESOLOWSKI  
21282 HYATT RD  
PERRIS CA 92570

APN: 349310027, ASMT: 349310027  
DAVID K CHATIGNY, ETAL  
28265 PENNY PL  
PERRIS CA. 92570

APN: 349300029, ASMT: 349300029  
HORACIO RODRIGUEZ, ETAL  
6514 CALIFORNIA AVENUE  
BELL CA 90201

APN: 349300030, ASMT: 349300030  
DENNIS W NELSON  
28205 GREENWALD AVE  
PERRIS CA. 92570

APN: 349300027, ASMT: 349300027  
JACK ERNANDES, ETAL  
350 REDONDO AVE  
LONG BEACH CA 90814



APN: 349380021, ASMT: 349380021  
JACK LAGRECA, ETAL  
C/O JACK & CLAUDIA LAGRECA  
26830 HOSTETTLER RD  
CORONA CA 92883

APN: 349300025, ASMT: 349300025  
LYNN R GRITTON  
27245 HIGHWAY 74  
PERRIS CA 92570

APN: 349310031, ASMT: 349310031  
JAMES M NESS, ETAL  
22498 WHIRLAWAY CT  
CANYON LAKE CA 92587

APN: 349300005, ASMT: 349300005  
MANUELA M RIVERA  
28200 PENNY PL  
PERRIS CA. 92570

APN: 349410015, ASMT: 349410015  
JOE S RAMIREZ, ETAL  
C/O JORGE L RAMIREZ  
28139 GREENWALD AVE  
PERRIS CA 92570

APN: 349380020, ASMT: 349380020  
ROBERT BARTHOLOMEW SMITH, ETAL  
28510 CAMON DR  
PERRIS CA. 92570

APN: 349310033, ASMT: 349310033  
JOHN BLAKE, ETAL  
27041 READ ST  
PERRIS CA 92570

APN: 349310044, ASMT: 349310044  
ROSS W CALVERT, ETAL  
30570 LONGHORN DR  
CANYON LAKE CA 92587

APN: 349300026, ASMT: 349300026  
JOHN D OLIN  
P O BOX 445  
LAKE ELSINORE CA 92531

APN: 349300032, ASMT: 349300032  
STANLEY E SLUZNIS, ETAL  
21257 TYSON RD  
PERRIS CA 92570

APN: 349310032, ASMT: 349310032  
KEITH A HANSON, ETAL  
28481 GREENWALD AVE  
PERRIS CA. 92570

APN: 349420008, ASMT: 349420008  
STEPHEN R JOHNSON, ETAL  
31882 MONARCH CREST  
LAGUNA NIGUEL CA 92677

APN: 349380005, ASMT: 349380005  
LONG NHU TA, ETAL  
3358 TOURNAMENT DR  
OCEANSIDE CA 92503

APN: 349310040, ASMT: 349310040  
TONYA A LONG, ETAL  
C/O LENDERS DEPOT INC  
27450 YNEZ RD STE 320  
TEMECULA CA 92592





APN: 349310025, ASMT: 349310025  
WAYNE HARRISON WRIGHT, ETAL  
34 RIDGELINE DR  
NEWPORT BEACH CA 92660

APN: 349310023, ASMT: 349310023  
WILLIAM M HOWARD  
P O BOX 383  
LAKE ELSINORE CA 92531



Agenda Item No.: 4.1  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Woodcrest  
Supervisorial District: First  
Project Planner: Damaris Abraham  
Director's Hearing: September 20, 2010

Plot Plan No. 24594  
EA Number: 42363  
Applicant: Royal Street Communications  
Engineer/Representative: Metro PCS

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.

**BACKGROUND:**

The existing monopole was approved through PP15481 in 1999 and is currently permitted to be in operation. There are currently two sets of antenna panels and this proposal would create a third set of antennas on the monopole.

**ISSUES OF POTENTIAL CONCERN:**

The Planning Department has received several requests for hearing from the surrounding neighbors regarding this project. One of the issues raised by the neighbors includes the aesthetic impact of the collocation proposal on the existing monopole.

Staff has researched the proposal in relation to potential alternatives:

**Alternative 1: Build a new wireless telecommunication facility.** This alternative would create a second wireless telecommunication facility at this site and would not maximize the use of the existing facility.

**Alternative 2: Change the wireless telecommunication facility's color.** Changing the color of the wireless telecommunication facility from grey to a dark green or neutral tan color can minimize the visual impact of the telecommunication facility.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north south, and west<br>City of Riverside to the east |
| 3. Existing Zoning:                   | Light Agriculture – 1 Acre Minimum (A-1-1)   |
| 4. Surrounding Zoning:                | Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west   |

h

- |                            |   |
|----------------------------|---|
| 5. Existing Land Use:      | City of Riverside to the east<br>Single family residence    |
| 6. Surrounding Land Use:   | Single family residences to the north, south, east and west |
| 7. Project Data:           | Total Acreage: 1.57 Acres<br>Lease Area: 180 Square Feet    |
| 8. Environmental Concerns: | See Attached Environmental Assessment                       |

### **RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42363**, 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. 24594**, 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.
2. The proposed project is consistent with the Light Agriculture – 1 Acre Minimum (A-1-1) 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 Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, the collocation of six (6) panel antennas 82 feet high on an existing 88'-6" high monopole, is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use 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 south, and west and the city of Riverside to the east.
4. The zoning for the subject site is Light Agriculture – 1 Acre Minimum (A-1-1).
5. The use, the collocation of six (6) panel antennas 82'-1" high on an existing 88'-6" high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Light Agriculture – 1 Acre Minimum (A-1-1) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.
7. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 42363 concluded that there are no potentially significant impacts from the project proposal.

**INFORMATIONAL ITEMS:**

1. As of this writing, eight requests for hearing were 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 Subsidence area.
  - f. A Liquefaction area.
3. The project site is located within:
  - a. An Airport Influence Area.
  - b. The city of Riverside Sphere of Influence.
  - c. The Stephens Kangaroo Rat Fee Area.
  - d. The Boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.
5. This project was filed with the Planning Department on 06/09/2010.
6. This project was reviewed by the Riverside County Information Technology and Planning Departments on 6/24/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$5,071.

PP24594



**Selected parcel(s):**  
280-150-009

**\*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...Mon Aug 16 08:44:20 2010

Version 100412

PP24594



**Selected parcel(s):**  
280-150-009

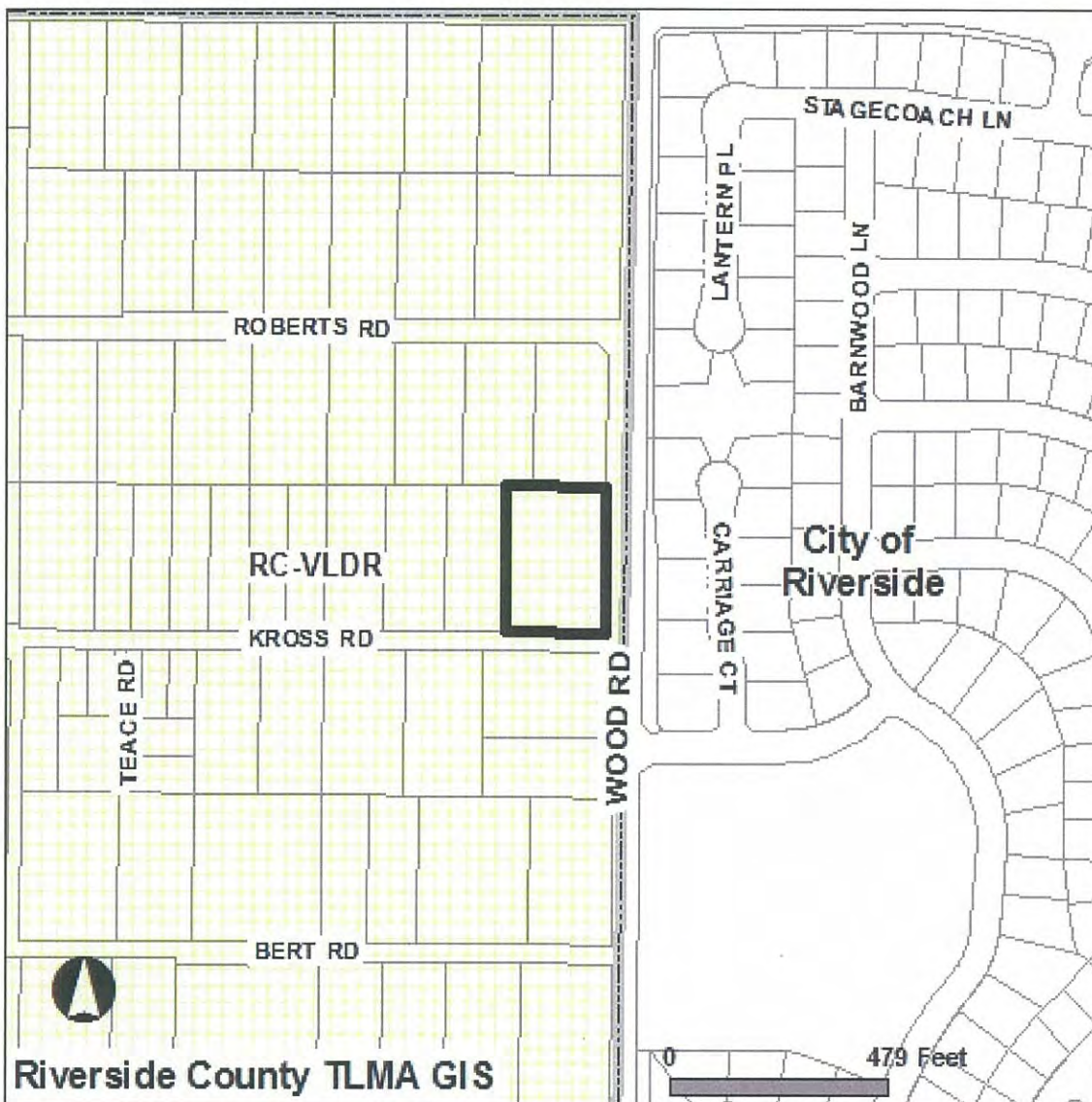
**\*IMPORTANT\***

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





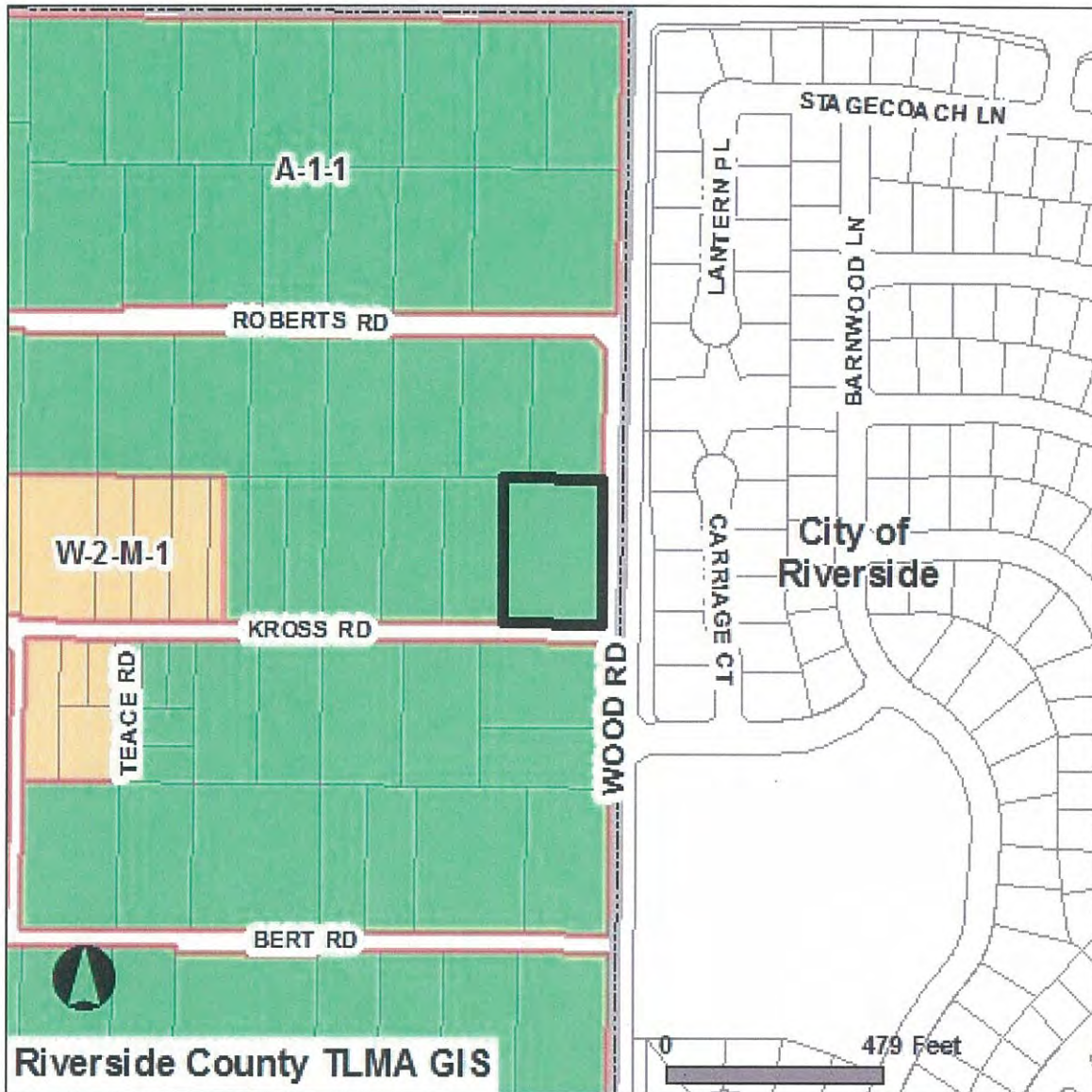
**Selected parcel(s):**  
280-150-009

**LAND USE**

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- CITY
- RC-VLDR - RURAL COMMUNITY  
- VERY LOW DENSITY  
RESIDENTIAL

**\*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... Thu Jul 29 13:43:53 2010  
Version 100412



Selected parcel(s):  
280-150-009

**ZONING**

SELECTED PARCEL  
 PARCELS

INTERSTATES  
 ZONING BOUNDARY

HIGHWAYS  
 A-1-1

CITY  
 W-2-M-1

**\*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...Thu Jul 29 13:43:16 2010

Version 100412

**Royal Street**  
Communications  
California, L.L.C.

**LA5320A**  
**WOOD ROAD**

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 1



LOCATION

©2010 Google Maps



EXISTING



PROPOSED ANTENNAS

PROPOSED

LOOKING SOUTHWEST FROM WOOD ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# Royal Street Communications California, L.L.C.

# LA5320A WOOD ROAD

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 2



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM ROBERTS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

**Royal Street**  
Communications  
California, L.L.C.

**LA5320A**  
**WOOD ROAD**

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 3



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM WOOD ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

**Royal Street**  
Communications  
California, L.L.C.

**LA5320A**  
**WOOD ROAD**

15209 WOOD ROAD RIVERSIDE CA 92508



VIEW 4



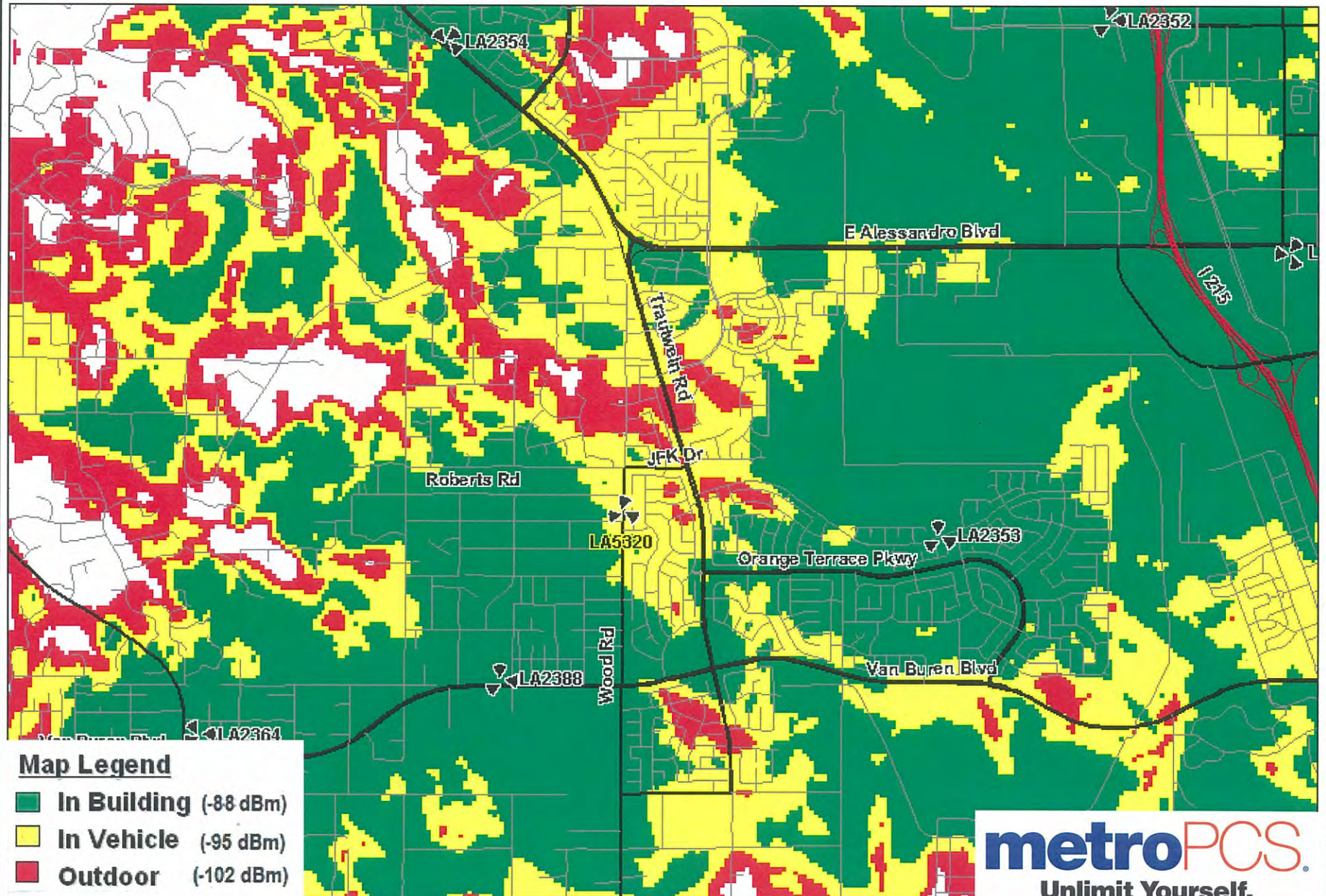
LOCATION

©2010 Google Maps

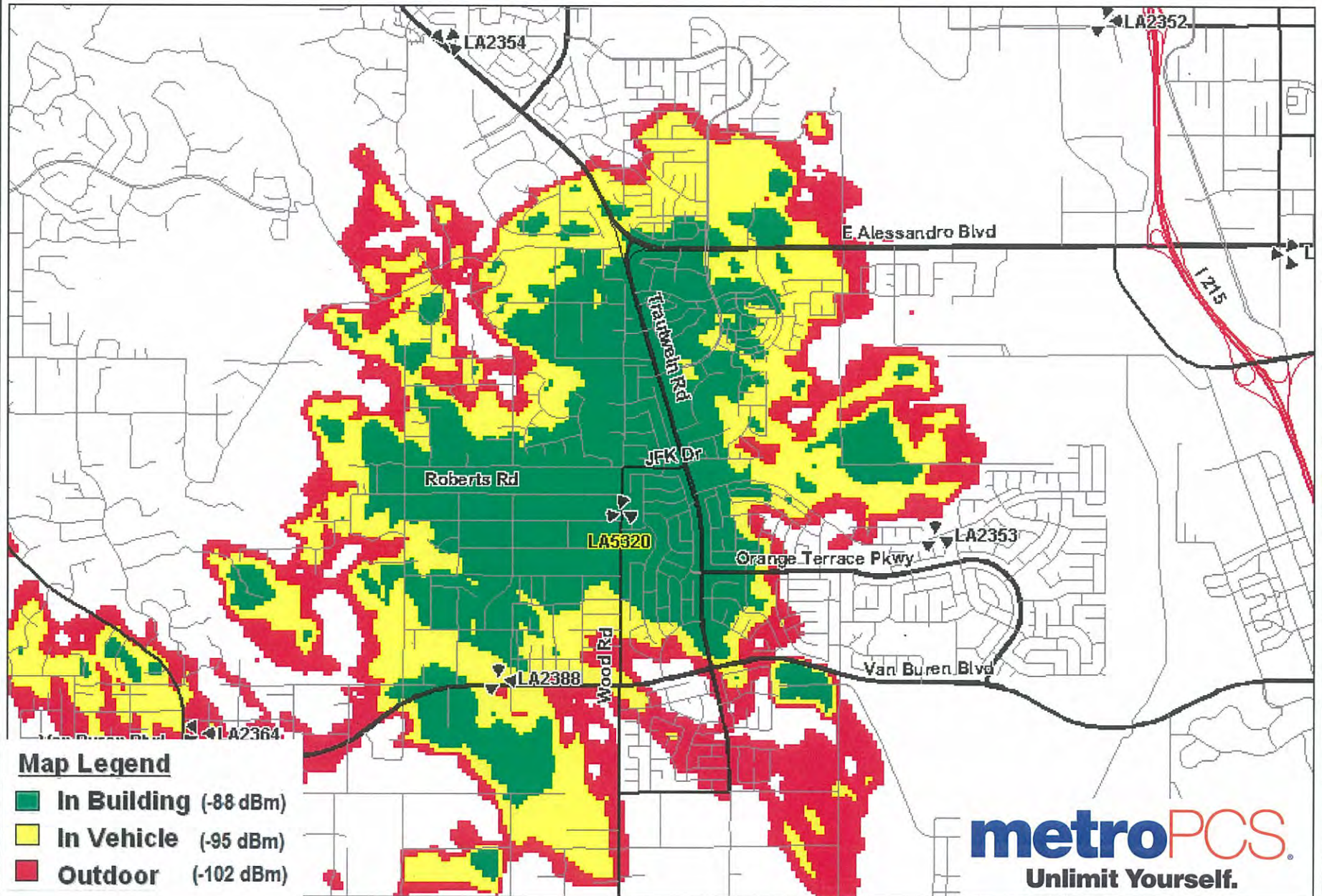


ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# Predict Coverage w/o LA5320, Surrounding Sites

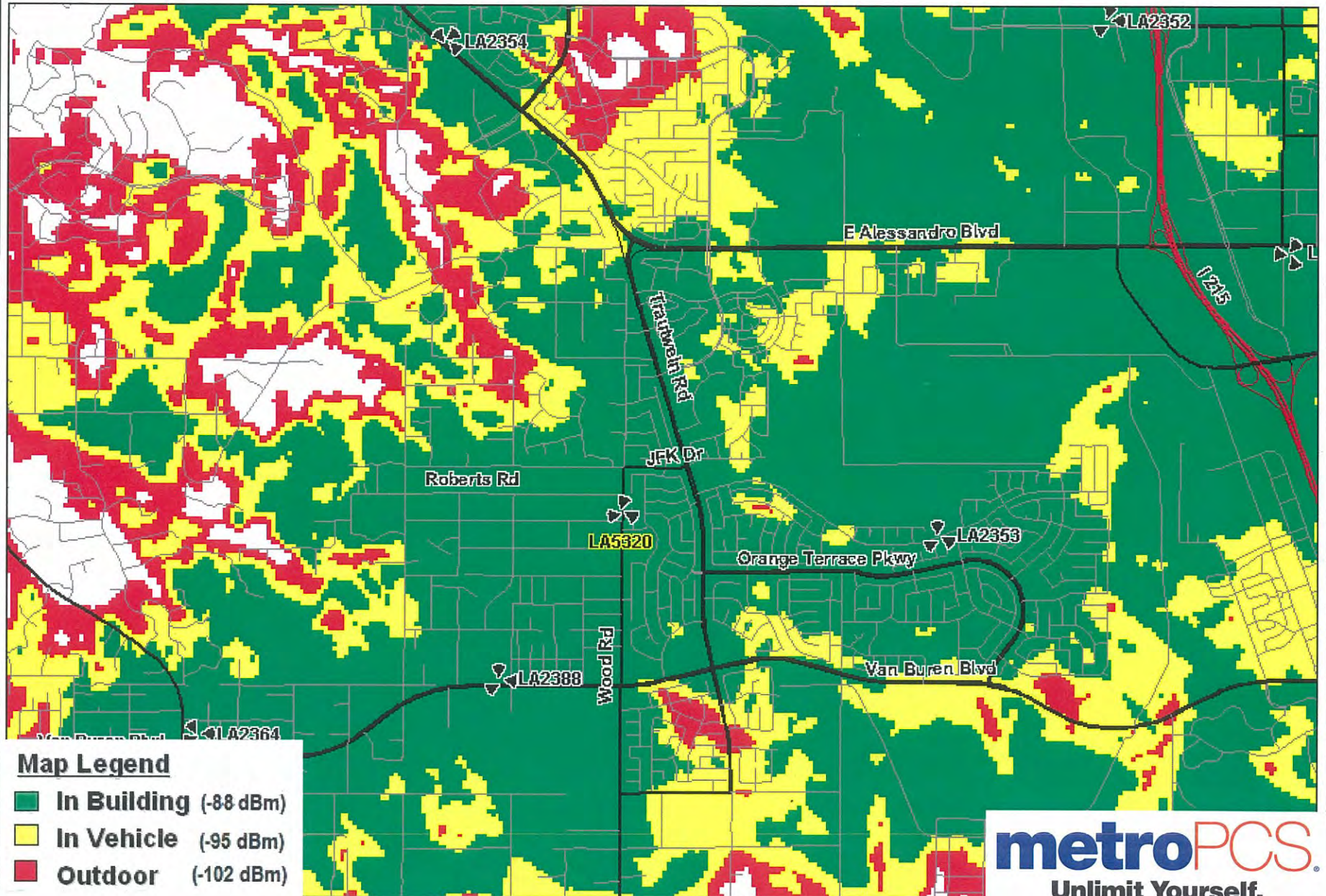


# Predict Coverage of LA5320





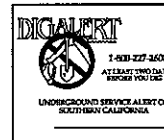
# Predict Coverage of LA5320 w/ surrounding sites



# Royal Street Communications California, LLC

## LA-5320A WOOD RD CROWN COLLO - 879850

15209 WOOD RD  
RIVERSIDE, CA 92508



### NOTE:

1. NO LAND OR RIGHTS-OF-WAY ARE TO BE DEDICATED TO PUBLIC OR OTHER USES.
2. LAND IS NOT SUBJECT TO LIQUEFACTION, GEOLOGIC HAZARD OR IN A SPECIAL STUDIES ZONE.
3. NO OVERFLOWS, INUNDATIONS, OR FLOOD HAZARDS EXIST.
4. LEASE AREA IS NOT IN A FEMA FLOODPLAIN OR FLOODWAY INCLUDING ZONE DESIGNATION.
5. NO OPEN CHANNEL EXIST.
6. EXISTING INGRESS/EGRESS IS VIA 12' WIDE DIRT ROAD.
7. EXISTING BUILDING TO REMAIN.
8. NO DWELLINGS OR BUILDINGS ARE PROPOSED.
9. FACILITIES ARE WELL WITHIN REQUIRED SETBACKS.
10. NO STRUCTURES OR PAVED AREAS PROPOSED.
11. NO PROPOSED LANDSCAPING OR PLANTERS EXIST.
12. ROYAL STREET COMMUNICATIONS CALIFORNIA LEASE AREA IS 160 SQ. FT.
13. A PLANTING PLAN IS NOT USED.
14. NOT WITHIN SPECIFIC PLAN.
15. NO SEPTIC SYSTEM PROPOSED.

### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2007 CALIFORNIA BUILDING CODE
3. 2007 CALIFORNIA MECHANICAL CODE
4. 2007 CALIFORNIA PLUMBING CODE
5. 2007 CALIFORNIA ELECTRIC CODE
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 119, SECTION 1103B.

### PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR ROYAL STREET COMMUNICATIONS NETWORK CONSISTING OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT.

1. PROPOSED ROYAL STREET ANTENNAS MOUNTED ON EXISTING 83.9' HIGH MONOPOLE
  - \* (6) PANEL ANTENNAS
  - \* (1) 2# MICROWAVE ANTENNA
  - \* (1) GPS ANTENNA
2. ROYAL STREET IS ALSO PROPOSING TO INSTALL TWO (2) EQUIPMENT AND TWO (2) BATTERY CABINETS MOUNTED ON PROPOSED CONCRETE PAD WITHIN A 10'x18' LEASE AREA INSIDE AN EXISTING CHAINLINK ENCLOSURE WITH BARBED WIRE.

### DRIVING DIRECTIONS:

FROM METRO PCS OFFICE, IRVINE, CA

1. START OUT GOING NORTHWEST ON EL CAMINO REAL TOWARD WEST DR.
2. TURN RIGHT ONTO MYFORD RD.
3. TURN RIGHT ONTO BRYAN AVE.
4. TURN LEFT ONTO JANSZOREE RD.
5. TURN RIGHT ONTO IRVINE BLVD.
6. MERGE ONTO CA-261 N VIA THE RAMP ON THE LEFT (PORTIONS TOLL).
7. MERGE ONTO CA-241 N VIA THE EXIT ON THE LEFT (PORTIONS TOLL).
8. MERGE ONTO CA-91 E VIA EXIT 37A TOWARD RIVERSIDE.
9. TAKE THE EXIT TOWARD VAN BUREN BLVD./ARLINGTON.
10. TURN LEFT ONTO INDIANA AVE.
11. TURN RIGHT ONTO VAN BUREN BLVD.
12. TURN LEFT ONTO WOOD RD.0.9
13. 15209 WOOD RD IS ON THE LEFT

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

### SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP	0
L8-1	TOPOGRAPHIC SURVEY	0
L8-2	TOPOGRAPHIC SURVEY	0
A-1	SITE PLAN	0
A-2	EQUIPMENT LAYOUT AND ANTENNA PLAN	0
A-3	ELEVATIONS	0
A-4	ELEVATIONS	0
A-5	DETAILS	0

### APPROVALS

LANDLORD: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_  
 SITE ACQUISITION MANAGER: \_\_\_\_\_  
 ZONING MANAGER: \_\_\_\_\_  
 UTILITY COORDINATOR: \_\_\_\_\_  
 PROGRAM REGIONAL MANAGER: \_\_\_\_\_  
 NETWORK OPERATIONS MANAGER: \_\_\_\_\_

### PROJECT TEAM

**ENGINEER:**  
 PDC CORPORATION  
 13225 DANIELSON ST., SUITE 200  
 POWAY, CA 92064  
 PHONE: (650) 668-2828  
 FAX: (650) 668-2827  
 EMAIL: s0h0@pdccorp.net  
 CONTACT: SURESH SHANKAR

**APPLICANT/LESSEE:**  
 ROYAL STREET COMMUNICATIONS  
 CALIFORNIA, LLC  
 2513 EL CAMINO REAL, #561  
 TUSTIN, CA 92782  
 PHONE: (714) 730-3242  
 EMAIL: jclorke@metropcs.com  
 CONTACT: JEFF CLARKE

### SITE ACQUISITION

METRO PCS  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602-1302  
 PHONE: (909) 917-1727  
 EMAIL: jroyler@metropcs.com  
 CONTACT: JERMANIE TAYLOR

### ZONING MANAGER:

METRO PCS  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602-1302  
 PHONE: (909) 825-0945  
 EMAIL: jbeke@metropcs.com  
 CONTACT: JOHN BEKE

### RF ENGINEER:

METRO PCS  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602-1302  
 PHONE: (714) 230-3189  
 EMAIL: umelmore@metropcs.com  
 CONTACT: ULISES MOURAHO

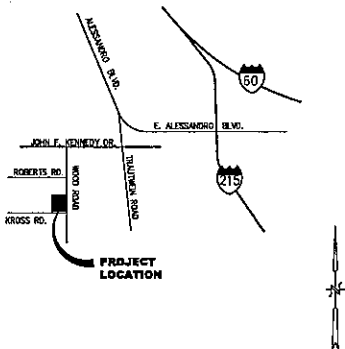
### CONSTRUCTION MANAGER:

METRO PCS  
 350 COMMERCE, SUITE 200  
 IRVINE, CA 92602-1302  
 PHONE: (909) 821-2501  
 EMAIL: john@toplartelecom.com  
 CONTACT: JOHN ROGERS

### PROJECT INFORMATION

**SITE ADDRESS:** 15209 WOOD RD  
 RIVERSIDE, CA 92508  
**APN:** 280-150-009  
**TOWER OWNER:** CROWN CASTLE  
 18 EXECUTIVE PARK, SUITE 100  
 IRVINE, CA 92614  
 CONTACT: KEVIN KLEIN  
 PHONE: (949) 930-4358  
 CELL: (780) 402-9009  
 EMAIL: kklein@crownccastle.com  
**LAND OWNER:** DALE & JAVET JENSEN  
 15209 WOOD RD.  
 RIVERSIDE, CA 92508  
**LATITUDE:** 33° 53' 55" N  
**LONGITUDE:** 117° 18' 55" W  
**GROUND ELEVATION:** 1591.54 FT AMSL  
**ZONING:** A-1-1 (AGRICULTURAL/RESIDENTIAL)  
**JURISDICTION:** COUNTY OF RIVERSIDE  
**TELEPHONE:** VERIZON  
**POWER:** SCE

### VICINITY MAP



**Royal Street  
 Communications  
 California, LLC**  
 2513 EL CAMINO REAL, #561  
 TUSTIN, CA 92782

PROJECT INFORMATION:  
**LA-5320A**  
**WOOD RD**  
**CROWN COLLO - 879850**  
 15209 WOOD RD  
 RIVERSIDE, CA 92508

CURRENT ISSUE DATE:  
**05/25/10**

ISSUED FOR:  
**100% ZONING DRAWING**

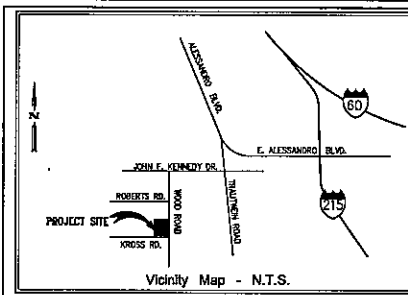
REV.	DATE	DESCRIPTION	BY
A	05/17/10	BOX ZONING DRAWING	CC
0	05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:  
**PDC**  
 13225 DANIELSON ST., SUITE 200  
 POWAY, CA 92064  
 TEL: (650) 668-2828  
 FAX: (650) 668-2827

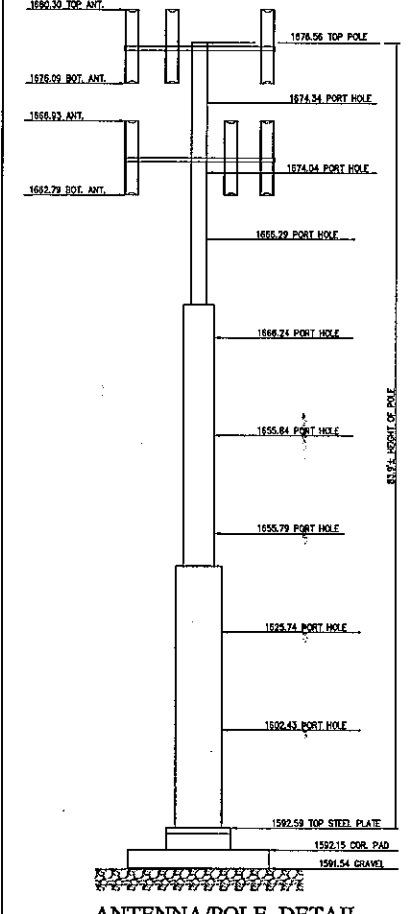
CONSULTANT:  
 DRAWN BY: \_\_\_\_\_ CHK: \_\_\_\_\_ APV: \_\_\_\_\_  
 CC DL SAS

LICENSER:  
 SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**



Vicinity Map - N.T.S.  
Boundary and Overall Site plan  
SCALE: 1" = 40'



ANTENNA/POLE DETAIL  
N.T.S.

**Title Insurance Report**

PREPARED BY:  
TITLE REPORT NO.:  
DATE:

FIDELITY NATIONAL TITLE COMPANY  
10-735128450-30  
MARCH 22, 2010

**Assessor's Parcel No.**

290-150-009

**Legal Description**

THE EAST 2 ACRES OF LOT 18 OF OLIVE GROVE PARK, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 81 OF MAPS, RIVERSIDE COUNTY RECORDS.

SAID 2 ACRES BEING MEASURED FROM THE CENTERLINE OF WOOD ROAD AND KROSS STREET, RECEIVING THEREFROM THOSE PORTIONS IN WOOD ROAD AND KROSS STREET.

**Items - Schedule B**

- 1. AN UNREGISTERED LEASE, DATED MEMORANDUM OF GROUND LEASE FOR INSTRUMENT NO. 294984 RECORDED JULY 17, 1998, O.R.
- 2. AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES FOR INSTRUMENT NO. 147460, RECORDED APRIL 7, 1990, O.R.
- 3. AN UNREGISTERED LEASE, DATED MEMORANDUM LEASE FOR INSTRUMENT NO. 2008-0756322 RECORDED OCTOBER 14, 2008, O.R.

**Benchmark:**

BASE ON CITY OF RIVERSIDE B.M. NO. 03-17 ELEVATION 1897.87 (NAD83)

**Geographic Coordinates at Existing Monopole**

1983 DATUM: LATITUDE 37 37' 55" NORTH, LONGITUDE 117 18' 30" WEST

**Date of Survey**

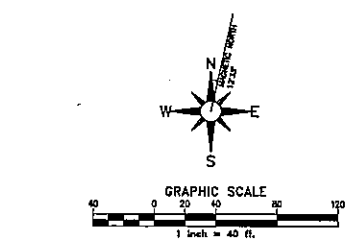
MAY 10, 2010

**Basis of Bearings**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

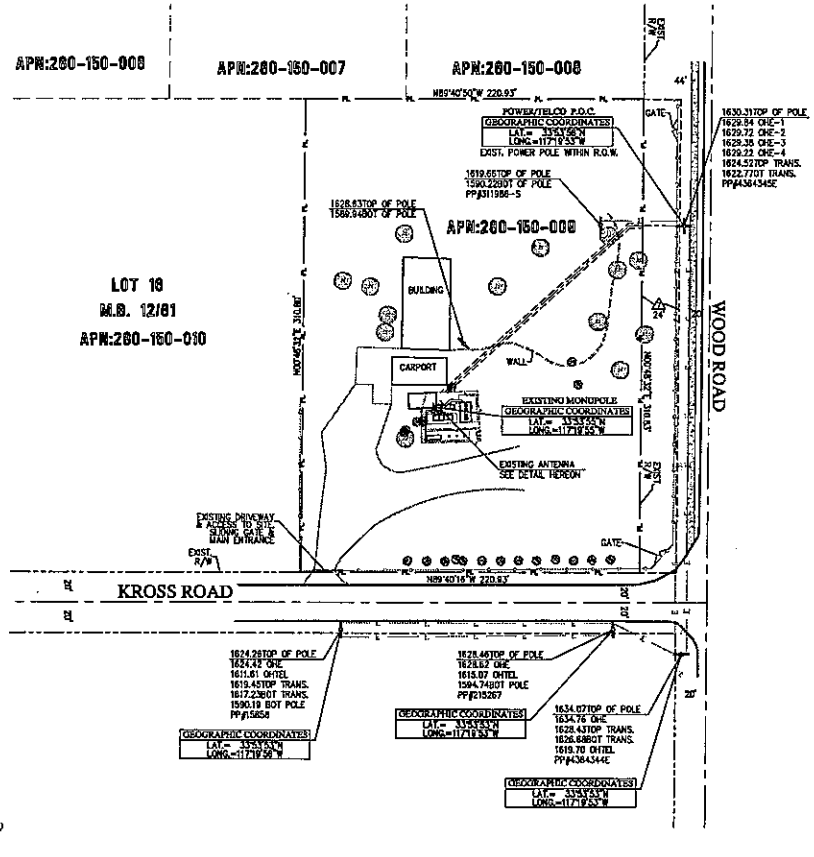
**Surveyor Note**

THE BOUNDARY SHOWN HEREON IS DERIVED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.



**Symbols - Legend**

FS FRESH SURFACE	ROW RIGHT-OF-WAY	FL FLOW LINE	FL FLOW LINE
NG NATURAL GROUND	PEX PER UTILITY FULLBOLT	LP LIP OF CONCRETE	GRD GROUND
CB CENTER BUSH	M METER	TC TOP OF CURB	V VALVE
TP TOP OF WALL	KEY KEY	TD TOP OF DRIVE	FB FOUND MOVEMENT
OH OVERHEAD	PM POWER MOVEMENT	OR ROOF ELEVATION	PP FIRE HYDRANT
OE OVERHEAD ELECTRIC CABLE	PP POWER POLE	RE ROOF ELEVATION	PD DOWN
RL ROOF LINE	PPH PINE HYDRANT	SB BOTTOM OF STRUCTURE	PDH PALM TREE
RE ROOF ELEVATION	PPH PALM TREE	SBM SIGN	PPH PALM TREE
SBM SIGN	PPH PALM TREE	SBM SIGN	PPH PALM TREE
SHND HAND-HOLE	PPH PALM TREE	SBM SIGN	PPH PALM TREE
ANT ANTENNA	PPH PALM TREE	SBM SIGN	PPH PALM TREE
POC POINT OF CONNECTION OR POINT OF COMMERCIAL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
POB POINT OF BEGINNING	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(1) ELEVATIONS FIRST LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(2) ELEVATIONS SECOND LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(3) ELEVATIONS THIRD LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(4) ELEVATIONS FOURTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(5) ELEVATIONS FIFTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(6) ELEVATIONS SIXTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(7) ELEVATIONS SEVENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(8) ELEVATIONS EIGHTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(9) ELEVATIONS NINTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(10) ELEVATIONS TENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(11) ELEVATIONS ELEVENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(12) ELEVATIONS TWELFTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(13) ELEVATIONS THIRTEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(14) ELEVATIONS FOURTEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(15) ELEVATIONS FIFTEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(16) ELEVATIONS SIXTEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(17) ELEVATIONS SEVENTEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(18) ELEVATIONS EIGHTEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(19) ELEVATIONS NINETEENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(20) ELEVATIONS TWENTIETH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(21) ELEVATIONS TWENTY-FIRST LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(22) ELEVATIONS TWENTY-SECOND LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(23) ELEVATIONS TWENTY-THIRD LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(24) ELEVATIONS TWENTY-FOURTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(25) ELEVATIONS TWENTY-FIFTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(26) ELEVATIONS TWENTY-SIXTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(27) ELEVATIONS TWENTY-SEVENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(28) ELEVATIONS TWENTY-EIGHTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(29) ELEVATIONS TWENTY-NINTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(30) ELEVATIONS THIRTIETH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(31) ELEVATIONS THIRTY-FIRST LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
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RE(33) ELEVATIONS THIRTY-THIRD LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(34) ELEVATIONS THIRTY-FOURTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(35) ELEVATIONS THIRTY-FIFTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(36) ELEVATIONS THIRTY-SIXTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(37) ELEVATIONS THIRTY-SEVENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(38) ELEVATIONS THIRTY-EIGHTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(39) ELEVATIONS THIRTY-NINTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(40) ELEVATIONS FORTIETH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(41) ELEVATIONS FORTY-FIRST LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(42) ELEVATIONS FORTY-SECOND LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(43) ELEVATIONS FORTY-THIRD LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(44) ELEVATIONS FORTY-FOURTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(45) ELEVATIONS FORTY-FIFTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(46) ELEVATIONS FORTY-SIXTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(47) ELEVATIONS FORTY-SEVENTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(48) ELEVATIONS FORTY-EIGHTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(49) ELEVATIONS FORTY-NINTH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE
RE(50) ELEVATIONS FIFTIETH LEVEL	PPH PALM TREE	SBM SIGN	PPH PALM TREE



**Royal Street Communications California, LLC**  
2913 E. GARDNER RD. #501  
TUSTIN, CA 92782

PROJECT INFORMATION:  
**LA-5320A  
WOOD ROAD  
CROWN COLLO-B79850**  
1208 WOOD ROAD  
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:  
**05/13/10**

ISSUED FOR:  
**FINAL SURVEY**

REV.	DATE	DESCRIPTION	BY
A	05/13/10	SUBMITTAL	RF
O	05/27/10	FINAL SUBMITTAL	RF

PLANS PREPARED BY:  
PGC CORPORATION  
**CPD**  
12225 DANIELSON ST. SUITE 200  
FOND DU LAC, WI 54601  
TEL: (920) 926-2828  
FAX: (920) 926-2827

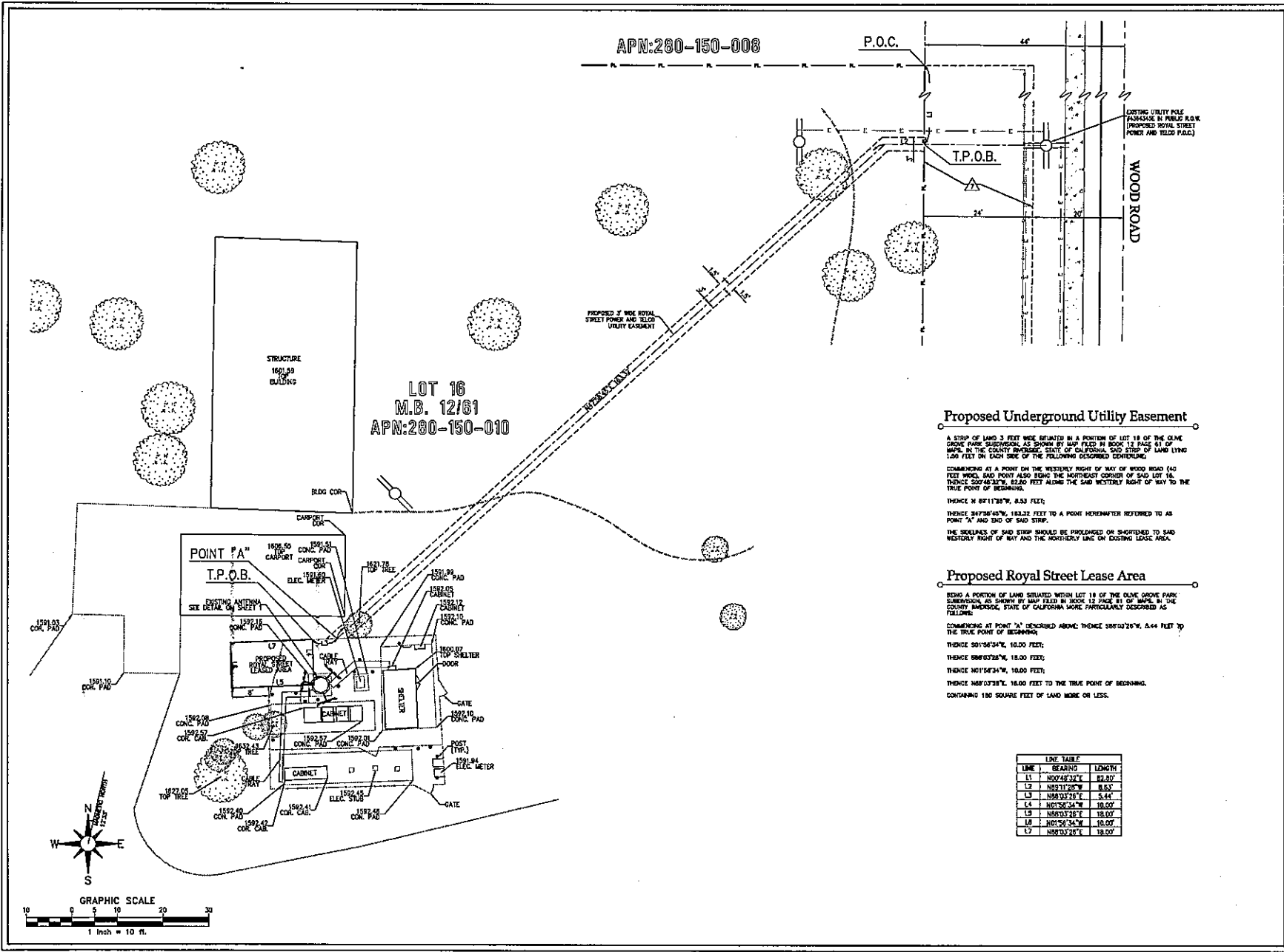
CONSULTANT:  
**R.F. FRANCISCO & Associates**  
Civil Engineering, Surveying, Land Development  
22804 TAMER ROAD CT.  
WILDMAN, CA 92706  
Tel: (951) 973-8078

DRAWN BY: CHK. APV.  
MAE FRR MV

LICENSER:  
Miguel  
MIGUEL VILLAMOR  
P.L.S. 6500  
EXP. 12/31/10

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-1**  
SHEET 1 OF 2



APN:260-150-008

P.O.C.

T.P.O.B.

WOOD ROAD

LOT 16  
M.B. 12/61  
APN:260-150-010

STRUCTURE  
1621.93  
BUILDING

POINT "A"  
T.P.O.B.

**Proposed Underground Utility Easement**

A STRIP OF LAND 3 FEET WIDE SITUATED IN A PORTION OF LOT 18 OF THE OLIVE GROVE PARK SUBDIVISION, AS SHOWN BY MAP FILED IN BOOK 12 PAGE 81 OF MAPS IN THE COUNTY REGISTER, STATE OF CALIFORNIA, SAID STRIP OF LAND LYING 100 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY OF WOOD ROAD 140 FEET WIDE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 18, THENCE S04°28'37" W, 83.80 FEET ALONG THE SAID WESTERLY RIGHT OF WAY TO THE TRUE POINT OF BEGINNING.

THENCE N 8°11'38" W, 8.53 FEET;

THENCE S47°56'45" W, 183.22 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND END OF SAID STRIP.

THE BOUNDARIES OF SAID STRIP SHOULD BE PHOTOLOGUED OR SHORTLEASD TO SAID WESTERLY RIGHT OF WAY AND THE NORTHERLY LINE ON EXISTING LEASE AREA.

**Proposed Royal Street Lease Area**

BEING A PORTION OF LAND SITUATED WITHIN LOT 18 OF THE OLIVE GROVE PARK SUBDIVISION AS SHOWN BY MAP FILED IN BOOK 12 PAGE 81 OF MAPS IN THE COUNTY REGISTER, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" DESCRIBED ABOVE, THENCE S88°32'26" W, 5.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S01°56'34" E, 10.00 FEET;

THENCE S88°03'28" W, 18.00 FEET;

THENCE N01°56'34" W, 10.00 FEET;

THENCE N88°03'28" E, 18.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 180 SQUARE FEET OF LAND MORE OR LESS.

LINE	BEARING	LENGTH
L1	S04°28'37" W	83.80
L2	N88°03'28" W	8.53
L3	N88°03'28" E	5.44
L4	N01°56'34" W	10.00
L5	N88°03'28" E	18.00
L6	N01°56'34" W	10.00
L7	N88°03'28" E	18.00

**Royal Street Communications California, LLC**  
2913 EL CAMINO REAL #581  
TUSTIN, CA 92782

PROJECT INFORMATION:  
**LA-5320A**  
**WOOD ROAD**  
**CROWN COLLO-879850**  
15208 WOOD ROAD  
RIVERSIDE, CA 92506

CURRENT ISSUE DATE:  
**05/13/10**

ISSUED FOR:  
**FINAL SURVEY**

REV. DATE: DESCRIPTION: BY:  
A 05/13/10 SUBMITTAL RF  
D 05/27/10 FINAL SUBMITTAL RF

PLANS PREPARED BY:  
PDB CORPORATION  
**CID**  
13225 DANFELLOW ST. SUITE 300  
POMONA, CA 92664  
TEL: (909) 946-2828  
FAX: (909) 946-2827

CONSULTANT:  
**RFR FRANCISCO & Associates**  
Civil Engineering, Surveying, Land Development  
22904 TAMER RIDGE CT.  
WILDMAN, CA 92394  
Tel: (951) 873-8078

DRAWN BY: CHK: APV:  
MAB FRR MY

LICENSER:

**Miguel**  
MIGUEL WILDMAN  
P.L.S. 8204  
EXP. 12/31/10

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-2**  
SHEET 2 OF 2

THE INFORMATION CONTAINED IN THIS SET OF SURVEY DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

**SCALE NOTE:**  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

A.P.N: 280-150-007

ZONE: A-1-1 AGRICULTURAL

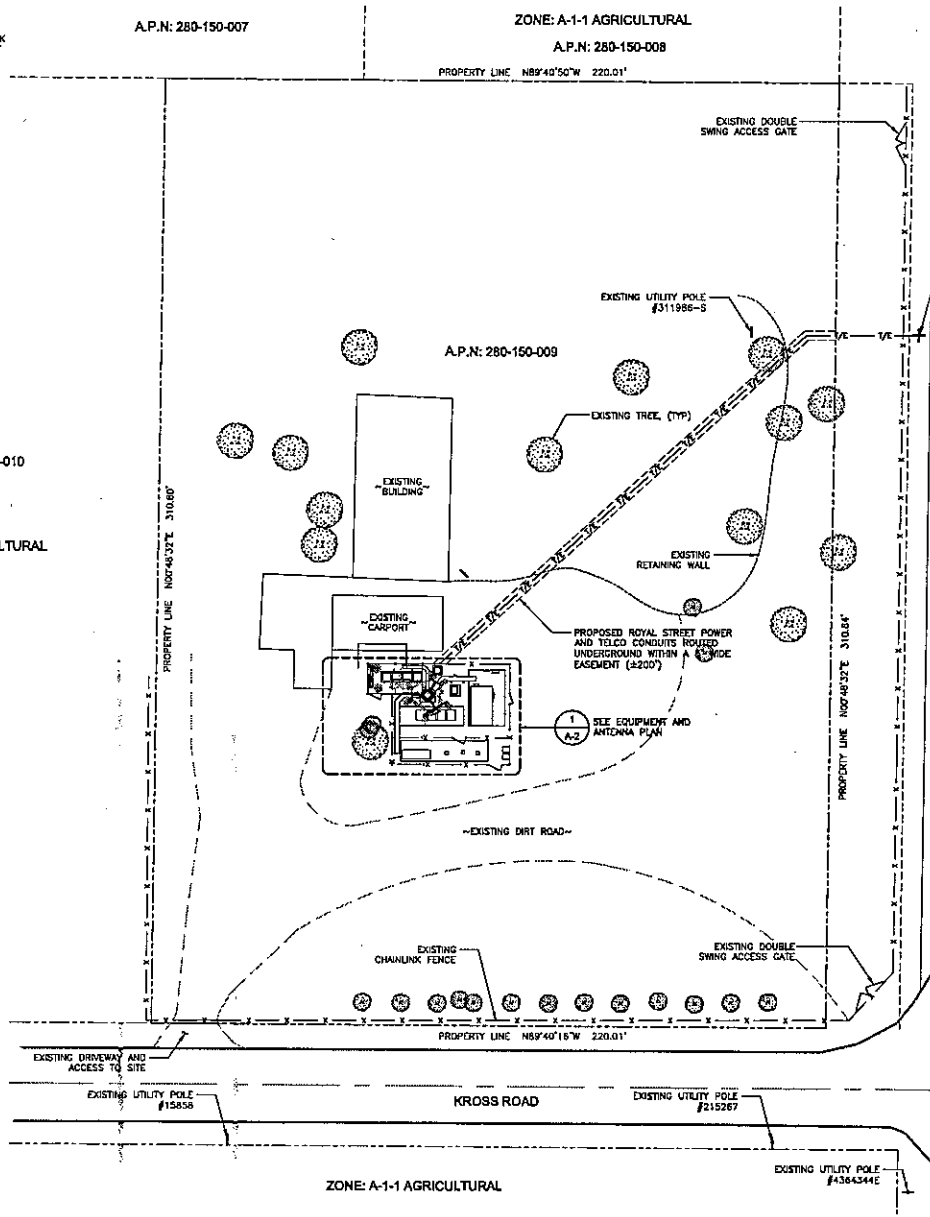
A.P.N: 280-150-008

PROPERTY LINE N89°40'50"W 220.01'

A.P.N: 280-150-009

LOT 16  
M.B. 12/61  
A.P.N: 280-150-010

ZONE: A-1-1 AGRICULTURAL



EXISTING UTILITY POLE #4364345E IN PUBLIC R.O.W. (PROPOSED ROYAL STREET POWER AND TELCO P.O.C)

WOOD ROAD

ZONE: R-1 (CITY OF RIVERSIDE)

EXISTING DRIVEWAY AND ACCESS TO SITE

EXISTING UTILITY POLE #15858

KROSS ROAD

EXISTING UTILITY POLE #215267

EXISTING UTILITY POLE #4364344E

ZONE: A-1-1 AGRICULTURAL



**Royal Street Communications California, LLC**  
2913 EL CAMINO REAL, #501  
TUSTIN, CA 92782

PROJECT INFORMATION:

**LA-5320A**  
**WOOD RD**  
**CROWN COLLO - 870850**  
15208 WOOD RD  
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:

05/25/10

ISSUED FOR:

100% ZONING DRAWING

REV.: DATE: DESCRIPTION: BY:

A	05/17/10	90% ZONING DRAWING	CC
O	05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:

**PDC**

13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (951) 668-2828  
FAX: (951) 658-2827

CONSULTANT:

DRAWN BY: CHK: APV:

CC D SAS

LICENSER:

SHEET TITLE:

**SITE PLAN**

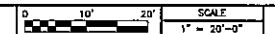
SHEET NUMBER:

**A-1**

**SITE PLAN**

RF SCHEDULE							
SECTOR	MODEL	AZIMUTH	CABLE LENGTH	SIZE	NO. OF COAX	COLOR CODE	
1	ALPHA HEX-33190S-VTM	0°	±110'	7/8"	2	RED	
2	BETA HEX-33190S-VTM	120°	±110'	7/8"	2	BLUE	
3	GAMMA HEX-33190S-VTM	240°	±110'	7/8"	2	GREEN	
4	DELTA HEX-33190S-VTM	60°	±110'	7/8"	2	YELLOW	
5	EPSILON HEX-33190S-VTM	180°	±110'	7/8"	2	WHITE	
6	ZETA HEX-33190S-VTM	300°	±110'	7/8"	2	PURPLE	

\* SEE CURRENT METRO PCS COAX LABELING AND RET ANTENNA SETUP GUIDELINES FOR DETAILS.

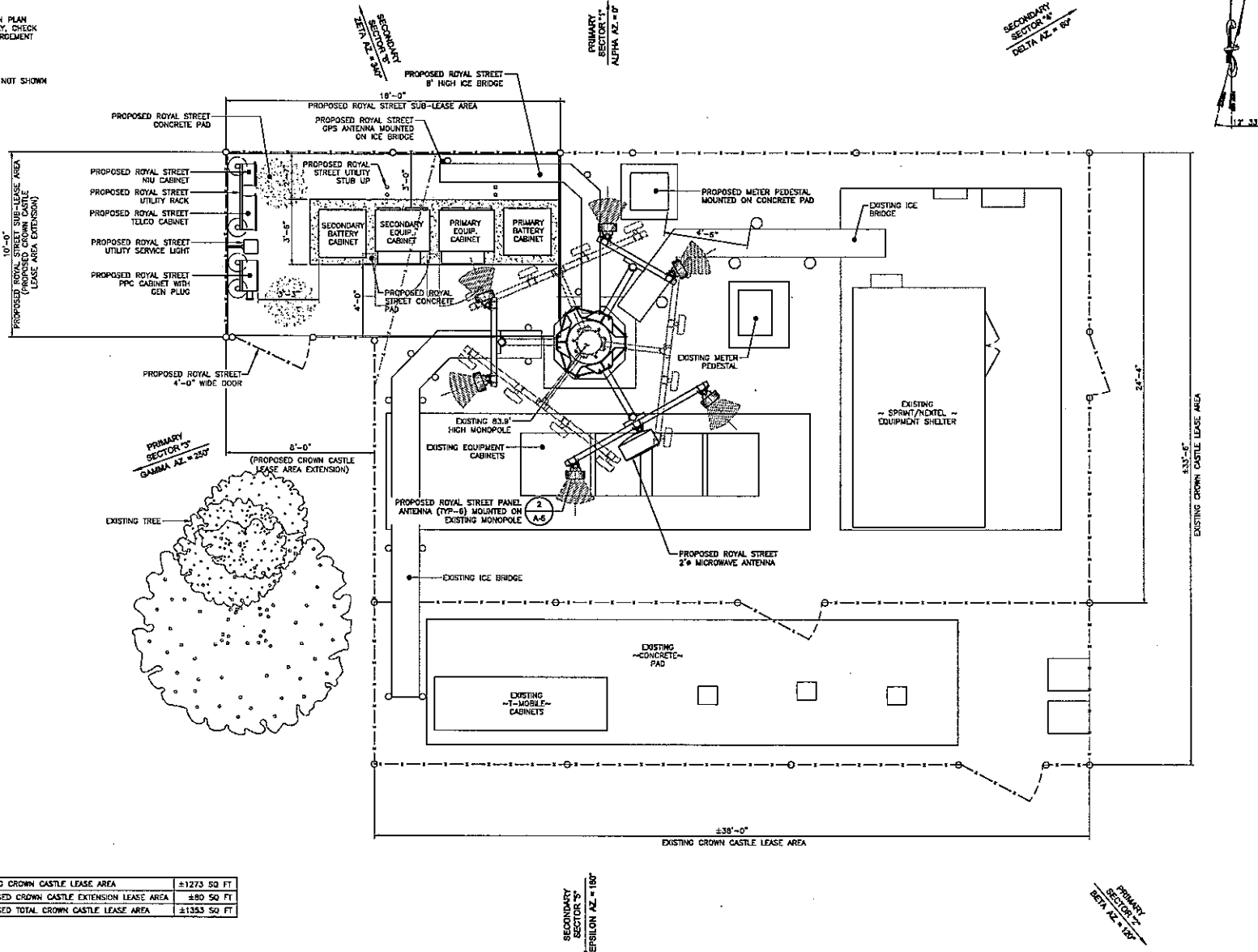


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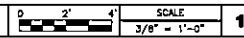
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

**NOTE:**

EXISTING ANTENNAS ARE NOT SHOWN FOR CLARITY.



EXISTING CROWN CASTLE LEASE AREA	±1273 SQ FT
PROPOSED CROWN CASTLE EXTENSION LEASE AREA	±80 SQ FT
PROPOSED TOTAL CROWN CASTLE LEASE AREA	±1353 SQ FT



**EQUIPMENT LAYOUT AND ANTENNA PLAN**

**Royal Street Communications California, LLC**  
2913 E. CAMINO REAL, #051 TUSTIN, CA 92782

PROJECT INFORMATION:  
**LA-S320A**  
**WOOD RD**  
**CROWN COLLO - 878850**  
15209 WOOD RD  
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:  
**05/25/10**

ISSUED FOR:  
**100% ZONING DRAWING**

REV. DATE	DESCRIPTION	BY
A 05/17/10	90% ZONING DRAWING	CC
O 05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:  
**PDC**  
13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (951) 668-2828  
FAX: (951) 668-2827

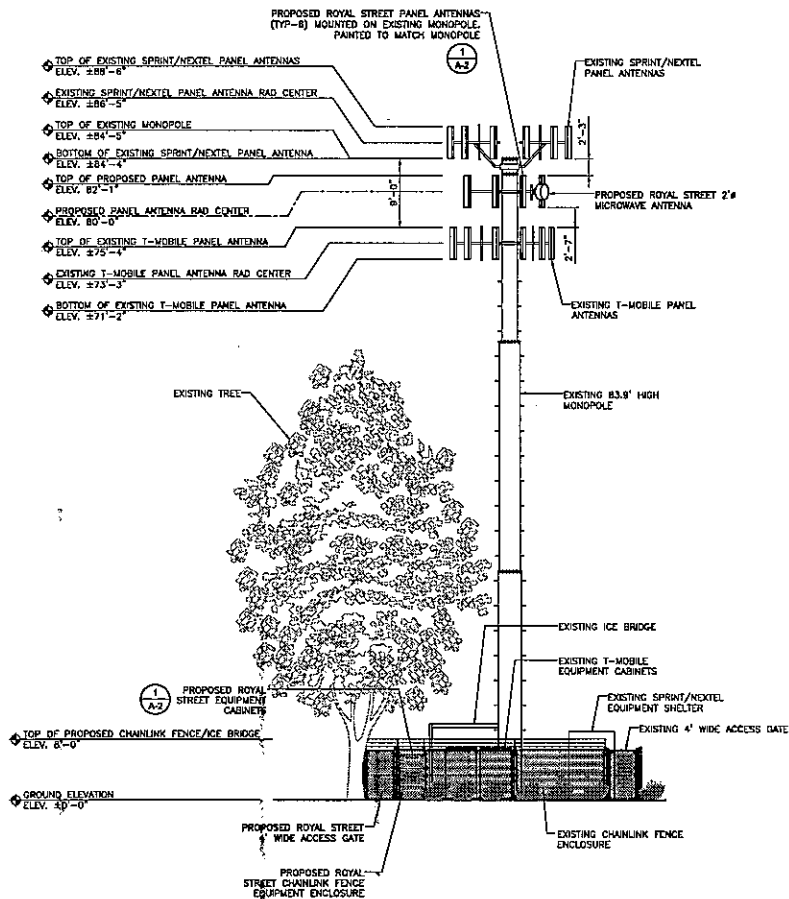
CONSULTANT:  
DRAWN BY: \_\_\_\_\_ CHK. \_\_\_\_\_ APV. \_\_\_\_\_  
CC DL SAS

LICENSER:  
SHEET TITLE:

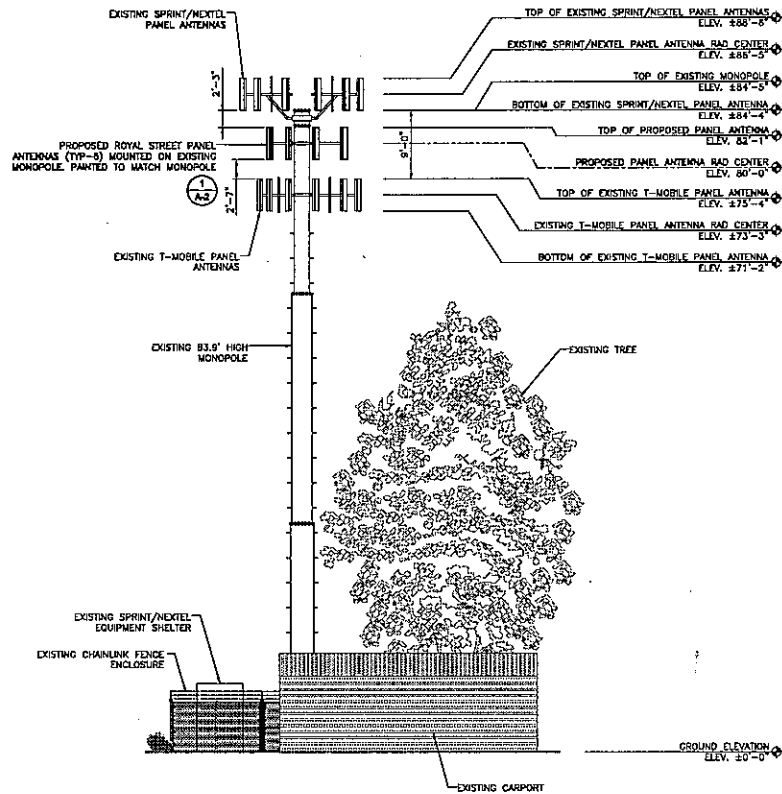
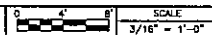
**EQUIPMENT LAYOUT AND ANTENNA PLAN**

SHEET NUMBER:  
**A-2**

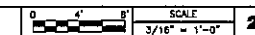
**SCALE NOTE:**  
 IF DIMENSIONS SHOWN ON PLAN  
 DO NOT SCALE CORRECTLY, CHECK  
 FOR REDUCTION OR ENLARGEMENT  
 FROM ORIGINAL PLANS.



**SOUTH ELEVATION**



**NORTH ELEVATION**



**Royal Street  
 Communications  
 California, LLC**  
 2913 E. CAMINO REAL, #581  
 TUSTIN, CA 92782

**PROJECT INFORMATION:**  
**LA-5320A**  
**WOOD RD**  
**CROWN COLLO - 879850**  
 15209 WOOD RD  
 RIVERBIDE, CA 92508

**CURRENT ISSUE DATE:**  
 05/25/10

**ISSUED FOR:**  
 100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	05/17/10	50% ZONING DRAWING	CC
0	05/25/10	100% ZONING DRAWING	CC

**PLANS PREPARED BY:**  
**PDC**  
 13225 DANIELSON ST., SUITE 200  
 POWAY, CA 92064  
 TEL: (858) 668-2828  
 FAX: (858) 668-2827

**CONSULTANT:**

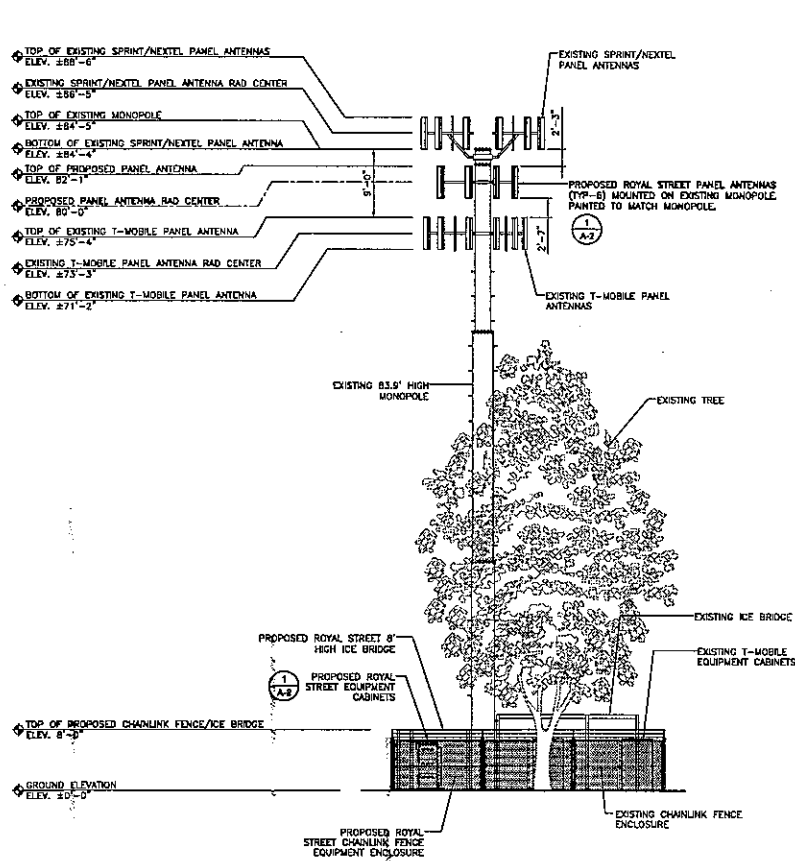
**DRAWN BY:** CHK, APV  
 CC, DC, SAS

**LICENSER:**

**SHEET TITLE:**  
 ELEVATIONS

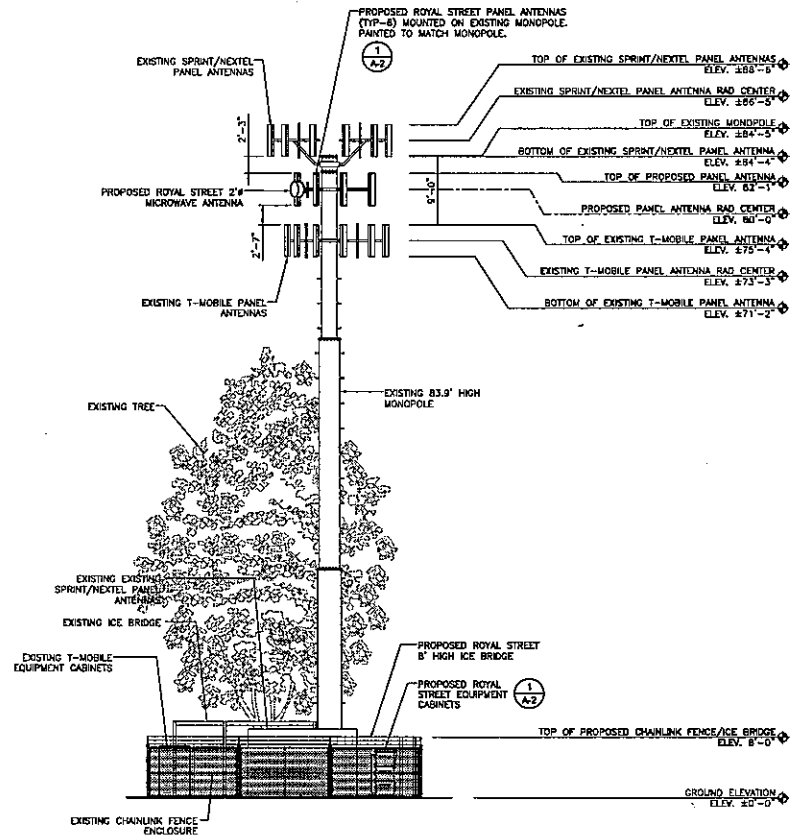
**SHEET NUMBER:**  
**A-3**

**SCALE NOTE:**  
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



**WEST ELEVATION**

SCALE  
3/16" = 1'-0" 1



**EAST ELEVATION**

SCALE  
3/16" = 1'-0" 2

**Royal Street Communications California, LLC**  
2913 EL CAJON REAL, #561  
TUSTIN, CA 92782

PROJECT INFORMATION:  
**LA-5320A**  
**WOOD RD**  
**CROWN COLLO - 870850**  
15208 WOOD RD  
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:  
**05/25/10**

ISSUED FOR:  
**100% ZONING DRAWING**

REV.	DATE	DESCRIPTION	BY
A	05/17/10	BOX ZONING DRAWING	CC
0	05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:  
**PDC**  
13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (951) 868-2828  
FAX: (951) 868-2827

CONSULTANT:  
DRAWN BY: \_\_\_\_\_ CHK: \_\_\_\_\_ APV: \_\_\_\_\_  
CC D SAS

LICENSER:  
SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER:  
**A-4**



**Royal Street  
Communications  
California, LLC**  
2913 EL CAMINO REAL, #561  
TUSTIN, CA 92782

PROJECT INFORMATION:  
**LA-5320A**  
**WOOD RD**  
**CROWN COLLO - 879850**  
15209 WOOD RD  
RIVERSIDE, CA 92508

CURRENT ISSUE DATE:  
**05/25/10**

ISSUED FOR:  
**100% ZONING DRAWING**

REV.	DATE	DESCRIPTION	BY
A	05/17/10	90% ZONING DRAWING	CC
D	05/25/10	100% ZONING DRAWING	CC

PLANS PREPARED BY:  
**PDC**  
13225 DANIELSON ST., SUITE 200  
POWAY, CA 92054  
TEL: (951) 858-2828  
FAX: (951) 858-2827

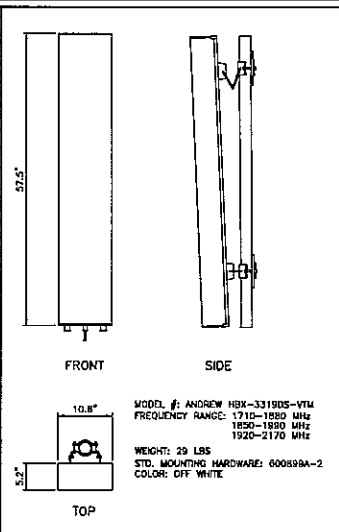
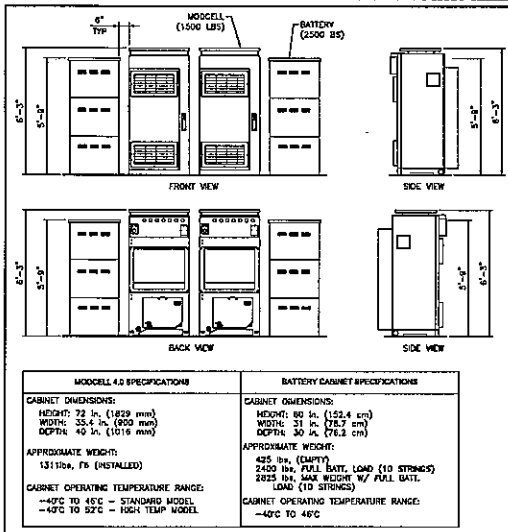
CONSULTANT:

DRAWN BY: CHW APV  
CC DC SAS

LICENSED:

SHEET TITLE:  
**DETAILS**

SHEET NUMBER:  
**A-5**



MODEL #: ANDREW HBX-331905-VTL  
FREQUENCY RANGE: 1710-1860 MHz  
1850-1950 MHz  
1920-2170 MHz  
WEIGHT: 29 LBS  
STD. MOUNTING HARDWARE: 600898A-2  
COLOR: OFF WHITE

MODEL 4.2 SPECIFICATIONS	BATTERY CABINET SPECIFICATIONS
<b>CABINET DIMENSIONS:</b> HEIGHT: 72 in. (1829 mm) WIDTH: 33.4 in. (850 mm) DEPTH: 40 in. (1016 mm)	<b>CABINET DIMENSIONS:</b> HEIGHT: 60 in. (1524 cm) WIDTH: 31 in. (78.7 cm) DEPTH: 30 in. (76.2 cm)
<b>APPROXIMATE WEIGHT:</b> 13110a, F5 (INSTALLED)	<b>APPROXIMATE WEIGHT:</b> 425 lbs. (EMPTY) 2450 lbs. FULL BATT. LOAD (10 STRINGS) 2025 lbs. MAX WEIGHT W/ FULL BATT. LOAD (10 STRINGS)
<b>CABINET OPERATING TEMPERATURE RANGE:</b> -40°C TO 45°C - STANDARD MODEL -40°C TO 52°C - HIGH TEMP MODEL	<b>CABINET OPERATING TEMPERATURE RANGE:</b> -40°C TO 48°C

**EQUIPMENT DETAIL** 1

**ANTENNA DETAIL** 2

**NOT USED** 3

**COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42363  
**Project Case Type (s) and Number(s):** Plot Plan No. 24594  
**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:** Royal Street Communications  
**Applicant's Address:** 2913 El Camino Real, #561, Tustin, CA 92782  
**Engineer's Name:** Metro PCS  
**Engineer's Address:** 2280 Market Street, #320, Riverside, CA 92501

**I. PROJECT INFORMATION**

**A. Project Description:** The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82 feet high along with on microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 180 square feet on a 1.57 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b> 1	<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:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 180 square foot lease area			

**D. Assessor's Parcel No(s):** 280-150-009

**E. Street References:** Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Range 4 West, Section 19

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site has an existing single family residence and a wireless telecommunication facility operating at the site. The site is surrounded by single family residences to the north, south, east and west.

**I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed project is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) 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):** Lake Mathews/Woodcrest

**C. Foundation Component(s):** Rural Community (RC)

**D. Land Use Designation(s):** Very Low Density Residential (VLDR)

**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 Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, and west and the city of Riverside to the east.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture – 1 Acre Minimum (A-1-1)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east.

**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 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**

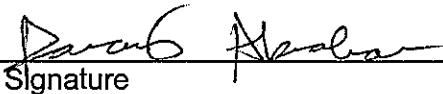
On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" 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 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 16, 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 type="checkbox"/>	<input checked="" 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 project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. There are two (2) sets of antennas located on the monopole. The impact of an additional set of antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located 46.03 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?

Source: GIS database, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, 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 surrounded by agriculturally zoned land (Light Agriculture). However, due to the small size and limited development of the project site, 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.

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.



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

The project is consistent with the General Plan and the Lake Mathews/Woodcrest 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

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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.

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.

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

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

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

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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP

Findings of Fact:

a) The project site has been fully developed for the existing telecommunications facility on site and is not anticipated to have biological impacts. The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The project site has been fully developed for the existing telecommunications facility on site and is not anticipated to have adverse effect on any endangered or threatened species. The project will have a less than significant impact.

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

e-f) The project site does not contain riverine/riparian areas 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 proposed site has been previously disturbed for the use of the existing wireless telecommunications facility on site. And the project does not propose to alter or destroy a historic site or 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 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"/>

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

Findings of Fact:

- a) Site disturbance has already occurred from grading for the use of the wireless telecommunications 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.16) 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.15) 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?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless telecommunications facility on site. Therefore, the impact is considered less than significant.

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?

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several ~~major active or potentially active~~ 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"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless telecommunication facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. 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"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as 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?	<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"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 collocation of antennas on an existing 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?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed site has been previously disturbed for the use of the existing wireless telecommunication facility on site and is not located in the vicinity of a stream or lake. The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no impact.

b) The proposed site has been previously disturbed for the use of the existing wireless telecommunication facility on site and is not likely to increase in water erosion either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

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

**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 emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project is for the installation of additional antennas on an existing monopole within a 180 square foot lease area. The installation of the additional antennas 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

**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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
evacuation plan?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will 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.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project is located within one-quarter mile of an existing school. However, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.
- 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

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

a-b) The project site is located within the March Air Reserve Base Airport Influence area. However, the project is for the installation of additional antennas on an existing monopole and will not require a review by the Airport Land Use Commission and will not result in an inconsistency with an Airport Master Plan. The project will have less than significant impact.

c-d) The project site is located within the March Air Reserve Base Airport Influence area. However, the project would not result in a safety hazard for people residing or working in the project area.

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 which permits have been granted)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 considered less than significant.
- d) Due to the amount of impervious surfaces within 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. And no housing is proposed with this project. 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 will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and 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       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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 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," 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 project site is not located in a 100-year flood plain. The proposed project proposes less than 180 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 site is not located in a 100-year flood plain. 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.

d) The project site is not located in a 100-year flood plain. 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.

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

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest 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 located within the city of Riverside sphere of influence. However, the proposed site has been fully developed for the wireless telecommunication facility on site and is not anticipated to affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Therefore, the impact is considered less than significant.

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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-b) The project will be consistent with the site's existing zoning of Light Agriculture – 1 Acre Minimum (A-1-1). The project is surrounded by properties which are zoned Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, and west and the city of Riverside to the east. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The site has an existing wireless telecommunication facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. 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?	<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"

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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.



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

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 the March Air Reserve Base Airport Influence area. However, the project 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

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has 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
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**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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a collocation of six (6) panel antennas at 82 feet high on an existing 88'-6" foot high monopole with four (4) equipment cabinets enclosed in a 180 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.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have ~~no 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. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

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

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

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

**39. Libraries**

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

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

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

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** RCIP

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"/>
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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"/>
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c) Is the project located within a Community Service

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area (CSA) or recreation 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

a) The project proposes a collocation on an existing monopole and four equipment cabinets within a 180 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**

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.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

**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?

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

**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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review



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

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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

Source: RCIP

Findings of Fact:

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

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?

Source:

a-b) 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 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

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

**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable.

<b>52.</b> 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"/>
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**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

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

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.

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Royal Street Communications to collocate six (6) panel antenna at 82'-1" high, along with one (1) microwave antenna, on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within the 180 square foot lease area surrounded by chain-link fencing.

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 PP24594. 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. 24594 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24594, Exhibit A (Sheets 1-8), dated June 15, 2010.

PLANNING DEPARTMENT

10.PLANNING. 1 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

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

amended by these conditions of approval.

10.PLANNING. 2 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. 3 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. 4 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. 5 USE - MAX HEIGHT RECOMMND

The proposed antenna array to be located on the existing monopole within the property shall not exceed a height of 82'-1".

10.PLANNING. 7 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. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 280-150-009 (excluding the lease area and access easement), shall

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 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 antenna array shall match the color of the existing monopole 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. 12 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. 13 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. 14 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:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 15

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. 16

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),

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 16 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.

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 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

The collocation facility shall cease operation at the time the wireless telecommunication facility/base station



PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMND  
expires and/or is no longer permitted to operate.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A (Sheets 1-8), dated June 15, 2010.

80.PLANNING. 2 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

PLOT PLAN:TRANSMITTED Case #: PP24594

Parcel: 280-150-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LIGHTING PLANS CT (cont.) RECOMMND

requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 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. 5 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;
- 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.

**COMPREHENSIVE PROJECT REVIEW**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: June 16, 2010

TO:

**Riv. Co. Information Tech. - John Sarkissian**

**PLOT PLAN NO. 24594 – This project is a proposal for Royal Street Communications to collocate six (6) panel antennas at 82’ high on an existing 90’ high monopole, one (1) GPS antenna, and four (4) equipment cabinets in a 180 square foot lease area surrounded by a chain link fence enclosure. – APN: 280-150-009.**

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto: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.*

**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 24594                      DATE SUBMITTED: 6/9/2010

**APPLICATION INFORMATION**

Applicant's Name: Royal Street c/o Jeffrey Clarke                      E-Mail: jclarke@metropcs.com

Mailing Address: 2913 El Camino Real #561  
Tustin                      Street                      92782  
CA  
*City*                      *State*                      *ZIP*

Daytime Phone No: (714) 730-3242                      Fax No: (714) 730-3201

Engineer/Representative's Name: MetroPCS c/o John Beke                      E-Mail: jbeke@metropcs.com

Mailing Address: 2280 Market Street #320  
Riverside                      Street                      92501  
CA  
*City*                      *State*                      *ZIP*

Daytime Phone No: (909) 896-0945                      Fax No: (951) 684-1979

Property Owner's Name: Dale & Janet Jensen                      E-Mail: \_\_\_\_\_

Mailing Address: 15209 Wood Road  
Riverside                      Street                      92508  
CA  
*City*                      *State*                      *ZIP*

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_                      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.

**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.

John G. Beke

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.

Dale Jensen

PRINTED NAME OF PROPERTY OWNER(S)

see attached letter of authorization

SIGNATURE OF PROPERTY OWNER(S)

Janet Jensen

PRINTED NAME OF PROPERTY OWNER(S)

see attached letter of authorization

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): 280-150-009

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 1.57

General location (nearby or cross streets): North of Kross Road, South of Roberts Road, East of Dauchy Avenue, West of Wood Road.

Thomas Brothers map, edition year, page number, and coordinates: 2004 746 D-1

## 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. 24594** – Intent to Adopt Negative Declaration – Applicant: Royal Street Communications – Engineer/Representative: Metro PCS - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA – 1.57 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** This plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing. - APN: 280-150-009. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 20, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
1<sup>ST</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 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:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Damaris Abraham  
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 PP24594 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

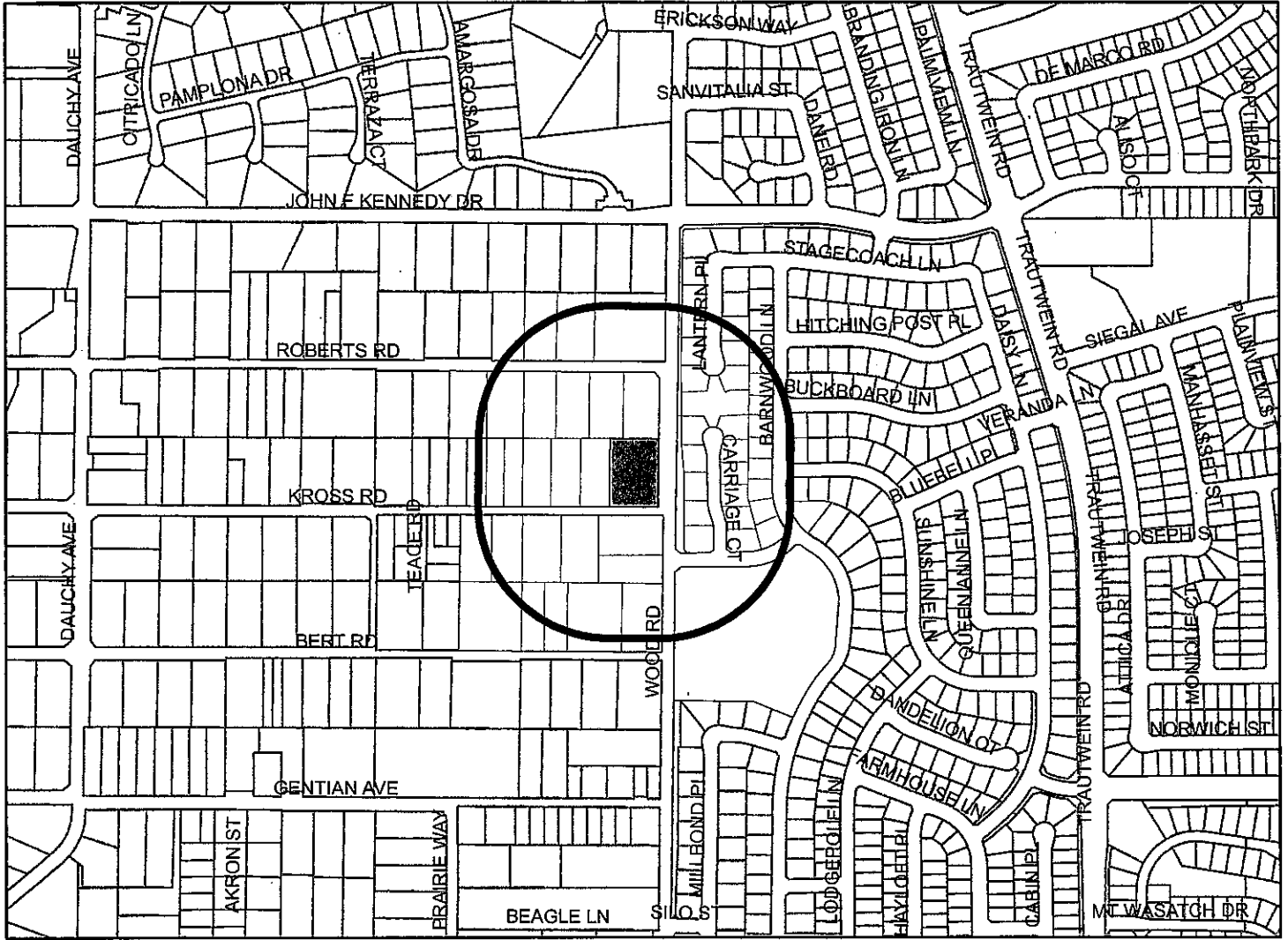
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 6/30/10   
EXPIRES: 12/30/10

# 600 feet buffer



## Selected Parcels

280-170-017	280-150-004	280-170-013	284-350-018	284-350-022	284-323-005	284-350-007	280-150-009	284-323-004	284-305-006
280-150-005	284-350-023	284-350-025	280-170-016	280-150-010	284-350-014	280-170-019	280-130-009	284-303-002	284-303-005
284-303-001	284-350-008	284-350-006	284-350-012	280-130-011	280-170-010	280-170-018	280-170-011	280-150-013	284-350-017
284-350-024	284-350-011	284-350-016	284-303-008	280-170-014	280-150-012	280-170-015	280-150-008	280-150-011	284-350-019
280-170-009	284-350-009	284-303-006	284-350-015	284-302-012	284-350-020	284-350-013	284-303-007	284-350-010	284-350-001
284-303-004	280-170-012	280-150-003	280-150-014	284-305-005	280-130-010	284-140-006	280-130-012	284-350-021	284-303-003
284-302-011	280-150-007	280-150-006	280-150-015						



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: 280170017, ASMT: 280170017  
ALAN SCOTT FREILICH, ETAL  
271 COTTONWOOD AVE  
RIVERSIDE CA 92506

APN: 280150009, ASMT: 280150009  
DALE R JENSEN, ETAL  
15209 WOOD RD  
RIVERSIDE CA. 92508

APN: 280150004, ASMT: 280150004  
AMARJIT SINGH, ETAL  
5385 BRAE BURN PL  
BUENA PARK CA 90621

APN: 284323004, ASMT: 284323004  
DAVID BRYDON, ETAL  
8255 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 280170013, ASMT: 280170013  
CARL ZAMORA, ETAL  
15257 WOOD RD  
RIVERSIDE CA. 92508

APN: 284305006, ASMT: 284305006  
DAVID H HUFF, ETAL  
8336 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 284350018, ASMT: 284350018  
CESAR P JURILLA, ETAL  
8336 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 280150005, ASMT: 280150005  
DAVID J ROGALIA, ETAL  
18891 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 284350022, ASMT: 284350022  
CHRISTINA HEIDER AKMAKJIAN  
2225 DA VINCI AVE  
RIVERSIDE CA 92506

APN: 284350023, ASMT: 284350023  
DAVID M RAMIREZ, ETAL  
8270 LANTERN PL  
RIVERSIDE CA 92508

APN: 284323005, ASMT: 284323005  
CHRISTOPHER C YANG, ETAL  
8269 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 284350025, ASMT: 284350025  
DENNIS LEE WENSEL, ETAL  
8242 LANTERN PL  
RIVERSIDE CA. 92508

APN: 284350007, ASMT: 284350007  
CHRISTOPHER GUTIERREZ, ETAL  
8241 LANTERN PL  
RIVERSIDE CA 92508

APN: 280170016, ASMT: 280170016  
DIANNE GOETZ  
1475 5TH ST  
NORCO CA 92860



APN: 280150010, ASMT: 280150010  
FREDDIE C DIAZ, ETAL  
18924 KROSS RD  
RIVERSIDE CA. 92508

APN: 284350008, ASMT: 284350008  
GREGORY JON STOWE, ETAL  
8255 LANTERN PL  
RIVERSIDE CA 92508

APN: 284350014, ASMT: 284350014  
GARY C MISKELL, ETAL  
8317 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 284350006, ASMT: 284350006  
JEFFERY L GEROME, ETAL  
8229 LANTERN PL  
RIVERSIDE CA 92508

APN: 280170019, ASMT: 280170019  
GARY D HIRDLER, ETAL  
18810 BERT RD  
RIVERSIDE CA. 92508

APN: 284350012, ASMT: 284350012  
JERRY CHAVEZ, ETAL  
8309 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 280130009, ASMT: 280130009  
GARY DAVID LEE, ETAL  
7197 BROCKTON AVE  
RIVERSIDE CA 92506

APN: 280130011, ASMT: 280130011  
JIMMIE L TISON, ETAL  
18840 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 284303002, ASMT: 284303002  
GEORGE F GASTELUM, ETAL  
8335 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 280170010, ASMT: 280170010  
JOEL BARTON MCGREGOR, ETAL  
18813 KROSS RD  
RIVERSIDE CA. 92508

APN: 284303005, ASMT: 284303005  
GEORGE K PETERS, ETAL  
8311 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 280170011, ASMT: 280170011  
JOHN PIO PICO, ETAL  
18830 BERT RD  
RIVERSIDE CA 92508

APN: 284303001, ASMT: 284303001  
GEORGE L MCCARVER  
8343 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 280150013, ASMT: 280150013  
JOHN W STEELE, ETAL  
18812 KROSS RD  
RIVERSIDE CA. 92508

APN: 284350017, ASMT: 284350017  
JOSEPH J DURKIN, ETAL  
8348 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 280170015, ASMT: 280170015  
LEO H CORTEZ, ETAL  
15317 WOOD RD  
RIVERSIDE CA. 92508

APN: 284350024, ASMT: 284350024  
JOSH ROSEN  
8256 LANTERN PL  
RIVERSIDE CA. 92508

APN: 280150008, ASMT: 280150008  
LEONARD BAHLER, ETAL  
18995 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 284350011, ASMT: 284350011  
JULIE NELSON, ETAL  
8301 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 280150011, ASMT: 280150011  
LEONARD E PICO, ETAL  
18916 KROSS RD  
RIVERSIDE CA. 92508

APN: 284350016, ASMT: 284350016  
KEITH A BOUCHER, ETAL  
8345 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 284350019, ASMT: 284350019  
LEONARD F BERZ, ETAL  
8328 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 284303008, ASMT: 284303008  
KEN H SHIN, ETAL  
8283 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 280170009, ASMT: 280170009  
LLOYD G ANDERSON, ETAL  
18809 KROSS RD  
RIVERSIDE CA. 92508

APN: 280170014, ASMT: 280170014  
LACEY RISNER, ETAL  
15295 WOOD RD  
RIVERSIDE CA. 92508

APN: 284350009, ASMT: 284350009  
LUCY AREVALO  
8269 LANTERN PL  
RIVERSIDE CA. 92508

APN: 280150012, ASMT: 280150012  
LENINE K LAROCHE, ETAL  
20726 VERTA ST  
PERRIS CA 92570

APN: 284303006, ASMT: 284303006  
MARIA CHINAKA  
8301 BARNWOOD LN  
RIVERSIDE CA. 92508



APN: 284350015, ASMT: 284350015  
MARK S HESS, ETAL  
8333 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 280150014, ASMT: 280150014  
RAUL M MUCINO, ETAL  
18810 KROSS RD  
RIVERSIDE CA. 92508

APN: 284302012, ASMT: 284302012  
MICHAEL J CANNELL, ETAL  
8302 SUNSHINE LN  
RIVERSIDE CA. 92508

APN: 284305005, ASMT: 284305005  
REGINALD LEONARD HAYNES, ETAL  
8301 SUNSHINE LN  
RIVERSIDE CA. 92508

APN: 284350020, ASMT: 284350020  
MONROW A MABON, ETAL  
8318 CARRIAGE CT  
RIVERSIDE CA. 92508

APN: 280130010, ASMT: 280130010  
REMEY LARSON, ETAL  
18860 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 284350001, ASMT: 284350001  
ORANGECREST COUNTRY COMMUNITY ASSN  
C/O ACTION PROP MGMT  
29 TECHNOLOGY DR STE B100  
IRVINE CA 92618

APN: 284140006, ASMT: 284140006  
RIVERSIDE UNIFIED SCHOOL DIST. REP  
C/O JANET DIXON  
3070 WASHINGTON ST  
RIVERSIDE CA 92504

APN: 284303004, ASMT: 284303004  
PAUL D CHEW, ETAL  
8319 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 280130012, ASMT: 280130012  
SADOTT BARRERA  
18822 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 280170012, ASMT: 280170012  
PHILIP A MEDINA, ETAL  
18935 KROSS RD  
RIVERSIDE CA. 92508

APN: 284350021, ASMT: 284350021  
SCOTT ROBERT BARLOW  
2287 SWIFT FOX CT  
SIMI VALLEY CA 93065

APN: 280150003, ASMT: 280150003  
RAMIRO D RUIZ, ETAL  
18815 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 284303003, ASMT: 284303003  
SHAHROKH AZEDI, ETAL  
8327 BARNWOOD LN  
RIVERSIDE CA. 92508

APN: 284302011, ASMT: 284302011  
STEVEN E MCDONNOLD, ETAL  
19147 BUCKBOARD LN  
RIVERSIDE CA. 92508

APN: 280150007, ASMT: 280150007  
MATT RYLEE MILAM, ETAL  
18949 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 280150006, ASMT: 280150006  
L. VIRGINIA CAMPBELL  
18921 ROBERTS RD  
RIVERSIDE CA. 92508

APN: 280150015, ASMT: 280150015  
WILLIAM ANTHONY RUFF, ETAL  
18808 KROSS RD  
RIVERSIDE CA. 92508

280150001

280150002  
OW

280150003  
AL

Easy Peel Labels  
Use Avery® Template 5160®

Feed Paper **PP24594 874710** Bring along line to expose Pop-Up Edge™

 **AVERY® 5160®**

Applicant:  
Royal Street/Jeffery Clarke  
2913 Camino Real Ste. 561  
Tustin, CA 92782

Eng-Rep:  
Metro PCS/John Beke  
2280 Market St., Ste. 320  
Riverside, CA 92501

Owner:  
Dale R. Jensen  
15209 Wood Rd.  
Riverside, CA 92508

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**NEGATIVE DECLARATION**

Project/Case Number: Plot Plan No. 24594

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: August 16, 2010

Applicant/Project Sponsor: Royal Street Communications Date Submitted: March 29, 2010

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The 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: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42363 ZCFG5726 \$.2,074.25  
**FOR COUNTY CLERK'S USE ONLY**

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

EA42363/Plot Plan No. 24594

*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)*

Royal Street Communications  
*Project Applicant*

2913 El Camino Real, #561, Tustin, CA 92782  
*Address*

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Kross Road, southerly of Roberts Road, westerly of Wood Rd, more specifically 15209 Wood Road, Riverside, CA.

*Project Location*

The plot plan is a proposal for Royal Street Communications to collocate six (6) panel antennas 82'-1" high along with one (1) microwave antenna on an existing 88'-6" high monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 20, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A 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 NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT 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*

August 5, 2010  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PP24594\DH-PC-BOS Hearings\DH-PC\NOD.PP24594.docx Revised 10/21/09

Please charge deposit fee case#: ZEA42363 ZCFG05726 \$2,074.25

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1008622

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: ROYAL STREET/ JEFFERY CLARKE \$2,074.25  
paid by: RC 596855  
CFG FOR EA42363  
paid towards: CFG05726 CALIF FISH & GAME - NEG DECL  
at parcel: 15209 WOOD RD RIV  
appl type: CFG1

By \_\_\_\_\_ Aug 04, 2010 09:26  
AKAMPER posting date Aug 04, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on July 19, 2010. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

**Plot Plan No. 24594**, is an application submitted by Royal Street Communications, LLC for property located in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located northerly of Kross Road, southerly of Roberts Road, and westerly of Wood Rd; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add six (6) panel antennas at 82 feet high along with one (1) microwave antenna on an existing 90' monopole. The project will also consist of one (1) GPS antenna and four (4) equipment cabinets within a 180 square foot lease area surrounded by chain-link fencing.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). The case file for the proposed project may be viewed Monday through Thursday, from 7:30 A.M. to 5:30 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

The current tower is an eyesore and should be moved NOT expanded.

I understand that I will be notified of the time and date if public hearing is requested.

Keith Boucher

PRINTED NAME

8345 Carriage Court

PRINT STREET ADDRESS



SIGNATURE

Riverside, CA 92508

PRINT CITY/STATE/ZIP

Plot Plan No. 24594, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).
- I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

*Health issues, noise, unsightly, school nearby of health issues*

I understand that I will be notified of the time and date if public hearing is requested.

*Leonard + Norma BATTLE*  
PRINTED NAME

*Norma Battle*  
SIGNATURE

*18995 Roberts Rd*  
PRINT STREET ADDRESS

*Riverside, CA 92508*  
PRINT CITY/STATE/ZIP

*Resident - 37 years at the address*

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502-1409

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.....  
**Plot Plan No. 24594, (DA)**

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*

I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):* *The number one and most important*

*reason is the Health Risk to my family. 2, Adversely affect our Property Value. 3, Noise Produced by the Motors (it's constantly humming). 4. It's a huge unsightly eye sore, and a nuisance. 5. School, My home Very, Very close.*

I understand that I will be notified of the time and date if public hearing is requested.

200

Gary Miskell

PRINTED NAME

8317 Carriage Ct.

PRINT STREET ADDRESS

WTK

SIGNATURE

Riverside, CA 92508

PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*

I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

*see attached dated 7-13-2010 Plot plan No 24594*

I understand that I will be notified of the time and date if public hearing is requested.

RONALD E. RICHMOND  
PRINTED NAME

*Ronald E. Richmond*  
SIGNATURE

15027 BROADEN LAVE  
PRINT STREET ADDRESS

RIVERSIDE CA 92508  
PRINT CITY/STATE/ZIP

FAX 955-3157

**From:** Ronald Richmond  
**To:** dabraham@rctlma.org  
**Cc:** Compass  
**Date:** 7/13/2010 10:27:24 PM  
**Subject:** Plot Plan No. 24594

---

Dear Riverside County Planning Department:

% Damaris Abraham  
Urban Regional Planner  
951-955-5719

The following is a request for a public hearing concerning the construction of additional communication equipment proposed by Royal Street Communications at the location northerly of Kross Road, southerly of Roberts Road and westerly of Wood Road pursuant to Ordinance No. 348, Riverside County Land Use Ordinance.

As a resident of the area, 15027 Broaden Lane, a six panel antenna at 82 feet high and one microwave antenna on the existing 90 foot monopole is unacceptable. The already existing pole is out of place for the neighborhood and an eyesore. This is a residential area. Although this is a profit making adventure for the owner, it is a complete disregard for the neighborhood and neighbors.

In addition, I am especially concerned about the powerful microwave antenna and the possible harm it may cause to those living close by.

I am requesting that a public hearing be held on this case for the above reasons. I understand that I will be notified of the time and date of the public hearing.

Respectfully yours,

Drs. Ron and Karla Richmond  
15027 Broaden Lane  
Riverside, CA 92508  
951-780-4805

Thank you for your consideration.

Ron Richmond D.P.A.  
[compass5@earthlink.net](mailto:compass5@earthlink.net)

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502-1409

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Plot Plan No. 24594, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

I OBJECT TO THIS PROJECT. IT'S NOISY,  
UNATTRACTIVE, AND NOT SURE ABOUT THE  
MICROWAVES AND THE PHYSICAL RESULTS.

I understand that I will be notified of the time and date if public hearing is requested.

LEONARD BERZ

PRINTED NAME

8328 CARRIAGE CT.

PRINT STREET ADDRESS

Leonard Berz

SIGNATURE

RIVERSIDE CA 92508

PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. Box 1409, Riverside, CA 92502-1409

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I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).

I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

I do NOT WANT THES TO HAPPEN. IF LAKE MATHEWS WANTS THIS, THEY SHOULD CONSTRUCT THES CLOSER TO THEIR AREA. I DO NOT WANT THE INCREASE RISK NEXT TO MY RESIDENCE.

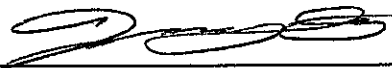
I understand that I will be notified of the time and date if public hearing is requested.

JERRY CHAVEZ

PRINTED NAME

8309 CARRIAGE CT

PRINT STREET ADDRESS



SIGNATURE

RIVERSIDE CA 92508

PRINT CITY/STATE/ZIP



To: Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502

From: Terry & Carol Milam  
18949 Roberts Road  
Riverside CA 92508  
tmilam@pacbell.net

Re: Plot Plan No. 24594

Date: July 12, 2010

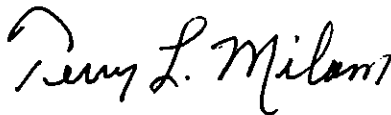
We request a public hearing to be held on this case for the following reasons:

1. This application will result in a decline in property value due the neighborhood looking like an industrial area instead of a rural area.
2. It will contribute to the unsightly view from our backyard and neighborhood.

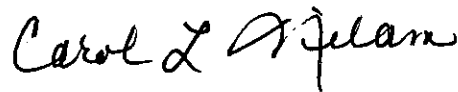
We still are amazed that the Riverside Planning Department allowed the monopole to be located in a residential neighborhood across the street from the City of Riverside boundary. When monopoles are built in other areas, they are disguised to blend in with the surrounding environment. This monopole is so tall it stands out from afar and destroys a beautiful view. When you walk by on Wood Road, there is noise emitted by the equipment. By allowing the company to add more items to the monopole, it will result in it looking more of an eyesore plus it will lead to future requests to add more items or monopoles! The only people who benefit from this are the homeowners who are leasing their property and the Royal Street Communications.

We feel that this is a necessary hearing so that homeowners in the area of this monopole can voice their objection and/or opinions to this equipment.

Thank You.



Terry L. Milam  
Area Homeowner for 36 years.



Carol L. Milam  
Area Homeowner for 36 years.

Agenda Item No.: 4.2  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Wendell Bugtai  
Directors Hearing: September 20, 2010

Parcel Map No. 35565  
E.A./EIR Number: 41440  
Applicant: Jacob Tikosky  
Engineer/Representative: Professional  
Engineers Consulting, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Parcel Map No. 35565 proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

The project is located easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Residential (R-R) (5-acre minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R-R) (5-acre minimum)
3. Existing Zoning (Ex. #2): Residential Agricultural (R-A-5) (5 –acre minimum)
4. Surrounding Zoning (Ex. #2): Residential Agricultural (R-A-5) (5 –acre minimum)
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Single Family Residence to the North, East, South and West
7. Project Data:  
Total Acreage: 10.18  
Total Proposed Lots: 2  
Proposed Min. Lot Size: 5-acres  
Schedule: H
8. Environmental Concerns: See attached environmental assessment

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41440**, 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 **PARCEL MAP NO. 35565**, 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 Residential (RR) (5-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture (R-A-5) (5-acre minimum) zoning classification of Ordinance No. 348, 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 proposed project is clearly 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: Rural Residential (5-acre minimum) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of five (5) gross acres, is permitted use in the Rural Residential (RR) (5-acre minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Residential (RR) (5-acre minimum) to the north, south, east and west.
4. The zoning for the subject site is Residential Agricultural (R-A-5) (5-acre minimum).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Residential Agricultural (R-A-5) (5-acre minimum) zone.
6. The project site is surrounded by properties which are zoned (R-A-5) (5-acre minimum).
7. There are no uses that have been constructed and are operating in the project vicinity.
8. This project is located within Criteria Area Cell Group "A" and Cell Number 6266. HANS 1479 was filed and completed pursuant to the Multi-Species Habitat Conservation Plan; and as such, no conservation is required. The project fulfills the requirements of the MSHCP.
9. Environmental Assessment No. 41440 identified the following potentially significant impacts:
  - a. Hydrology/Water Quality
  - b. Hazards / Hazardous Materials

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 city sphere of influence.
  - b. An Agricultural Preserve
  - c. A Conservation Area
  - d. A Fault Zone
  - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
  - a. The Santa Margarita watershed.
  - b. MSHCP Cell Group A and Cell Number 6266
  - c. Temecula Valley Unified School District
  - d. High Fire Area
4. The subject site is currently designated as Assessor's Parcel Number 915-210-071.
5. This project was filed with the Planning Department on June 25, 2007.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates August 8, 2007 and August 13, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$25,499.30.

Vicinity Map



Selected parcel(s):  
915-210-071

LEGEND

 SELECTED PARCEL  
 CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

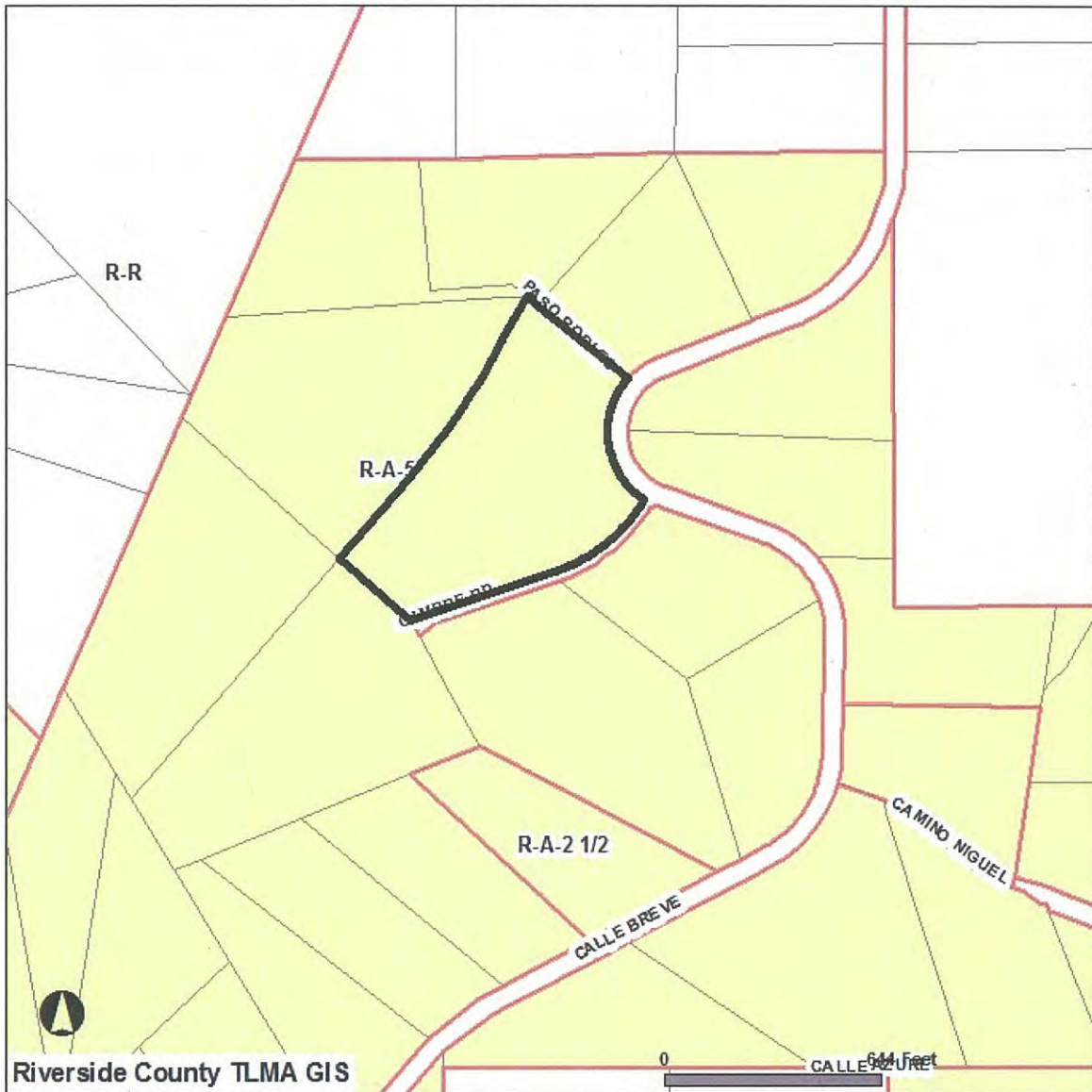
**\*IMPORTANT\***

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.

REPORT PRINTED ON...Tue Jul 20 08:24:55 2010

Version 100412



### Zoning Map





**Selected parcel(s):**  
915-210-071

#### ZONING

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  ZONING BOUNDARY

-  HIGHWAYS
-  R-A-2 1/2, R-A-5

-  CITY
-  R-R

**\*IMPORTANT\***

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Version 100412

Land Use Map



Selected parcel(s):  
915-210-071

LEGEND

SELECTED PARCEL  
 CITY

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

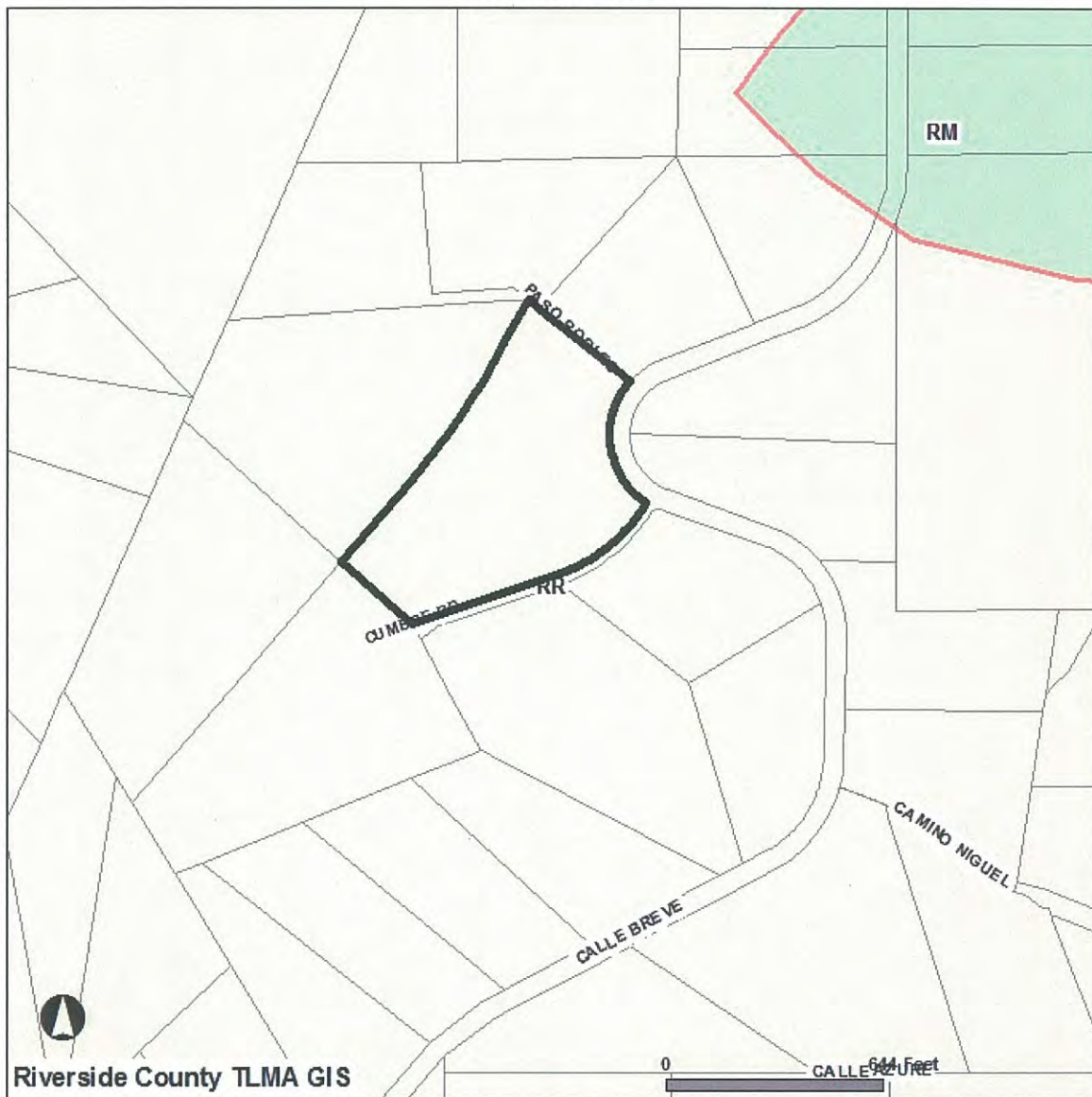
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Version 100412

VACANT

General Plan Map



Riverside County TLMA GIS

Selected parcel(s):  
915-210-071

LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- RM - RURAL MOUNTAINOUS
- RR - RURAL RESIDENTIAL
- 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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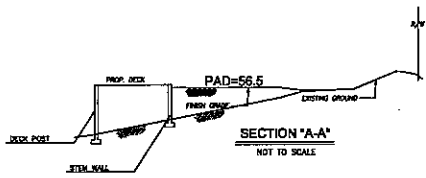
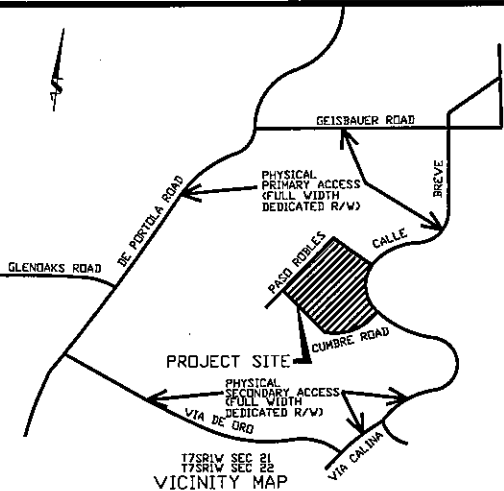
Version 100412



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TENTATIVE PARCEL MAP NO. 35565

APN 915-210-055



**OWNER/APPLICANT:**

MR. JACOB THORSKY  
MIDWAY CONSTRUCTION  
1120 VENTURA ROAD, #229  
DORNO, CA 91430  
TEL: 818-990-4472

**SITE ADDRESS:**  
CALLE BREVE  
TEMECULA, CA 92592

**REPRESENTATIVE:**  
CONRAD REISNER, SHELD SHAWH  
PROFESSIONAL ENGINEERS CONSULTING, INC.  
23422 TRABUCO ROAD #105-401  
LAKE FOREST, CA 92640  
TEL: (949) 658-4398  
FAX: (949) 588-8386

**SOURCE OF TOPOGRAPHY:**  
RELAND SURVEYS, INC.  
DATE: 3/27/04

**AREA:**  
10.18 ACRES GROSS

**ASSESSORS PARCELS:**  
A.P.N. 915-210-055

**THOMAS GUIDE:**  
RIVERSIDE COUNTY, YEAR 2006  
PAGE 931 COORD. A-5

**LEGAL DESCRIPTION:**  
PM 21785  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**UTILITY PURVEYORS & SCHOOL DISTRICT**

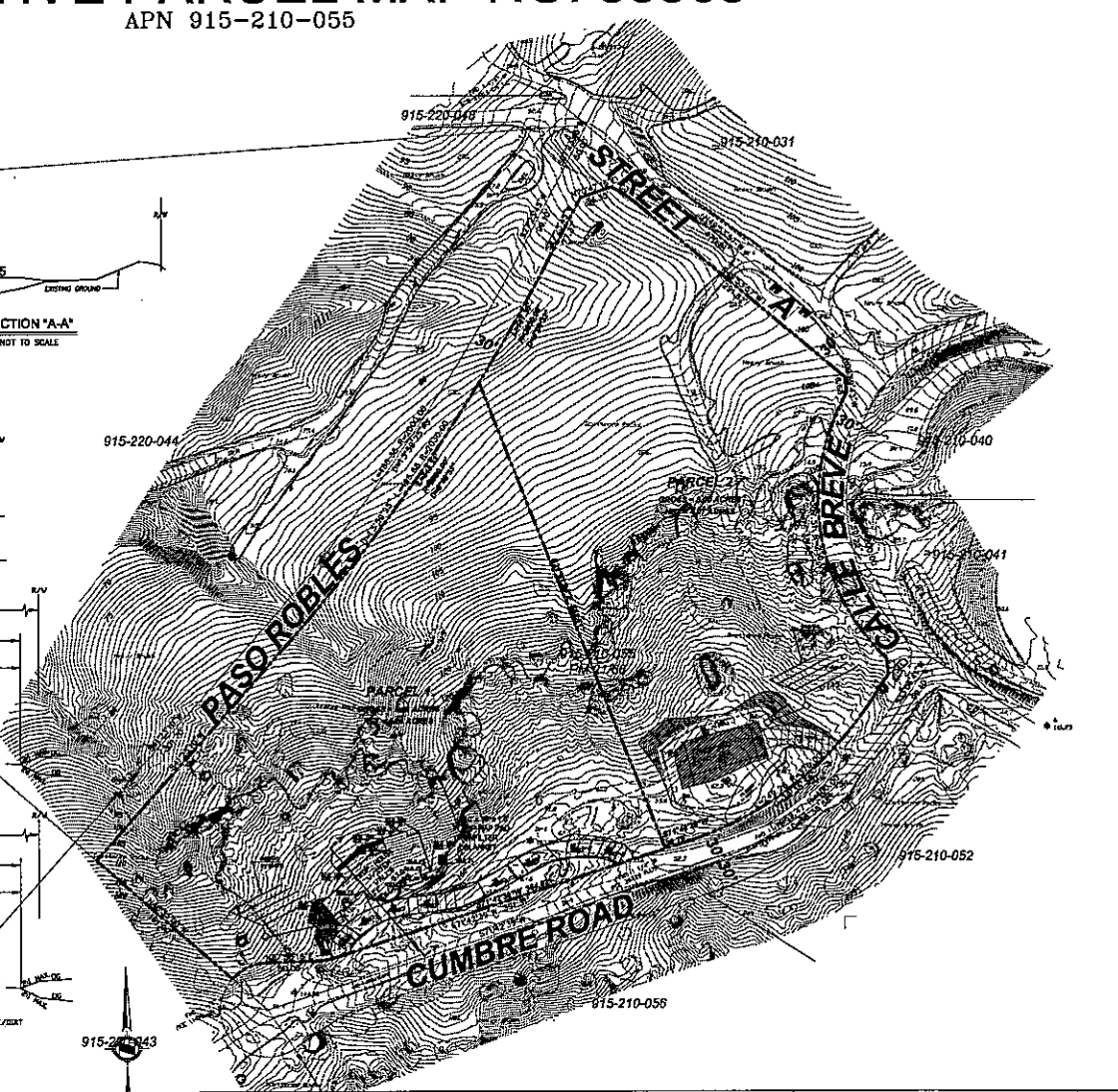
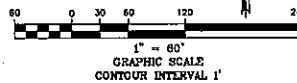
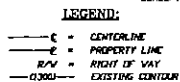
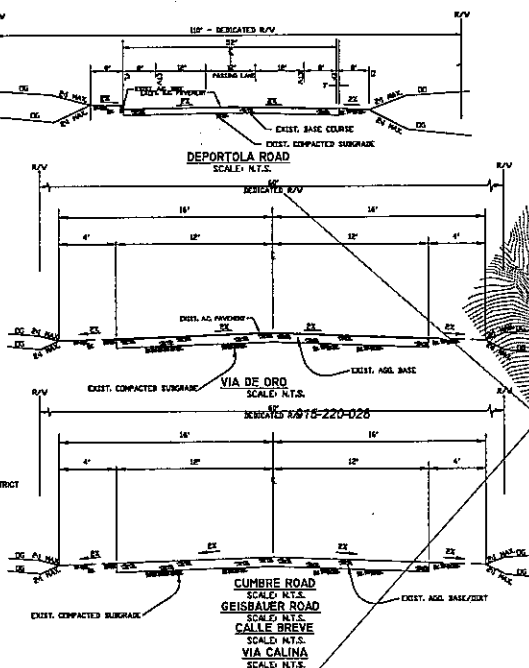
WATERS:	EASTERN MUNICIPAL WATER DISTRICT
SEWERS:	INDIVIDUAL SEWER SYSTEM
GAS:	PROPANE
ELECTRIC:	SD. CAL. Edison
TELEPHONE:	VERIZON
CABLE:	NO CABLE
SCHOOL DISTRICT:	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

**ZONING/USE:**

EXISTING ZONING:	R-A-5
EXISTING LAND USE:	RS
PROPOSED ZONING:	R-A-5
PROPOSED LAND USE:	RURAL RESIDENTIAL
PROPOSED SCHEDULE:	H
TOTAL PROPOSED PARCELS:	2 PARCELS

**NOTES**

- THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF SUBDIVISION.
- THE LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC HAZARDS.
- THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA.
- ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
- ALL DRIVEWAY SURFACES TO CONSIST OF CONCRETE, ASPHALT, OR COMPACTED GRAVEL AND SHALL BE A MINIMUM OF 18" IN WIDTH.
- THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN AREA.
- THE PROPERTY IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.
- THERE ARE NO EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY.
- THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.



PREPARED BY:  
ENGINEER SAIED B-SHAH  
PROFESSIONAL ENGINEER CONSULTING, INC.  
23422 TRABUCO ROAD #105-401  
LAKE FOREST, CA 92640  
PHONE 949-658-4398

DATE:	REVISIONS:
2/21/08	ADDED SECTION A-A & SECTIONS
12/2/07	ADDED DRIVEWAYS, GRADING, OVERSEEN
	ADDED DRIVEWAY, DRIVEWAY, DRIVEWAY
9/17/06	REWORKED & BARRIED CONTOURS, PLS
2/21/06	REVISED PARCELS TO THE VICINITY MAP
7/8/10	CHANGED TOTAL AREA TO 10.18 ACRES

TENTATIVE  
PARCEL MAP NO. 35565

A.P.N.: 915-210-055  
DATE OF MAP: JANUARY 2007

SHEET NO. 1 OF 1

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41440  
**Project Case Type (s) and Number(s):** Parcel Map. No. 35565  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** 951-955-2419  
**Applicant's Name:** Jacob Tikosky  
**Applicant's Address:** 5733 Willis Avenue, Van Nuys, CA 91411

### I. PROJECT INFORMATION

#### A. Project Description:

**Parcel Map No. 35565** proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

The project is located easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 10.18 Gross Acres

<b>Residential Acres:</b> 10.18	<b>Lots:</b> 2	<b>Units:</b> 2	<b>Projected No. of Residents:</b> 6
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 915-210-071

**E. Street References:** The project is located Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Sections 21&22, Township 7 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is currently vacant with several noticeable outcroppings within the site. There is currently single family residences surrounding the property to the north, south, east and west.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The project proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) acres. The project is consistent with the General Plan land use designation. The project meets all other applicable circulation policies of the General Plan.

2. **Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.
3. **Multipurpose Open Space:** The project site is located within an MSHCP criteria area: Group A, Cell Number 6266. The project has completed the Habitat Acquisition and Negotiation Strategy (HANS 1479). The project will not disturb riparian/riverine habitat. The project complies with all other applicable multi-purpose open space policies of the General Plan.
4. **Safety:** The proposed project is located within a High Fire Hazard Area. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** the proposed project meets with 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):** Southwest Area Plan

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Residential (RR)

**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:** 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:** Residential Agricultural (R-A-5) (5-acre minimum)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Residential Agricultural (R-A-5) (5-acre minimum)

### **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 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 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

August 16, 2010  
\_\_\_\_\_  
Date

Wendell Bugtai  
\_\_\_\_\_  
Printed Name

For Carolyn Syms Luna, 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 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-7 "Scenic Highways"

Findings of Fact:

(a) The project site is located Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

(b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and open space. The proposed project will include the construction of rural residences similar to the residences constructed to the south, north, and east. Furthermore, the proposed project will be developed pursuant to the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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)

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

(a) According to the RCIP, the project site is located 15.14 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials, methods of installation and requirements for lamp source shielding. 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 significant impact. (COA 50.PLANNING.23) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

**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 proposed project would result in a new source of light from the addition of building lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

**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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project, designated as "other lands" on the agricultural resources layer of the GIS system, 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) The project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Given that the project has been submitted for residential uses and not located within an Agricultural Preserve.

c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) 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 will not result in the loss of forest land or conversion of forest land to non-forest use.

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 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 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:

a-b) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure 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.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two (2) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals, (VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead.

c) The project will not 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.

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, 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.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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?

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, HANS 1479

Findings of Fact:

This project is located within Criteria Area Cell Group "A" and Cell Number 6266. HANS 1479 was filed and completed pursuant to the Multi-Species Habitat Conservation Plan; and as such, no conservation is required. The project fulfills the requirements of the MSHCP.

a) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

c) The project will not 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.

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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) The project will not 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.

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f) The project will not 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.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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:

The site is currently vacant and contains no visual historical resources.

a) The project will not alter or destroy an historic site.

b) 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.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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, review by County Archeologist

Findings of Fact:

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The site have been reviewed by the County Archaeologist and has been determined the following:

- a) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. (COA 10.PLANNING.18) and (COA 10.PLANNING.19)
- d) The project will not restrict 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact:

The project site is located within a paleontological zone with "low potential".

- a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. (COA 10.PLANNING.22)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, ground rupture during a seismic event appears unlikely.

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:

Findings of Fact: According to RCLIS, there is no potential for liquefaction to exist on the project site. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are 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:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

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"

Findings of Fact:

a) The project will not 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.

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: County Board of Supervisors Resolution No. 94-125, review by County Geologist

Findings of Fact:

a) The project site is not located in an area that is susceptible to subsidence. There is low potential for ground subsidence impacts that will occur as a result of the proposed project.

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not be subject to geologic hazards, such as 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?	<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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project will not change topography or ground surface relief features.

b) The project will not create cut or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

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 type="checkbox"/>	<input checked="" 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
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

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?

b) Result in any increase in water erosion either on or off site?

Source: Project Material

Findings of Fact:

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or a bed of a lake. There is a watercourse which traverses the site. Project design avoids the watercourse. Therefore, the impact is considered less than significant.

b) The development of the project site may have the potential to increase water erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) 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.

**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 emissions of greenhouse gases?

Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

Findings of Fact:

a) The project will not 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. Given the project is proposing a two (2) lot subdivision, there will less than significant impact as it related to greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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-b) The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed subdivision is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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

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

According to the Riverside County Land Information System (RCLIS), the project is located within a high fire area. The Environmental Constraints Sheet (ECS) shall indicate that the project site is located within a high fire area. With incorporation of the recommended mitigation measures, impacts will be less than significant.

Mitigation: The ECS shall note that the project site is located within a Hazardous fire area. Additionally, the Fire Department shall review and approve building setbacks, water and access for new single family dwellings. (COA 50.FIRE.1, 60.FIRE.1, 80.FIRE.2)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will 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.

b) The Flood Control District has conditioned (50.FLOOD. RI 9) that a note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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"

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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granted). The project is proposing a two (2) lot subdivision and any groundwater supplies would not be substantially depleted.

d) The project 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) 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 map.

f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project will not otherwise substantially degrade water quality.

h) The project would possibly 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 Flood Control District has conditioned (50.FLOOD. RI 9) that a note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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"

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District.

**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 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 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 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 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: 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 will 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.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- 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 as the project is not located in a dam inundation area.
- d) The project will not cause changes in the amount of surface water in any water body.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) The project proposes to subdivide at 10.18 acre parcel into two (2) lots with a minimum lot size of five (5) acres gross. The currently General Plan land use for the project is Rural Residential (R-R) (5-acre minimum) and the Zoning is Residential Agricultural (R-A-5) (5-acre minimum) and the proposal is for two residential lots which are allowed in both the General Plan and Zoning ordinance, therefore will not substantially alter the present or planned land use of the area.
- b) The project is not located within a city sphere and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) The project will be consistent with the Residential Agricultural (R-A-5) (5-acre minimum) zone.
- b) The project will compatible with the Residential Agricultural (R-A-5) (5-acre minimum) zone.
- c) The project will be compatible with existing and planned surrounding land uses.
- d) The project will be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

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?	<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"



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

The project is located within the mineral resources area **MRZ-3a** where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The conclusion on mineral resources are as follows:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The RCIP identifies policies that encourage protections 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.
- c) 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.
- d) 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.

The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would 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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

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

The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA     A     B     C     D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact:

The project site is not located adjacent to or near any other noise. No impacts will occur as a result of the proposed project.

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

Findings of Fact:

a) The project proposal, a two (2) parcel subdivision, is not substantial enough to increase ambient noise to levels of significance.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity during grading and construction above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause 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) The project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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 site does not contain any existing housing; therefore the project will not displace any housing.

b) The project will not create a demand for additional housing.

c) The project will not displace any people.

d) The project will not affect a County Redevelopment Project Area because the project is not located within a Redevelopment area.

e) Given the project is proposing two (2) lots, the project is not expected to exceed official regional or local population growths.

f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

a) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

Findings of Fact:

a) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

a) 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 Temecula Valley Unified School District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.8)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

Source: RCIP

Findings of Fact:

a) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**40. Health Services**

Source: RCIP

Findings of Fact:

a) The use of the proposed 10.18-acre parcel 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. 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.

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**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?

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 proposed project does not create a substantial increase in demand for recreational facilities.
- c) The project is not located within the County Service Area which is responsible for the collection of Quimby fees. The project has been conditioned for the payment of development impact fees and payment of Quimby fees to the Riverside County Economic Development Agency or other entity acceptable to the Planning Director.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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,				

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

Source: RCIP

Findings of Fact:

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

b) The proposed 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.

c) The project will not 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) The project will not Alter waterborne, rail or air traffic.

e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.
- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

a) According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with water facilities pursuant to the arrangement of financial agreements.

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, Project Materials

Findings of Fact:

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) or Advanced Treatment Unit (ATU) based on Associated Soils Engineering, Inc. Soils Percolation Report Project#06-5954-2 dated November 7, 2006 submitted for the purposes of preliminary DEH review only. It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the two lots should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal. Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual. If grading is proposed, applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.HEALTH.1)

a) The project will result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, given the proposal is for two (2) single family residences, the construction would not be considered a significant environmental effect.

b) The project will 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.

Mitigation: It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the two lots should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal. Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual.

Monitoring: Monitoring shall be conducted by the Department of Environmental Health

**47. Solid Waste**

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. Given that the proposal is for two (2) single family residences, the project impact would be less than significant and will not physically alter existing facilities or result in the construction of new or physically altered 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.

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 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-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project design does not conflict with adopted energy conservation plans.

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?

Source:

Findings of Fact:

The County of Riverside does not currently have any adopted energy conservation plans.

a) The project would not with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

**50. Other:**

Source: Staff review

Findings of Fact:

No further review required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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: HANS 1479

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

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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PARCEL MAP Parcel Map #: PM35565

Parcel: 915-210-055

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP- DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35565 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35565, Amended No. 2, dated 7/21/10.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2                      MAP- PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

The project is located easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road.

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.

PARCEL MAP Parcel Map #: PM35565

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10. GENERAL CONDITIONS

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 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.



PARCEL MAP Parcel Map #: PM35565

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10. GENERAL CONDITIONS

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.

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.

PARCEL MAP Parcel Map #: PM35565

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10. GENERAL CONDITIONS

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.

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                    SETBACKS MUST BE MAINTAINED                    RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) systems must maintain all required setbacks as specified by the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, or , State and Local regulations whichever is more restrictive.

In addition, all OWTS and/or ATUs must not be proposed in "Do Not Disturbed Areas", drainage courses, and/or environmental constraint areas as defined by the appropriate regulatory agencies and/or by the recorded Environmental Constraint Sheet.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 RCWD POTABLE WATER SERVICE RECOMMND

This project is proposing Rancho California Water District (RCWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water service are met from RCWD, as well as, all applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 MAP -AMD#2 RECOMMND

ALL CONDITIONS ARE PER AMEDED#2 EXHIBIT DATED 5/2/10.

10.FIRE. 2 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.

10.FIRE. 3 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet 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

Parcel Map 35565 is proposal to subdivide 10.65 acres into two rural residential lots in Rancho California Area. This project is located east of De Portola Rd, west of Calle Cordova, south of Geisbauer Rd and north of Calle Azure.

The site is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

A note shall be placed on the ECS stating that "This

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.)                    RECOMMND

project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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."

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

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP- MAP ACT COMPLIANCE                    RECOMMND

his 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. 2                    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 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. 8                    MAP- ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the

PARCEL MAP Parcel Map #: PM35565

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP- ZONING STANDARDS (cont.) RECOMMND

Residential Agricultural(5-acres minimum)(R-A-5) zone.

10.PLANNING. 9 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. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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.

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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. 18

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

PARCEL MAP Parcel Map #: PM35565

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10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19 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.

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/permit holder/landowner shall:

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans 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; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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. 21 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. 22 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



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## 10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.)

RECOMMND

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 applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.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.

5.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.

6.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

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10. GENERAL CONDITIONS

10.PLANNING. 22                   MAP - LOW PALEO (cont.) (cont.)                   RECOMMND

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. 23                   MAP - OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel in this subdivision. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

TRANS DEPARTMENT

10.TRANS. 1                       MAP - TS/EXEMPT                   RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2                       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.

10.TRANS. 3                       MAP - NO ADD'L ON-SITE R-O-W                   RECOMMND

No additional on-site right-of-way shall be required on Cumbre Road, Calle Breve, and Paso Robles since adequate right-of-way exists, per PM21/6.

10.TRANS. 4                       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

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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#7-ECS-HAZ FIRE AREA                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#43-ECS-ROOFING MATERIAL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3                      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.

50.FIRE. 4                      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. 5                      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. 6                      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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6                      MAP-#59-ECS-HYDR REQUIR (cont.)                      RECOMMND

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. 2                      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. 9                      MAP NOTE ON ECS                      RECOMMND

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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."

50.FLOOD RI. 10                      MAP ADP FEES                      RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP ADP FEES (cont.)

RECOMMND

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

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 five(5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural (5-acre minimum)(R-A-5) 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. 2                   MAP- SURVEYOR CHECK LIST (cont.)                   RECOMMND

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area shall be shown as a numbered lot on the FINAL MAP.

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. 17                 MAP- AGENCY CLEARANCE   RECOMMND

A clearance letter from Waste Management District (WMD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 25,2007.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23                   MAP - ECS NOTE MT PALOMAR LIGH (cont.)                   RECOMMND

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."

TRANS DEPARTMENT

50.TRANS. 1                       MAP - CENTERLINE STUDY PROFIL                       RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2                       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. 3                       MAP - ACCESS RESTRICTION                       RECOMMND

Lot access shall be restricted on Calle Breve and Paso Robles and so noted on the final map.

50.TRANS. 4                       MAP - INTERSECTION/50' TANGENT                       RECOMMND

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

50.TRANS. 5                       MAP - ACCESS RD TO PUBLIC RD2                       RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two access roads to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The



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50. PRIOR TO MAP RECORDATION

50.TRANS. 5                    MAP - ACCESS RD TO PUBLIC RD2 (cont.)                    RECOMMND

applicant shall provide a centerline study profile as approved by the Transportation Department.

1. Said off-site access road shall be the northerly extension of Calle Breve to Geisbauer Road and the westerly extension of Geisbauer Road to De Portola Road and the southerly extension of De Portola Road to a paved County maintained De Portola Road.
2. Said off-site access road shall be the southerly extension of Calle Breve to Via De Oro and the northwesterly extension of Via De Oro to a paved County maintained Chaparral Drive.

50.TRANS. 6                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 7                    MAP-DEDICATIONS/ACCEPTANCE/SUR                    RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP-G2.4GEOTECH/SOILS RPTS (cont.)                    RECOMMND

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)                    RECOMMND

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.

FIRE DEPARTMENT

60.FIRE. 1                    MAP - HFA REVIEW & APPROVAL                    RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                    MAP ADP FEES                    RECOMMND

PM 35565 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                    MAP ADP FEES (cont.)                    RECOMMND

issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 3                    MAP - HILLSIDE DEV. STANDARDS                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 4                    MAP - SLOPE GRADING TECHNIQUES                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                   MAP- GRADING & BRUSHING AREA                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to driveways and pad sites leach fields as identified 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 county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 12                MAP- AGENCY CLEARANCE                   RECOMMND

A clearance letter from Waste Management Department (WMD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 25, 2007.

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 compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20                MAP - NPDES COMPLIANCE (2)               RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20                    MAP - NPDES COMPLIANCE (2) (cont.)                    RECOMMND

Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 24                    GEN- CULTURAL RESOURCES PROFE                    RECOMMND

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:

- 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.

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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.

E HEALTH DEPARTMENT

80.E HEALTH. 1                    ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) or Advanced Treatment Unit (ATU) based on Associated Soils Engineering, Inc. Soils Percolation Report Project#06-5954-2 dated November 7, 2006 submitted for the purposes of preliminary DEH review only. It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the two lots should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal.

Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual lot along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual.

If grading is proposed, applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2                    DEH SITE EVALUATION REQUIRED

RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at at depth that extends at least 10 feet below the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

\*\*Please note that if groundwater encroachment is observed, further engineering, as well as, Regional Water Quality Control Board Clearance may be required.\*\*

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 35565 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the



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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                    MAP ADP FEES (cont.)                    RECOMMND

time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8                    MAP- SCHOOL MITIGATION                    RECOMMND

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

80.PLANNING. 10                    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.

90. PRIOR TO BLDG FINAL INSPECTION

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.

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.

**COMPREHENSIVE PROJECT REVIEW**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 16, 2007

**TO:**

Transportation Dept.  
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. Transit Agency  
Riv. Sheriffs Dept.

Riv. Waste Management Dept.  
Valley-Wide Recreation & Parks Dist.  
Supervisor Stone  
Commissioner Petty  
City of Temecula  
Temecula Valley Unified School Dist.  
EMWD  
SCE  
EIC "Attachment A"  
Pechanga Native American Tribe

**TENTATIVE PARCEL MAP NO. 35565** – EA41440 – Applicant: Jacob Tikosky – Engineer/Representative: Saeed Shahidi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, Westerly of Calle Cordova, Southerly of Geisbauer Road, and Northerly of Calle Azure – 10.65 Gross Acres - Zoning: Residential Agricultural (5 acres minimum) (R-A-5) - **REQUEST:** Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-055

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on August 9, 2007**. 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 **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at [akrizek@RCTLMA.org](mailto:akrizek@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS:

**FILE COPY**

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*

July 25, 2007

Alisa Krizek, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Tentative Parcel Map No. 35565**  
**Proposal: Divide 10.65 acres into two rural residential parcels**  
**APN: 915-210-055**

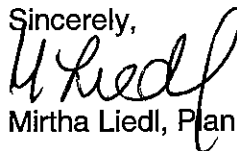
Dear Ms. Krizek:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of De Portola Road, west of Calle Cordova, south of Geisbauer Road, and north of Calle Azure, in the Rancho California Zoning Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1.800.304.2226 for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

  
Mirtha Liedl, Planner

Encl.: Case Transmittal form

PD#56567



Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

**ORDINANCE 460 – PARKLANDS**

**Parcel No. 35565**

1. ***LAFCO annexation may be required for this parcel.*** The developer should be conditioned to pay all fees assessed by LAFCO to meet LAFCO requirements for annexation.
2. Developer is required to ***pay park fees*** on all residential units.
3. The developer should form an HOA for the maintenance of any streetscape improvements.

Samuel W. Goepf, General Manager

July 18, 2007

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

00004322

- |  |   |   |
|--|---|---|
| <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: PM 35545 DATE SUBMITTED: 6/25/07

**APPLICATION INFORMATION**

Applicant's Name: Jacob Tikosky/Jing Tikosky E-Mail: JTikosky@hotmail.com

Mailing Address: 5733 Willis Ave CK 990-4477 Phn. 818-402-9577  
Van Nuys CA 91411  
City State ZIP

Daytime Phone No: (818) 402-9577 Fax No: ( )

Engineer/Representative's Name: SAEED SHAHIDI E-Mail: PECI@cox.net

Mailing Address: 25422 TRABULO Rd. #105  
LAKE FOREST CA 92630  
City State ZIP

Daytime Phone No: (949) 768-3693 Fax No: (949) 588-8386

Property Owner's Name: Jacob Tikosky/Jing Tikosky E-Mail: \_\_\_\_\_

Mailing Address: 15720 VENTURA BLVD. #229  
ENCLINO CA 91436  
City State ZIP

Daytime Phone No: (818) 402-9577 Fax No: ( )

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.

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1011 (02/24/05)	Indio Office · 82-675 Hwy 111, 2nd Floor Room 209, Indio, California 92201 (760) 863-8277 · Fax (760) 863-7555	Murrieta Office · 39493 Los Alamos Road. Murrieta, California 92563 (951) 600-6170 · Fax (951) 600-6145
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EA41440 CFG 04802

**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.

Jacob Tikosky / Jing Tikosky [Signature]  
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.

Jacob Tikosky [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
JING TIKOSKY [Signature]  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 915-210-055  
Section: 21 Township: T7S Range: R1W  
Approximate Gross Acreage: 10.65  
General location (street address, cross streets, etc.): North of CUMBRE Rd., South of PASO ROBLES, East of \_\_\_\_\_, West of CALL BREVE  
Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

**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):

SUBDIVIDING INTO TWO PARCELS APPROXIMATELY 5.20  
ACRES EACH

Related cases filed in conjunction with this request:

CONSTRUCTION OF A RESIDENTIAL UNIT ON THE SOUTH-  
WEST OF THE LOT HANSDI479

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) 41410 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) 1,000

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) SEPTIC

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: 1,500

Estimated amount of fill = cubic yards 1,500

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

\_\_\_\_\_

**APPLICATION FOR SUBDIVISION 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.

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

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

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 6/25/7  
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. 35565** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jacob Tikosky – Engineer/Representative: Saeed Shahidi - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Breve, southerly of Paso Robles, and northerly of Cumbre Road – 10.65 Gross Acres - Zoning: Residential Agricultural (5 acres minimum) (R-A-5) - **REQUEST:** Schedule H subdivision of 10.65 acres into two rural residential parcels. – APN: 915-210-071. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: September 20, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
1<sup>ST</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@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 Thursday 8:30 a.m. to 5:00 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: Wendell Bugtai  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/20/2010,

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

APN (s) or case numbers Pm 35565 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

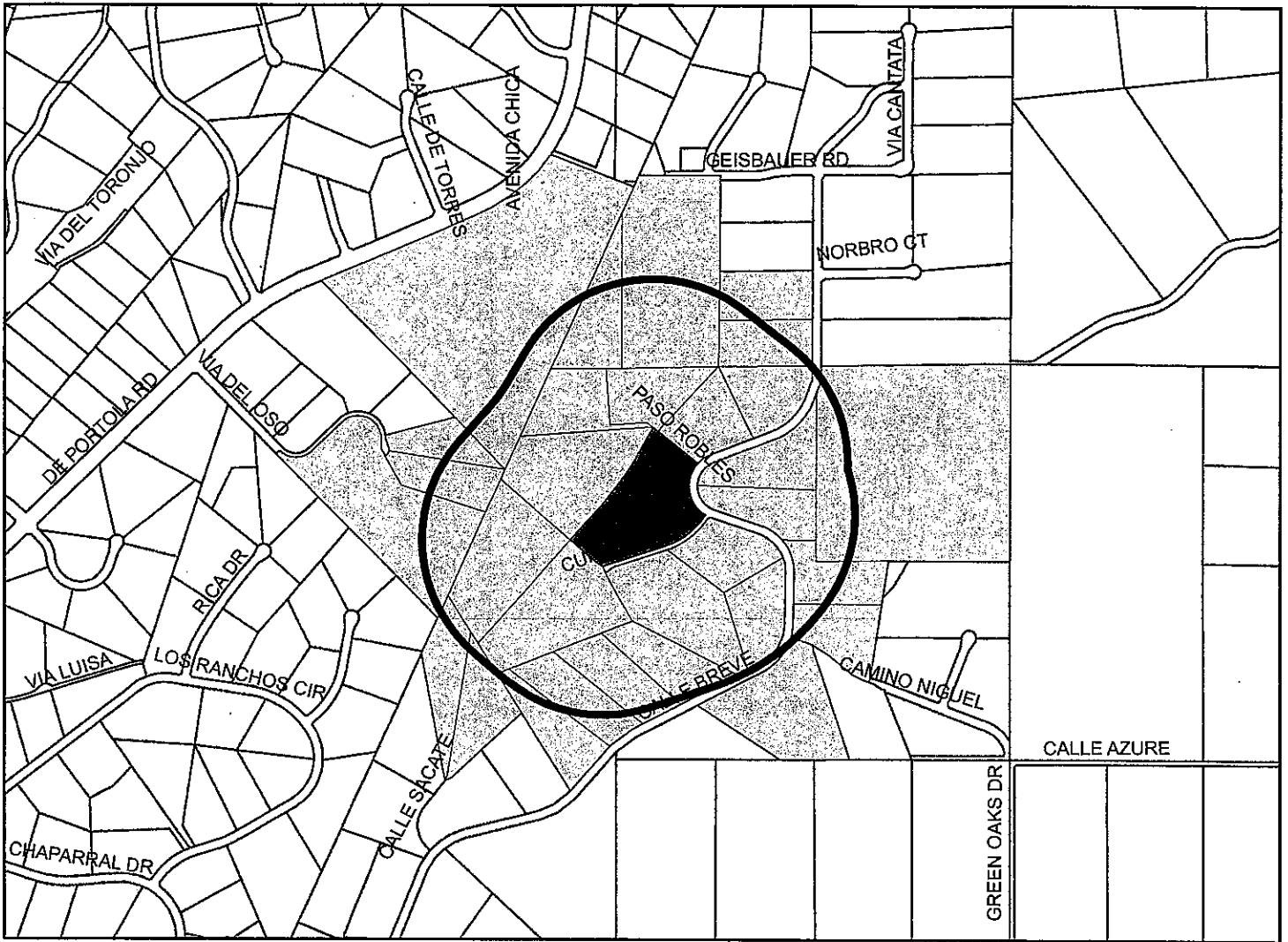
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

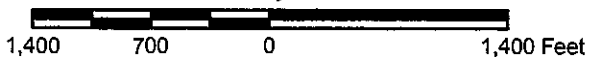
✓ 7/20/10 *[Signature]*  
EXPIRES: 1/20/11

## 1000 feet buffer



### Selected Parcels

915-220-048	915-220-058	915-210-070	915-210-068	915-210-074	915-210-078	915-210-077	924-190-004	915-210-071	915-220-044
915-220-013	915-540-005	915-210-058	915-220-014	915-210-056	915-540-002	924-200-009	924-200-010	915-210-052	924-200-004
915-220-028	915-210-073	915-220-057	915-210-053	915-210-067	915-210-072	915-540-006	915-210-075	915-220-043	915-540-001
915-210-076									



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: 915220048, ASMT: 915220048  
ALAN HEUER  
901 ARBOLADO DR  
FULLERTON CA 92835

APN: 924190004, ASMT: 924190004  
J W PHELPS, ETAL  
3153 SCHOLARSHIP  
IRVINE CA 92612

APN: 915220058, ASMT: 915220058  
ALBERT C COMPOS, ETAL  
228 S SPRING ST  
LAKE ELSINORE CA 92530

APN: 915210071, ASMT: 915210071  
JACOB TIKOSKY, ETAL  
5733 WILLIS AVE  
SHERMAN OAKS CA 91411

APN: 915210070, ASMT: 915210070  
BURKE RACE, ETAL  
39060 CALLE BREVE ST  
TEMECULA CA. 92592

APN: 915220044, ASMT: 915220044  
JERRY D JOHNSON, ETAL  
31365 TEJAY AVE  
WINCHESTER CA 92596

APN: 915210068, ASMT: 915210068  
CHERYL WHITE  
C/O PATRICIA M CROSS  
39625 CALLE CABERNET  
TEMECULA CA 92591

APN: 915220013, ASMT: 915220013  
JULES HAWKINS  
39454 CALLE SACATE  
TEMECULA CA 92592

APN: 915210074, ASMT: 915210074  
DEBRA J SOUTH  
39050 CALLE BREVE  
TEMECULA CA. 92592

APN: 915540005, ASMT: 915540005  
KEVIN J BYERS, ETAL  
38915 CALLE BREVE  
TEMECULA CA. 92592

APN: 915210078, ASMT: 915210078  
DELVISTA I  
C/O TONY J BRESSICKELLO  
13011 S NORMANDIE AVE  
GARDENA CA 90249

APN: 915210058, ASMT: 915210058  
MANUEL RAY GONZALES, ETAL  
39013 PASO ROBLES  
TEMECULA CA 92592

APN: 915210077, ASMT: 915210077  
EDDIE CHIN, ETAL  
39280 CAMINO NIGUEL  
TEMECULA CA. 92592

APN: 915220014, ASMT: 915220014  
MAREN S MOORE  
39498 CALLE SACATE  
TEMECULA CA. 92592

APN: 915210056, ASMT: 915210056  
MAURA ZAMARRIPA  
39375 CALLE BREVE  
TEMECULA CA. 92592

APN: 915220057, ASMT: 915220057  
RICHARD LEE ROBERTSON, ETAL  
1421 E ATWOOD CT  
ORANGE CA 92866

APN: 915540002, ASMT: 915540002  
MICHAEL R BROWN  
22510 BIAK CT  
TORRANCE CA 90505

APN: 915210053, ASMT: 915210053  
RICHARD SMITH, ETAL  
38925 CALLE BREVE  
TEMECULA CA. 92592

APN: 924200010, ASMT: 924200010  
NANCY H DENIETO  
P O BOX 1442  
CRESTLINE CA 92325

APN: 915210067, ASMT: 915210067  
ROGELIO GONZAGA, ETAL  
10545 COSTELLO  
TUSTIN CA 92782

APN: 915210052, ASMT: 915210052  
NIHAT MARA BILAL  
555 BROADWAY STE 2018  
CHULA VISTA CA 91910

APN: 915210072, ASMT: 915210072  
ROGER P G HARRIS, ETAL  
34545 LINDA ROSEA  
TEMECULA CA 92592

APN: 924200004, ASMT: 924200004  
PAUL L PERON, ETAL  
1607 W CRAIG PL  
SAN PEDRO CA 90732

APN: 915540006, ASMT: 915540006  
SALVADOR HERNANDEZ, ETAL  
5972 JOAQUIN ST  
CHINO CA 91710

APN: 915220028, ASMT: 915220028  
PHILIP J VALDEZ, ETAL  
41850 AVENIDA DE ANITA  
TEMECULA CA 92592

APN: 915210075, ASMT: 915210075  
SHANE KNUCKLES, ETAL  
39210 CALLE BREVE  
TEMECULA CA. 92592

APN: 915210073, ASMT: 915210073  
RICHARD J STAMPER  
39075 CALLE BREVE  
TEMECULA CA. 92592

APN: 915220043, ASMT: 915220043  
TIMOTHY DUDZIK  
39000 CUMBRE RD  
TEMECULA CA. 92592



APN: 915540001, ASMT: 915540001  
WILLIAM B BROWN, ETAL  
1904 RHODES ST  
HERMOSA BEACH CA 90254

APN: 915210076, ASMT: 915210076  
WILLIAM BROWN, ETAL  
39250 CALLE BREVE  
TEMECULA CA. 92592

ATTN: Gary Thornbill  
City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Applicant:  
Bob Tikosky  
5733 Willis Ave.  
Van Nuys, CA 91411

Owner:  
Jacob & Jing Tikosky  
15720 Ventura Blvd. #229  
Encino, CA 91436

Eng-Rep:  
Saeed Shahidi  
25422 Trabuci Rd. #105  
Lake Forest, CA 92630

# 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.**

PM35565 / EA41440 / CFG4802

*Project Title/Case Numbers*

Wendell Bugtai

*County Contact Person*

951-955-2419

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Jacob Tikosky

*Project Applicant*

5733 Willis Avenue, Van Nuys, CA 91411

*Address*

Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure

*Project Location*

Parcel Map No. 35565 proposes a schedule H subdivision of 10.18 gross acres into two (2) residential parcels with a minimum lot size of five (5) gross acres.

*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 + \$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*

Project Planner

*Title*

July 21, 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#: ZEA 41440 ZCFG4802

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* T0707048

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: MERCURY CONSTRUCTION \$64.00  
paid by: CK 2772  
CALIF FISH & GAME FOR EA41440  
paid towards: CFG04802 CALIF FISH & GAME: DOC FEE  
at parcel: 39100 CUMBRE RD TEM  
appl type: CFG3

By \_\_\_\_\_ Jun 25, 2007 12:42  
DOKEITH posting date Jun 25, 2007

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\*\*\*\*\*

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 \* R1007953

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

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\*\*\*\*\*

Received from: MERCURY CONSTRUCTION \$2,010.25  
paid by: CK 5278  
CALIF FISH & GAME FOR EA41440  
paid towards: CFG04802 CALIF FISH & GAME: DOC FEE  
at parcel: 39100 CUMBRE RD TEM  
appl type: CFG3

By \_\_\_\_\_ Jul 19, 2010 11:02  
MGARDNER posting date Jul 19, 2010

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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!