



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

(DRAFTED 11/15/10)

9:30 A.M.

DECEMBER 13, 2010

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT

4080 LEMON STREET

1st 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. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME** for **PLOT PLAN NO. 21874**- Applicant: Tim McKenna - Second Supervisorial District – El Cerrito Zoning District - Temescal Canyon Area Plan: Light Industrial (LI) - Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – 1.88 Acres - Zoning: Manufacturing - Service Commercial (M-SC) – Construction of a 27,248 square foot, two (2) story office building on a 1.88 net acre lot with a floor area ratio of 0.35. Also, includes 13,585 square feet of landscaping, with 114 standard parking stalls and five (5) stalls for persons with disabilities. - **REQUEST: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 21874, extending the expiration date to July 16, 2011.** Project Planner, Ray Juarez at 951-955-9541 or e-mail rjuarez@rctlma.org.

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. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 1,600 square foot metal storage building on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-

Judicial)

- 3.2 **PLOT PLAN NO. 24714** – CEQA Exempt – Applicant: William & Catherine Bensyl – Owner: William & Catherine Bensyl - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Avenue De Camelia, westerly Avenida Escala, easterly of Calle Teresa, southerly of Avenida Bosque – 20.42 Acres – Zoning: Residential Agricultural (R-A-20) (20 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,728 square foot detached storage building and 4,896 square foot horse stall/barn on 20.42 Acres, associated with the 1,140 square foot residence, 1,488 square foot garage detached garage and 10,897 square foot barn (PP23808) located at 41995 Calle Corriente in Murrieta. APN: 932-260-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 3.3 **PLOT PLAN NO. 23612** – CEQA Exempt – Applicant: Joaquin Hernandez – Owner: Joaquin Hernandez - Second Supervisorial District – Rubidoux District – Jurupa Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly of Rouner Drive, southerly of Rubidoux Blvd., easterly of Tarragona Drive, westerly of Castellano Road – .65 Acre – Zoning: Residential Agricultural (R-A) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 415 square foot storage and 1,132 square foot garage addition to existing 480 square foot detached garage on .65 acre, associated with the 2,245 square foot residence located at 6091 Rouner Drive in Riverside. APN: 175-122-011. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 3.4 **PLOT PLAN NO. 24742** – CEQA Exempt – Applicant: Kelley Cooper – Owner: John & Kelley Cooper - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Bella Vista, southerly of Mesa Road, easterly of East Benton Road, westerly of Glen Oaks Road – 5.08 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,995 square foot detached barn on 5.08 acres, associated with the 3,254 square foot residence and several agricultural structures located at 39099 Calle Jojoba in Temecula. APN: 915-370-050. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 3.5 **PLOT PLAN NO. 24762** – CEQA Exempt – Applicant: Jeff Berg – Owner: Reina Gamez and Gilbert Heck - Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Menifee Road, westerly of Olivas Avenue – .45 Acre – Zoning: Residential Agricultural (R-A) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,200 square foot detached storage building .45 acre, associated with the 2,366 square foot residence located at 29112 Slumpstone Street in Nuevo. APN: 309-341-007. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 3.6 **PLOT PLAN NO. 24739** – CEQA Exempt – Applicant: Sergio Zuniga – Eng./Rep: Jose Hernandez - Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Community Development: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Orange, southerly of Water Avenue, easterly of Evans Road, westerly of Dunlap – 1.19 Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 2-story storage shed (1st floor 392 square foot storage and 2nd floor 240 square foot attic space) with attached 121 square foot patio cover/porch along with the unpermitted 192 square foot shed on 1.19 acres, associated with the 1,801 square foot residence located at 20815 El Nido Avenue in Perris. APN: 300-040-014.) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 3.7 **PLOT PLAN NO. 24718** – CEQA Exempt – Applicant: Charles Godby – Owner: Charles and Cynthia

Godby - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Camino De Paz, southerly of Hodge Circle, easterly on Calle Pino, westerly of I-15 Freeway – 4.24 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,296 square foot detached barn with 864 square foot of patio overhang on 4.42 acres, associated with the 2,065 square foot residence located at 41926 Calle Pino in Murrieta. APN: 931-190-012. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

4.0 PUBLIC HEARINGS: 9:30 a.m. or as soon as possible thereafter.

- 4.1 **PLOT PLAN NO. 24672** – CEQA Exempt – Applicant: Harold Meyers – Eng-Rep: Dennis Janda Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly San Diego County Lin, southerly of Rancho California Road, easterly of Carancho Road, westerly of I-15 Freeway – Zoning: Residential Agricultural (R-A-5 (5 acres minimum) – **REQUEST:** The Plot Plan is to permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and a 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024. (Continued from November 15, 2010) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 4.2 **PLOT PLAN NO. 24710** – CEQA Exempt – Applicant: Matt and Katie O'Malley – Owner: Matt and Katie O'Malley – Fourth Supervisorial District – Sky Valley District – Western Coachella Valley Area Plan – Rural: Rural Residential (R:RR) (5 acres minimum) - Located Southerly of Dillon Road, easterly of Lamel Road, westerly of Holeman Way – Zoning: Residential Agricultural (R-A-1 1/4) (1 1/4 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road. APN: 647-420-014. (Continued from November 15, 2010) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-judicial)
- 4.3 **PLOT PLAN NO. 24216** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkley - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter, and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area. - APN: 273-280-010. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- 4.4 **PLOT PLAN NO. 17345** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Santa Fe Hunt - Engineer/Representative: Philip Brailsford - Third Supervisorial District - Tule Peak Zoning Area – Riverside Extended Mountainous Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of McClain Lane and westerly of Cowboy Country Trail, more specifically 43430 McClain Lane, Aguanga, CA 92536 - 4.91 Gross Acres – Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - **REQUEST:** The Plot Plan proposes to permit an existing unpermitted kennel as a Class III Kennel (26 to 40 Dogs) that provides care, breeding, exercise and training of foxhounds for the Santa Fe Hunt organization. Development includes a 1,125 sq. ft. single family residence and a 2,000 sq. ft. Kennel with eight runs on a 4.91 gross

acre parcel. - APN: 580-110-043. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

- 4.5 **PLOT PLAN NO. 24431/VARIANCE NO. 1874** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)
- 4.6 **TENTATIVE PARCEL MAP NO. 33928** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jess Hetzner – Engineer/Representative: Oz Bratene – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10-Acre Minimum) – Location: Northerly of Vista De Montanas, easterly of Via Sereno, westerly of Calle de Companero, and southerly of Klick Avenue at 39470 Via Sereno. – 10.46 Gross Acres – Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Parcel Map proposes a Schedule “H” subdivision of 10.46 gross acres into two (2) parcels with a minimum lot size of 5 gross acres – APN: 929-04-007. Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org. (Quasi-judicial)

5.0 PUBLIC COMMENTS:

Agenda Item No. 1.1
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Ray Jaurez

Plot Plan No. 21874
SECOND EXTENSION OF TIME (EOT)
Director's Hearing Date: Dec. 13, 2010
Applicant: Tim McKenna

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:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN No. 21874.

JUSTIFICATION FOR THE EXTENSION REQUEST:

As indicated on the correspondence from the Extension of Time applicant (dated November 5, 2010), construction has not occurred within the required period of time because obtaining funding has been a challenge given the current banking climate.

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 three (3) 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 Transportation Department is recommending the addition of three (3) Conditions 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 September 17, 2010) indicating the acceptance of the three (3) conditions.

ORIGINAL Approval Date: July 16, 2007

Ray
11-19-10

PLOT PLAN NO. 21874
SECOND EXTENSION OF TIME REQUEST
Page 2 of 2

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN No. 21874**, extending the expiration date to July 16, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for **PLOT PLAN NO. 21874**- Applicant: Tim McKenna - Second Supervisorial District – El Cerrito Zoning District - Temescal Canyon Area Plan: Light Industrial (LI) - Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – 1.88 Acres - Zoning: Manufacturing - Service Commercial (M-SC) – Construction of a 27,248 square foot, two (2) story office building on a 1.88 net acre lot with a floor area ratio of 0.35. Also, includes 13,585 square feet of landscaping, with 114 standard parking stalls and five (5) stalls for persons with disabilities. - **REQUEST: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 21874, extending the expiration date to July 16, 2011.**

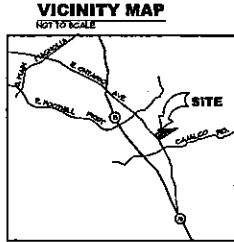
Revised 6/23/10 by R. Juarez

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PLOT PLAN NO. 21874

COUNTY OF RIVERSIDE, CALIFORNIA

JUNE 2006



EASEMENT NOTES

- AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA POWER COMPANY, PER INSTRUMENT RECORDED OCTOBER 11, 1978 IN BOOK 1371, PAGE 181 OF DEEDS, NOT PLOTTABLE.
- AN EASEMENT FOR PIPELINES IN FAVOR OF TERESCAL WATER COMPANY, PER INSTRUMENT NO. 8568 RECORDED MARCH 9, 1996. SAID EASEMENT IS NOT PLOTTABLE. HOWEVER, LOCATION OF EXISTING PIPELINE IS SHOWN.
- NEW FLOOD CONTROL EASEMENT, FOR MORE INFORMATION PLEASE SEE CIVIL PLANS.

PARKING ANALYSIS:

LAND USE	PARKING	REQ.	PROVIDED	DIFFERENCE
OFFICE BUILDING				
1ST FLOOR	0.077	1300	52	60
2ND FLOOR	0.077	1300	55	65
TOTAL	0.154		107	125

ACCESSIBLE PARKING ANALYSIS:	PARCEL	PROVIDED PARKING	REQ. NP.	PROVIDED NP.	DIFFERENCE
	15	2	2	2	0

PARKING NOTES

- PIN TYPED SIGN DRIVE ABLE WIDTH SHALL BE 24'-0" MIN.
- PIN FIRE LANE ABLE WIDTH SHALL BE 24'-0" MIN.
- MIN. STANDARD PARKING STALL SHALL BE 5'X10'
- 50% OF TOTAL PARKING TO BE LANDSCAPED.
- PLANTERS AT END STALLS SHALL HAVE A CONCRETE WALKWAY OF 2' WIDE X 4' HIGH.

GENERAL NOTES

- THE PROJECT SITE IS NOT WITHIN AN AREA OF OVERFLOW OR INUNDATION REFER TO CIVIL DESIG.
- ABANDON AND REMOVE ANY ON-SITE IRRIGATION LINES.
- ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED.
- THE EXISTING WELL IS TO BE REMOVED.
- CONSIDERATION SHOULD BE MADE FOR MPODES AND SUPPLEMENT 'A' GUIDELINES TO FITSATS STORM WATER RUN-OFF, SEE CIVIL DESIG.
- NO PLAYABLE OR COMBUSTIBLE MATERIALS + LIQUIDS TO BE STORED ON SITE.
- NOT WITHIN A SPECIFIC PLAN.
- NO OPEN CHANNELS PROPOSED - LANDSCAPE PLANS TO BE DEFERRED, SEE CIVIL DESIG.
- PERLA FLOOD ZONE DESIGNATION - COMMUNITY PANEL NO. 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 100% AS BOUND MAP COORDINATES 2000 EDITION, MAP 14, GRID B-5.
- COMMUNITY FACILITIES DISTRICT - NONE.
- SITE IS NOT WITHIN A GEOLOGIC HAZARD AREA OR SUBJECT TO LIQUEFACTION PER SOILS REPORT SEE CIVIL DESIG.
- ROUND TRIP 401 - 6:00 PM MONDAY THRU FRIDAY, CLOSED FEDERAL HOLIDAYS.
- EXISTING TREES, ROCK WALL, 4 PIP. TO BE REMOVED.

OWNER/DEVELOPER

NETWORK DEVELOPMENT COMPANY, LLC,
A DELAWARE SERIES, LLC, BARTON SERIES
155 CORONA PONTE CT.
DULHOCK CT
CORONA, CA 92679
PHONE: (714) 655-7171

ENGINEER

RU CONSULTING ENGINEERS, INC.
3844 UNIVERSITY AVE
RIVERSIDE, CA 92504
PHONE: (951) 541-2523
FAX: (951) 541-2525

ARCHITECT

TRIP DESIGN GROUP, INC
8328 MAGNOLIA AVENUE SUITE 4
RIVERSIDE, CA 92504
PHONE: (951) 548-1892
FAX: (951) 548-1876

REPRESENTATIVE

TRIP HORD + ASSOCIATES
TRIP HORD
P.O. BOX 1215
RIVERSIDE, CA 92502
PHONE: (951) 684-5405
FAX: (951) 684-4875

SHEET INDEX

PP-0	PROPOSED SITE PLAN EXHIBIT 'A'
C-1	CONCEPTUAL GRADING PLAN EXHIBIT 'W'
PH-0	PHOTOMETRIC LAMINA PLAN
L-1	PRELIMINARY LANDSCAPE PLAN EXHIBIT 'L'
A-1-01	OCCUPANT LOAD CALCULATIONS
A-1-02	PROPOSED FIRST FLOOR PLAN EXHIBIT '1'
A-1-03	PROPOSED SECOND FLOOR PLAN EXHIBIT '2'
A-2-01	PROPOSED ROOF PLAN
A-2-02	EXTERIOR ELEVATIONS EXHIBIT 'E'
A-2-03	EXTERIOR ELEVATIONS EXHIBIT 'F'

PROJECT DATA

PROJECT NAME
CANYON POINTS BUSINESS CENTER

PROJECT DESCRIPTION
PLOT PLAN SUBMITTAL FOR A PROPOSED 3-STORY, 173,411 SF, OFFICE/COMMERCIAL OFFICE BUILDING.

LEGAL DESCRIPTION:
100 ACRES NET IN PLAN 1 P.M. 026/045 P.M. 17216
BLOCK PAGE PARCELS ACRES
275 230 034 150

SECTION 16 T. 40. R. 6W
T.M.P. #
APN: 275-230-034

PARCEL SIZE: 81,992 S.F. (1.88 ACRES) NET
BEFORE DEDICATION: 100 ACRES
AFTER DEDICATION: 170 ACRES

TOTAL BUILDING AREA:
3 STORY OFFICE BUILDING = 1,824,85 SF, 2ND FLOOR = 210,48 SF, TOTAL FLOOR AREA RATIO = 21.148 SF / 17323 SF = 1.21655

LOT COVERAGE:
BUILDING AREA (GROSS) 1834.85 SF • 1.04%
LANDSCAPE AREA 1834.85 SF / 17323 SF • 1.04%
PERVIOUS 1834.85 SF / 17323 SF • 1.04%
TOTAL 17323 SF • 100%

LAND USE ZONING

ZONING	EXISTING	PROPOSED
GENERAL PLAN	PLR 1 H-SC	NO CHANGE
LAND USE	L1 4 COMM	NO CHANGE
	VACANT	OFFICE

SCHOOL DISTRICT
CORONARONCO UNIFIED SCHOOL DISTRICT

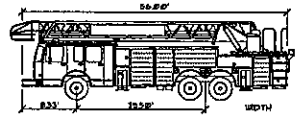
UTILITY PROVIDERS
WATER: CITY OF CORONA
GAS: THE GAS COMPANY
ELECTRICAL: SOUTHERN CALIFORNIA Edison
TELEPHONE: VERIZON
CABLE: CANTON COMMUNICATIONS

SOURCE OF TOPOGRAPHY
AERIAL TOPOGRAPHIC SURVEY PERFORMED BY KAC ENGINEERS

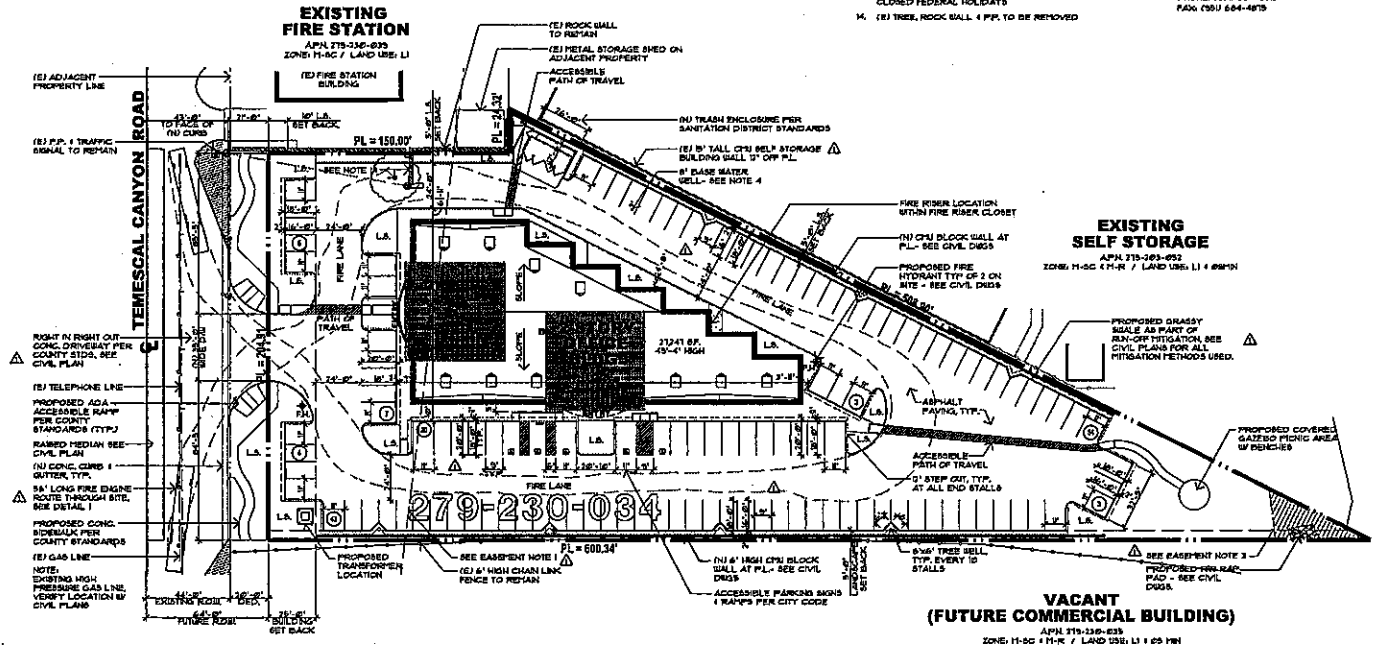
BUILDING CLASSIFICATION
PROPOSED BUILDING TYPE OF CONSTRUCTION TYPE 5-B UNREINFORCED CONCRETE

NOTE:
THE INFORMATION CONTAINED ON THIS DRAWING IS AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF TR DESIGN GROUP INC. AND ALL DIMENSIONS ARE APPROXIMATE AND ARE BASED ON A SURVEY DATED 06-10-2006 PROVIDED BY KAC ENGINEERS

THIS INFORMATION IS PRELIMINARY IN NATURE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.



56' FIRE TRUCK PROFILE
SCALE: 1/8" = 1'-0"



PROPOSED PLOT PLAN
SCALE: 1/32" = 1'-0"

EXHIBIT 'A'

PROPERTY OWNER:
SITELAND DEVELOP. CO., LLC, A DELAWARE SER., LLC, BARTON SER.
155 CORONA PONTE CT.
CORONA, CA 92679
714-662-7171

PLAN FOR:
CANYON POINT BUSINESS CENTER
2030 TEMESCAL CANYON RD.
CORONA, CA 92681

PROPOSED PLOT PLAN EXHIBIT 'A'

REV. NO.	REVISION DESCRIPTION	DATE BY
1	COPY-1018	11-16-06 HT
2	COPY-1018	03-02-07 HT

PRINTED 3-2-2007

DATE: 04-21-06
SCALE: 1" = 32'-0"
SHEET NO:

PP1-0

November 5, 2010

Mr. Ron Goldman
Planning Director
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502

Re: Second Extension of Time for Plot Plan 21874

Dear Mr. Goldman,

I have had to request a second extension of time for this Project because of current economic conditions. The demand for new commercial office space in the Corona area has been very low over the past several years. Obtaining funding for construction of this type of a Project is also challenging given the current banking climate.

I am, however, beginning to move forward with this development. We have received approval from the Building and Safety Department for our retaining wall plans and we are in the process obtaining a grading permit.

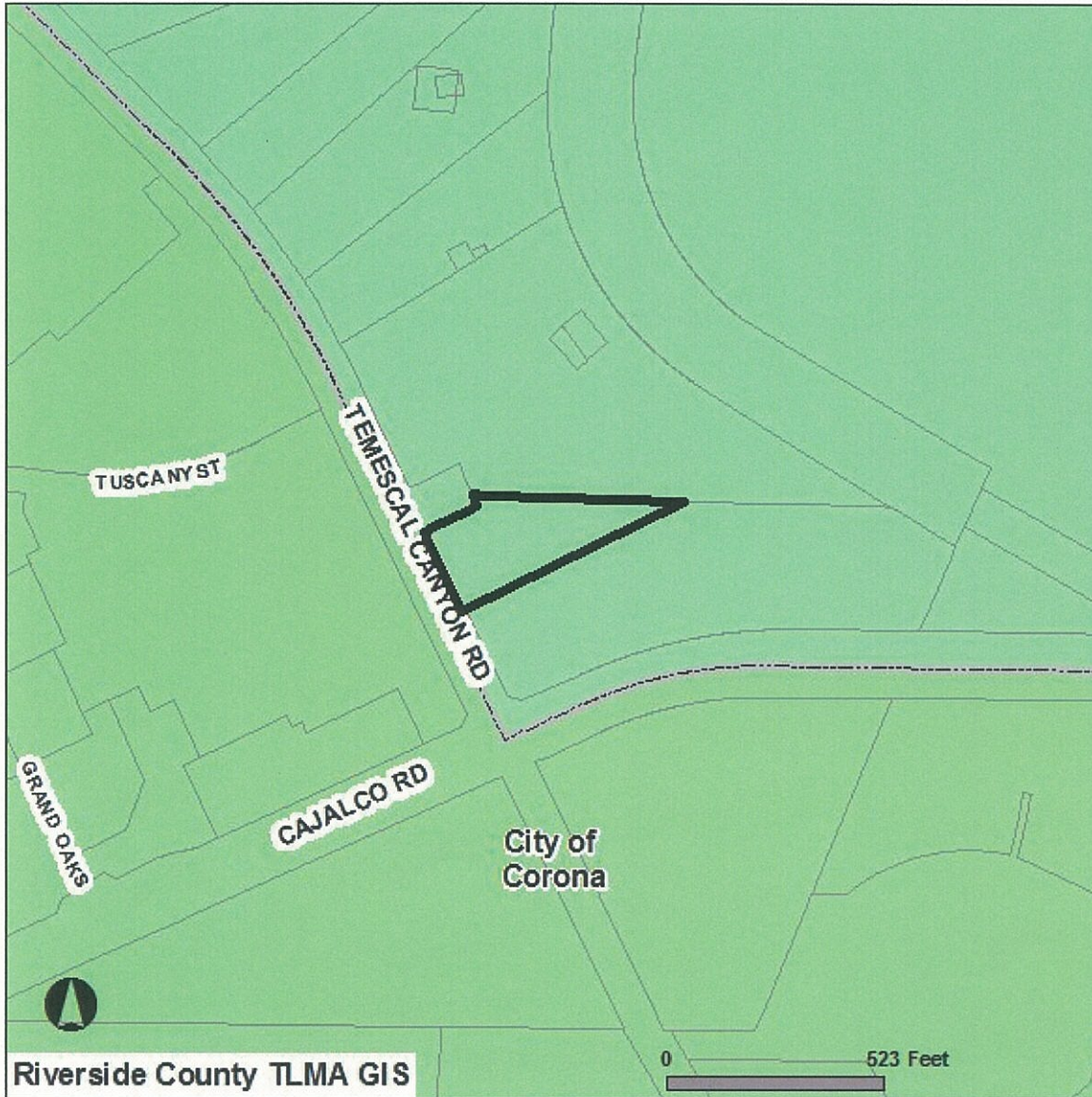
I trust this information will allow you to make a favorable decision on my request for a second extension of time for Plot Plan 21874. If you have any additional questions, please feel free to contact me at your convenience.

Sincerely,
Sitework Development Company, LLC



Tim McKenna
Manager

ZONING DISTRICTS & ZONING AREAS - PP21874



Selected parcel(s):
279-231-008

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- EL CERRITO DISTRICT
- INTERSTATES
- HIGHWAYS
- PARCELS

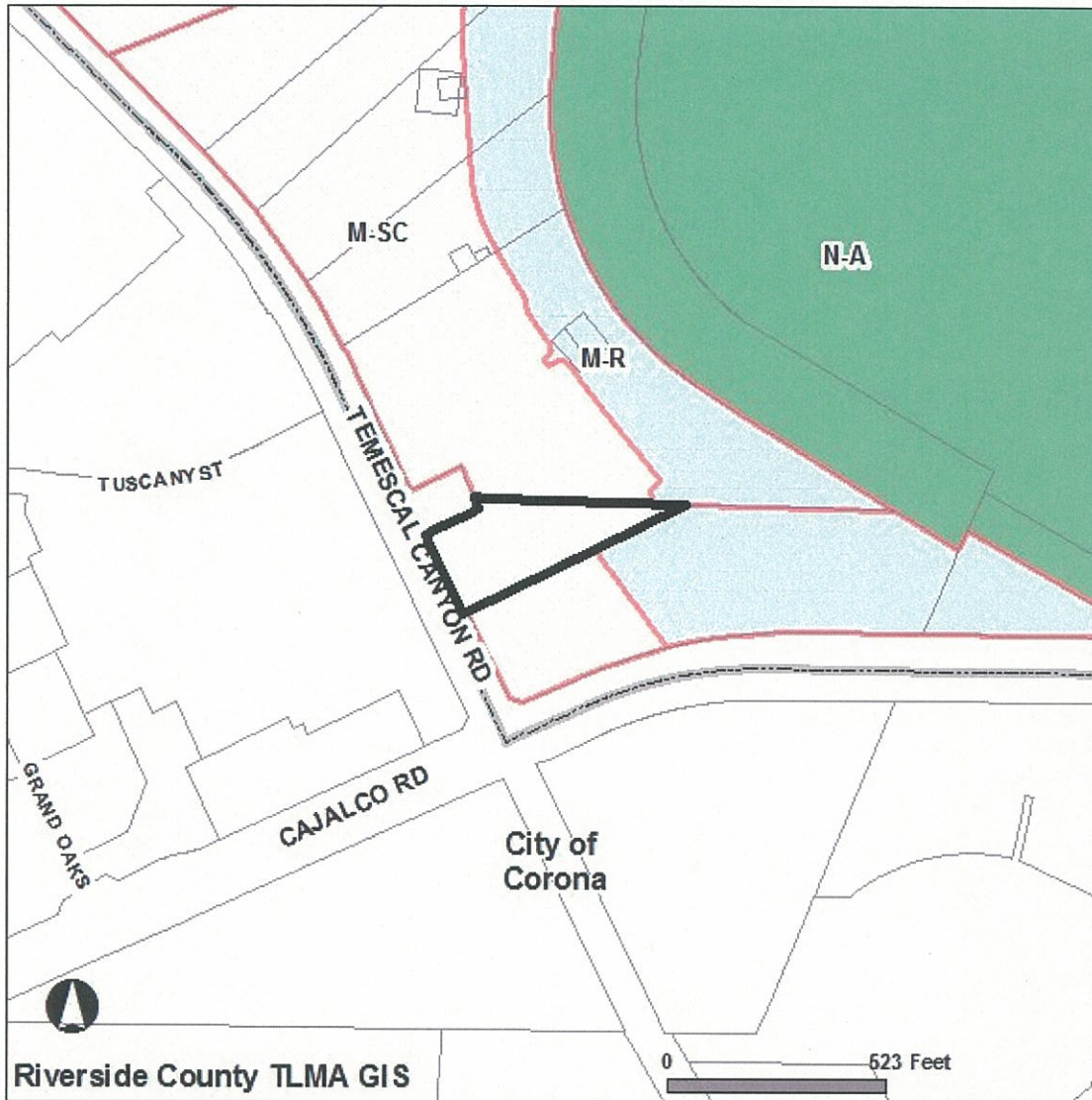
IMPORTANT

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REPORT PRINTED ON...Wed Aug 04 09:21:47 2010

Version 100412

ZONING - PP21874



Selected parcel(s):
279-231-008

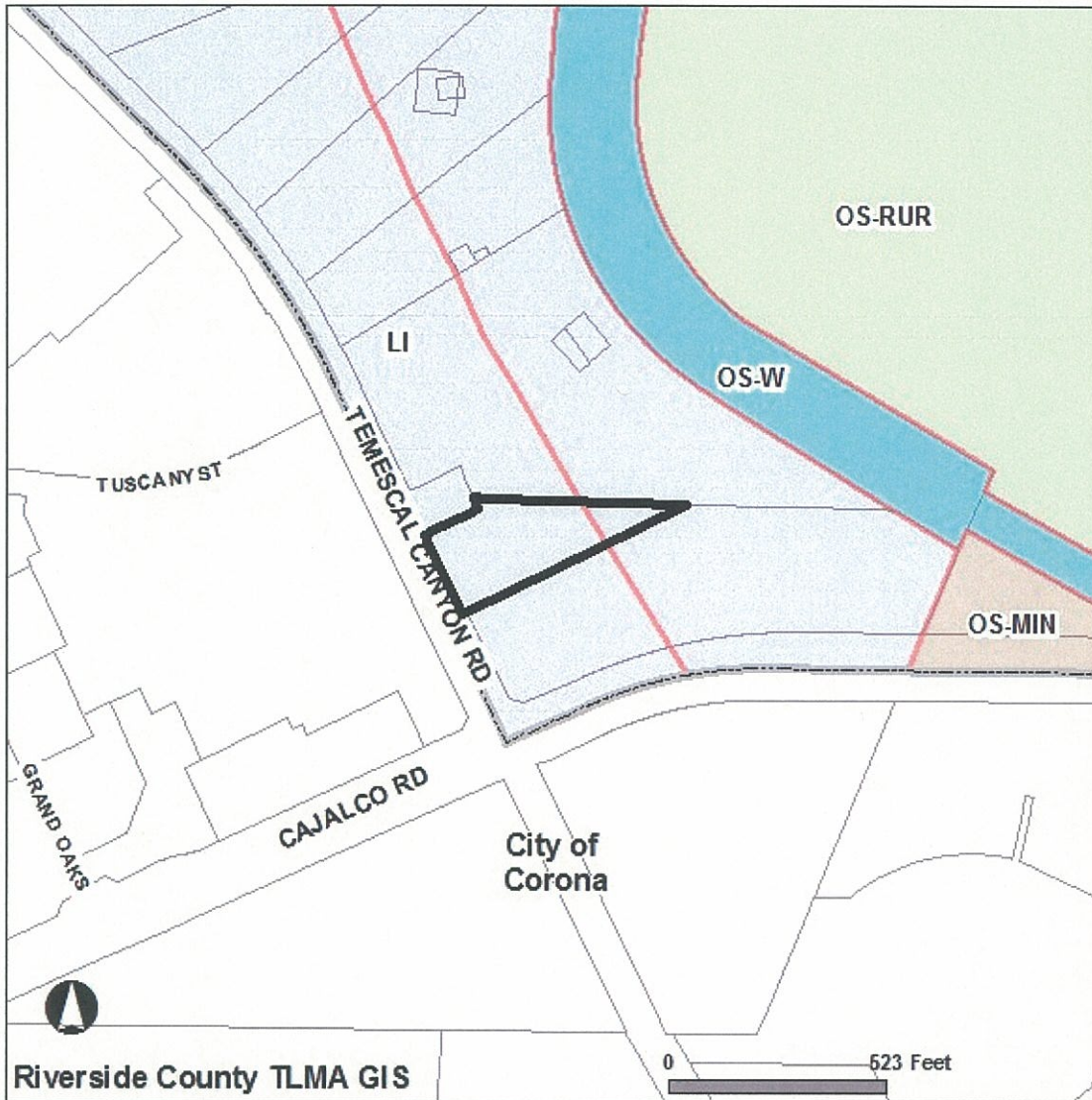
ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | M-R | M-SC |
| N-A | | | |

IMPORTANT
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 Version 100412

LAND USE - PP21874



Selected parcel(s):
279-231-008

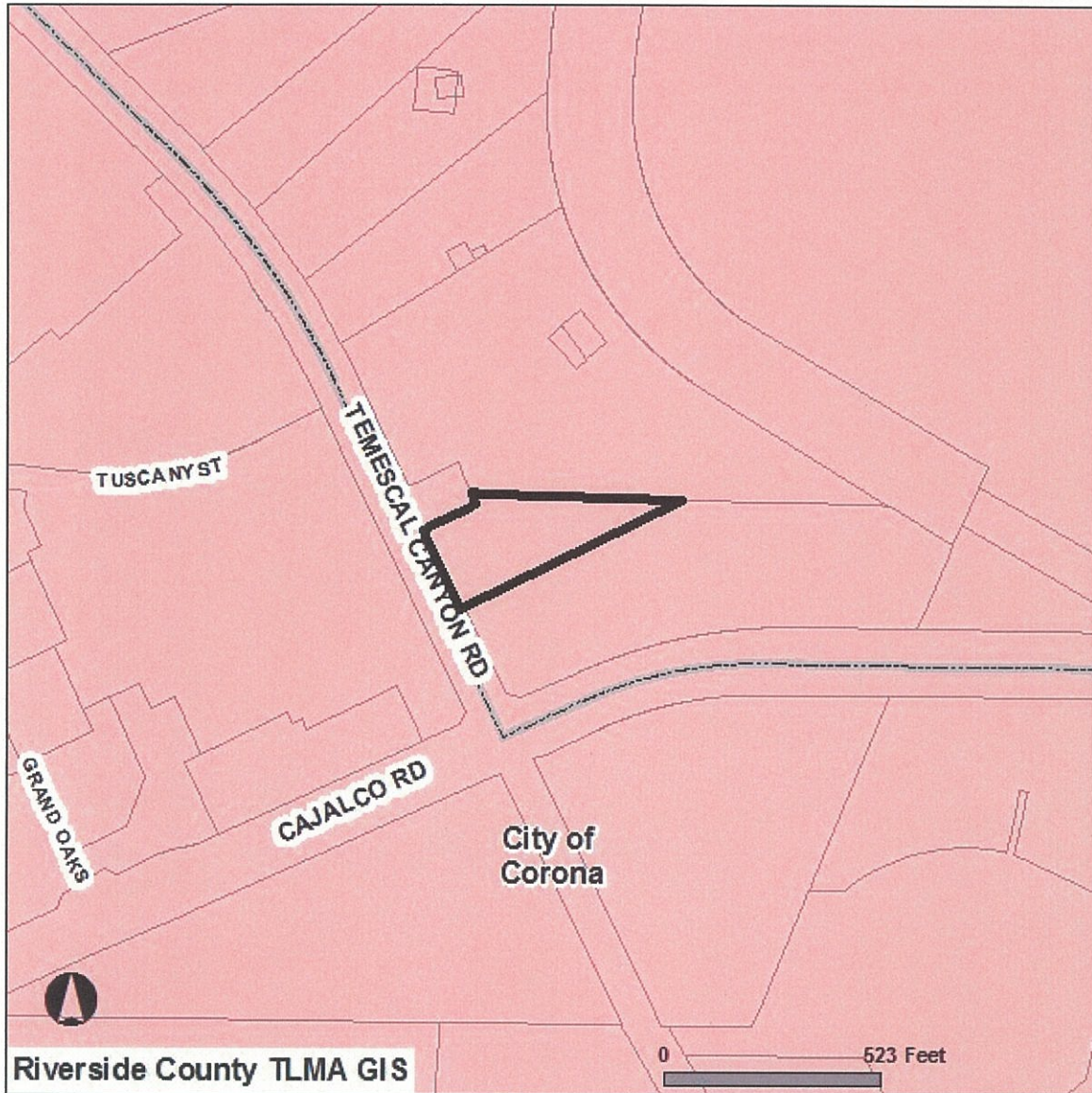
LAND USE

- | | | | |
|-----------------|-----------------------|----------------------------|---------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | LI - LIGHT INDUSTRIAL | OS-MIN - MINERAL RESOURCES | OS-RUR - OPEN SPACE RURAL |
| OS-W - WATER | | | |

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Version 100412

AREA PLAN - PP21874



Selected parcel(s):
279-231-008

AREA PLAN

- SELECTED PARCEL
- PARCELS
-  INTERSTATES
-  TEMESCAL CANYON
-  HIGHWAYS
- CITY

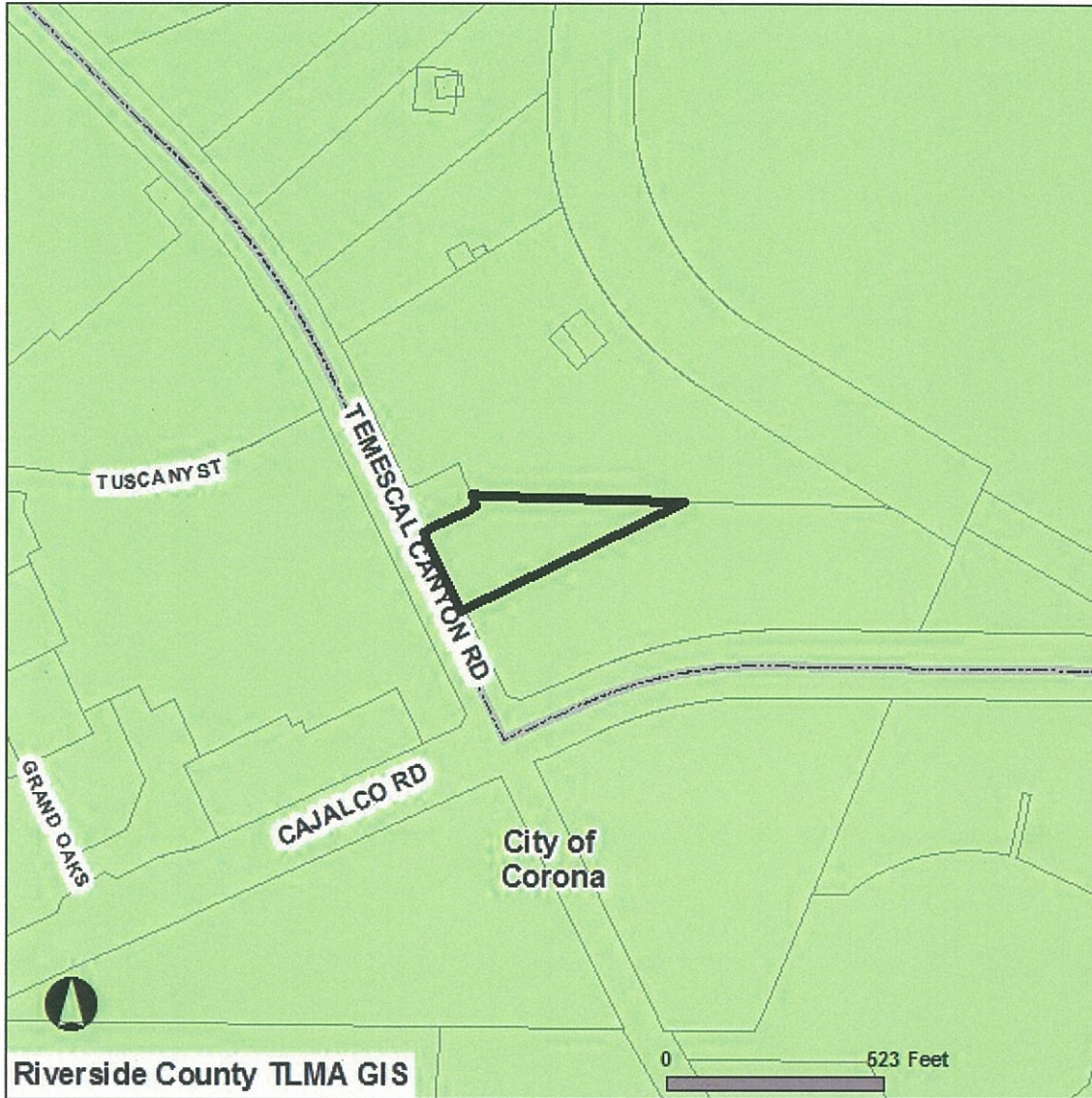
IMPORTANT

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Version 100412

SUPERVISORIAL DISTRICT - PP21874



Selected parcel(s):
279-231-008

SUPERVISORIAL DISTRICTS

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- DISTRICT 2
SUPERVISOR JOHN TAVAGLIONE
- N HIGHWAYS
- CITY

IMPORTANT
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REPORT PRINTED ON...Wed Aug 04 09:16:31 2010
Version 100412

Extension of Time Environmental Determination

Project Case Number: PP21874
 Original E.A. Number: EA40927
 Extension of Time No.: Second
 Original Approval Date: July 16, 2007

Project Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road
 Project Description: Construction of a 27,248 square foot, two (2) story office building on a 1.88 net acre lot with a floor area ratio of 0.35. Also, includes 13,585 square feet of landscaping, with 114 standard parking stalls and five (5) stalls for persons with disabilities.

On September 23, 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: September 23, 2010
 For Carolyn Syms Luna, Director

Dimagiba, Catherine

From: Bernie Mayer [bmayer@sitetechnic.com]
Sent: Friday, September 17, 2010 8:03 AM
To: Dimagiba, Catherine
Cc: Tim McKenna
Subject: Fw: 2nd EOT for PP21874 - Conditions of Approval
Attachments: PP21874 2ND EOT COA'S.pdf

Hi Catherine,

The applicant, Tim McKenna, and myself have reviewed the additional conditions of approval that will be added to PP21874 as part of the first extension of time request. These additional conditions are as follows:

10.TRANS.6
60.TRANS.2
60.TRANS.3

The applicant accepts these conditions. Please contact us with any questions that you might have.

Bernie Mayer
SITETECH, Inc.
(909) 864-3180

For Tim McKenna

----- Original Message -----

From: Tim McKenna
To: BMayer@Sitetechnic.com
Sent: Tuesday, September 14, 2010 11:37 AM
Subject: FW: 2nd EOT for PP21874 - Conditions of Approval

Thank you,

Tim McKenna



VALUE YOU CAN MEASURE
INTEGRATED TECHNOLOGY
UNPARALLELED EXPERIENCE

Phone: 951-736-7707
Fax: 951-736-7706
Website: www.mckennagc.com

From: Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]
Sent: Thursday, September 09, 2010 12:19 PM
To: Tim McKenna
Subject: 2nd EOT for PP21874 - Conditions of Approval

Attn: Applicant

RE: **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 21874.**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on September 2, 2010. The LDC has determined it necessary to recommend the addition of three (3) 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 Transportation Department is recommending the addition of three (3) 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.TRANS.6
- 60.TRANS.2
- 60.TRANS.3

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.

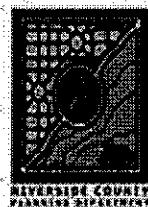
Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, 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 II
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone: (951) 955-1681
Fax: (951) 955-3157

09/09/10
10:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP21874

Parcel: 279-231-008

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 6 USE - COUNTY WEB SITE (EOT2)

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN EOT2

RECOMMND

TRANS TO CLEAR CONDITION.
When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - OBTAIN L&LMD APP (EOT2)

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.21 and 90.TRANS.15.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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

DATE: August 5, 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

SECOND EXTENSION OF TIME for PLOT PLAN NO. 21874- Applicant: Tim McKenna - Second Supervisorial District – El Cerrito Zoning District - Temescal Canyon Area Plan: Light Industrial (LI) - Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – 1.88 Acres - Zoning: Manufacturing - Service Commercial (M-SC) – Construction of a 27,248 square foot, two (2) story office building on a 1.88 net acre lot with a floor area ratio of 0.35. Also, includes 13,585 square feet of landscaping, with 114 standard parking stalls and five (5) stalls for persons with disabilities. - **REQUEST: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 21874, extending the expiration date to July 16, 2011.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **September 2, 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 Catherine Dimagiba, at (951) 955-1681 or email at cdimagib@RCTLMA.org/ **MAILSTOP# 1070.**

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



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP21874 DATE SUBMITTED: 07/13/2010

Assessor's Parcel Number(s): 279-231-008

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A 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: 07/16/2007

Applicant's Name: TIM MCKENNA E-Mail: TIM@MCKENNAGC.COM

Mailing Address: SITWORK DEVELOPMENT CO, LLC. P.O. BOX 78837
CORONA CA 92877
City State ZIP

Daytime Phone No: (951) 538-7996 Fax No: (951) 736-7706

Property Owner's Name: TIM MCKENNA E-Mail: TIM@MCKENNAGC.COM

Mailing Address: SITWORK DEVELOPMENT CO, LLC. P.O. BOX 79937
CORONA CA 92877
City State ZIP

Daytime Phone No: (951) 538-7996 Fax No: (951) 736-7706

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.

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.

TIM MCKENNA

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.

TIM MCKENNA

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
Supervisorial District: First
Project Planner: Bahelila Boothe

Plot Plan Number: 24473
Applicant: Odon Marci
Directors Hearing: December 13, 2010
Continued from: May 17, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,106 square foot detached storage garage with 320 square foot basement on 1.01 acre, associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016.

ISSUES OF RELEVANCE:

There is current an unpermitted trailer on the site photo's that is not shown on the site exhibit. Planning Department will add a condition that this unpermitted trailer must be removed from the property prior to final permit approval of the building permit.

BACKGROUND:

May 3, 2010

The case was presented at the May 3, 2010 Director's Hearing, letter of opposition was received from neighbor regarding the 1,600 square feet metal storage building. Based on the elevation details presented to the Planning Director, the proposed structure is not compatible with the surrounding community.

FURTHER PLANNING CONSIDERATIONS:

This project was continued from the May 17, 2010 Director's Hearing for the applicant to submitted revised plans for the project (1,600 square foot detached building) to be constructed of wood framing with stucco treatment. Revised plans were submitted to Planning Department on November 4, 2010. The applicant has increased the size of the structure by 506 square foot and added a 320 square foot basement but it still meets the setback and height requirements per the zone.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24473, 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.

SA
11/17/10

4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) and Very Low Density Residential (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural (1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 2,106 square foot detached storage garage with 320 square foot basement is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached storage garage is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

RIVERSIDE COUNTY GIS



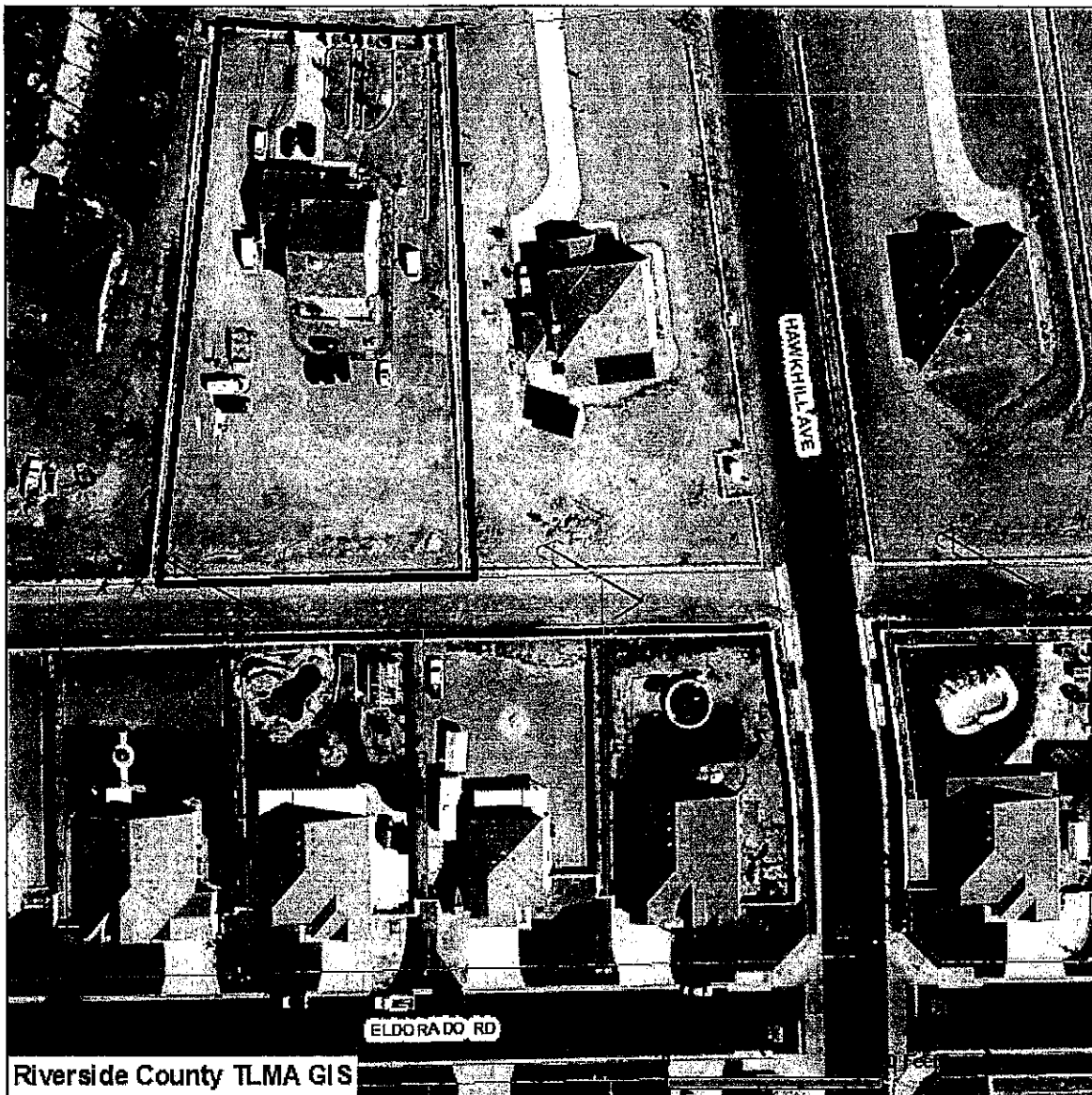
Selected parcel(s):
321-432-016

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RIVERSIDE COUNTY GIS



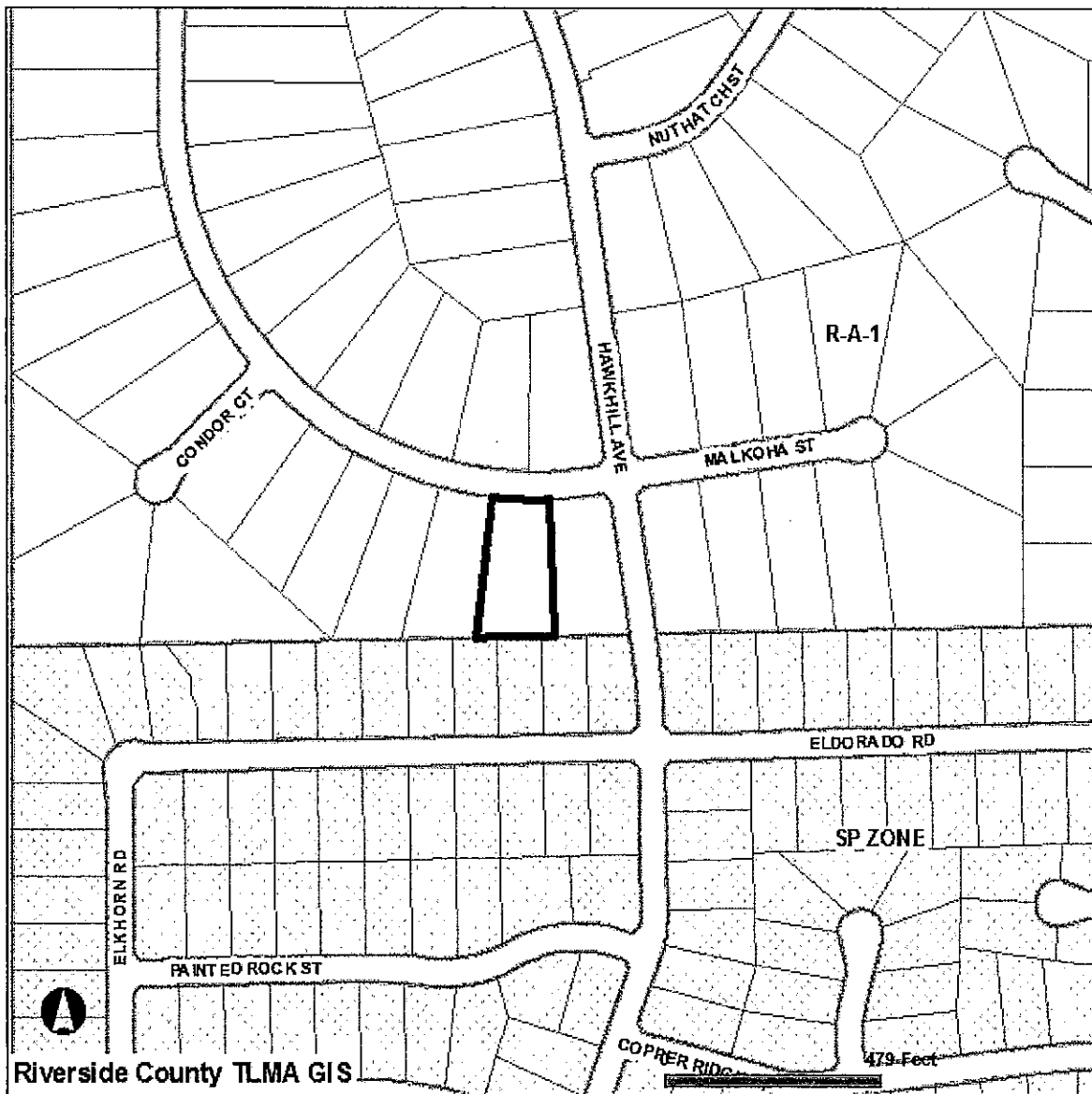
Selected parcel(s):
321-432-016

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RIVERSIDE COUNTY GIS



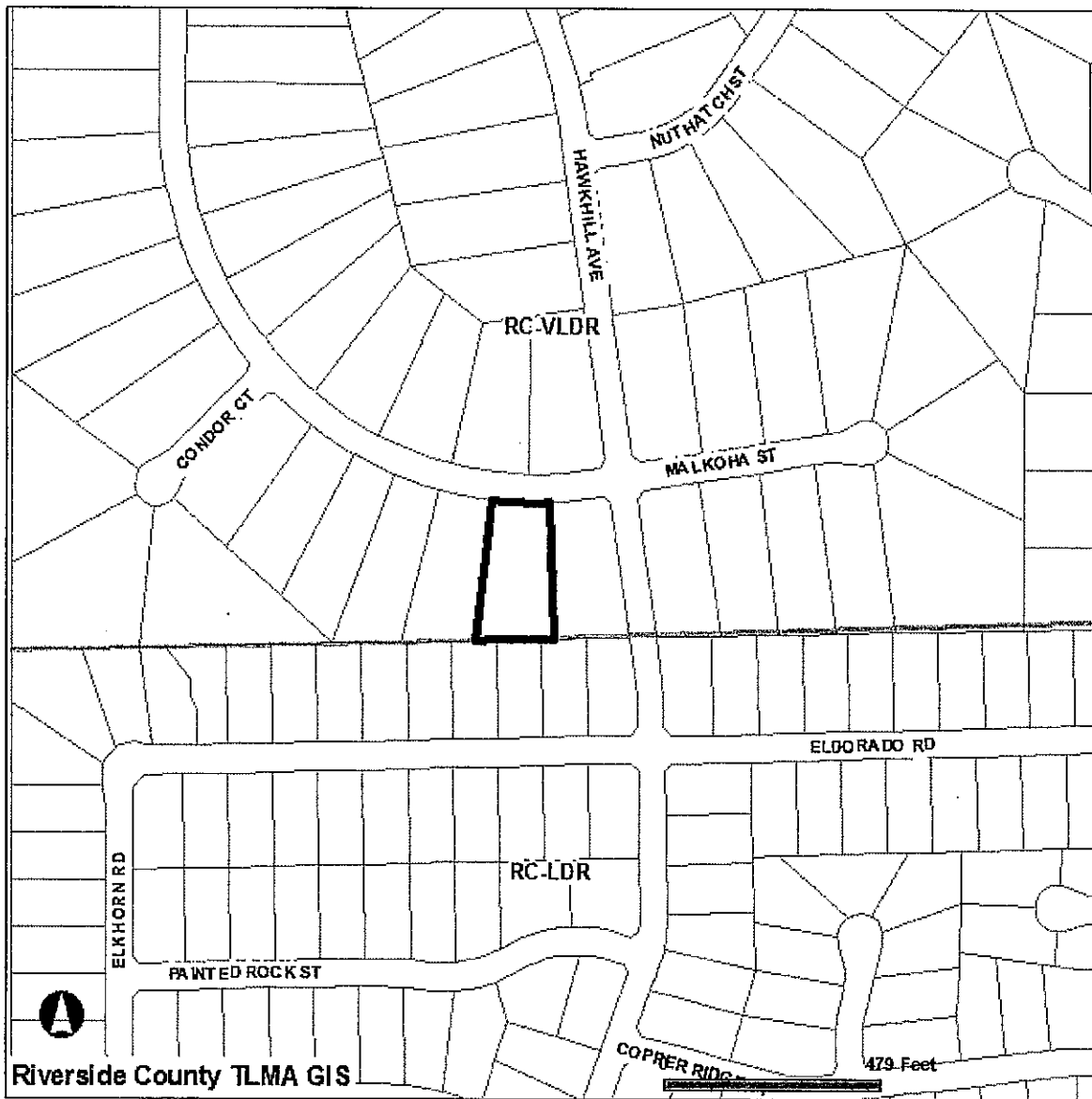
Selected parcel(s):
321-432-016

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REPORT PRINTED ON...Mon Mar 29 17:05:25 2010

RIVERSIDE COUNTY GIS



Selected parcel(s):
 321-432-016

IMPORTANT

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REPORT PRINTED ON...Mon Mar 29 17:05:04 2010

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

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. 24473 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24473, Exhibit A, Amended #1, dated November 4, 2010.

APPROVED EXHIBIT B & C = Plot Plan No. 24473, Amended #1, Exhibit B & C, dated November 4, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct a 2,106 square foot detached storage building with 320 square foot basement on 1.01 acre, associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016.

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 24473. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24473 is for land use approval only, and has only met the requirements of Ordinance 348. Any

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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 #: PP24473

Parcel: 321-432-016

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 #: PP24473

Parcel: 321-432-016

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 B, Amended #1, dated November 4, 2010.

11/17/10
09:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

80. PRIOR TO BLDG PRMT ISSUANCE

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended #1, dated November 4, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

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

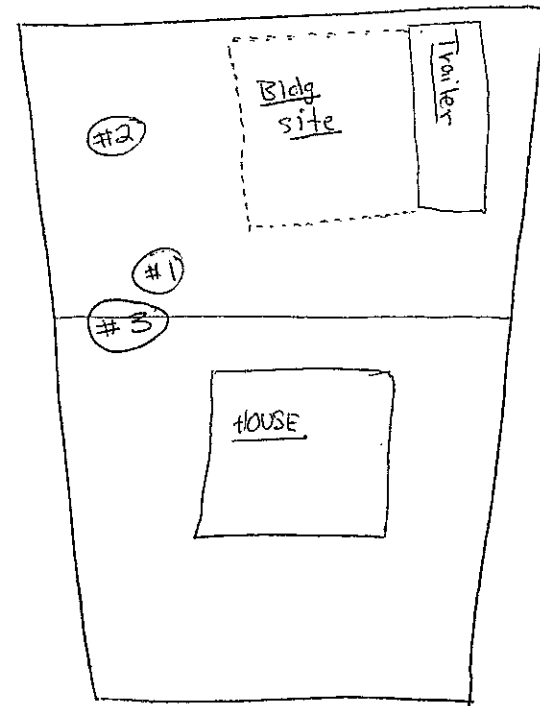
90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - TRAILER REMOVED RECOMMND

Prior to final of this accessory permit, the unpermitted trailer must be removed from the property.

#1



#3



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/29/2010.

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

APN (s) or case numbers PP 24473 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

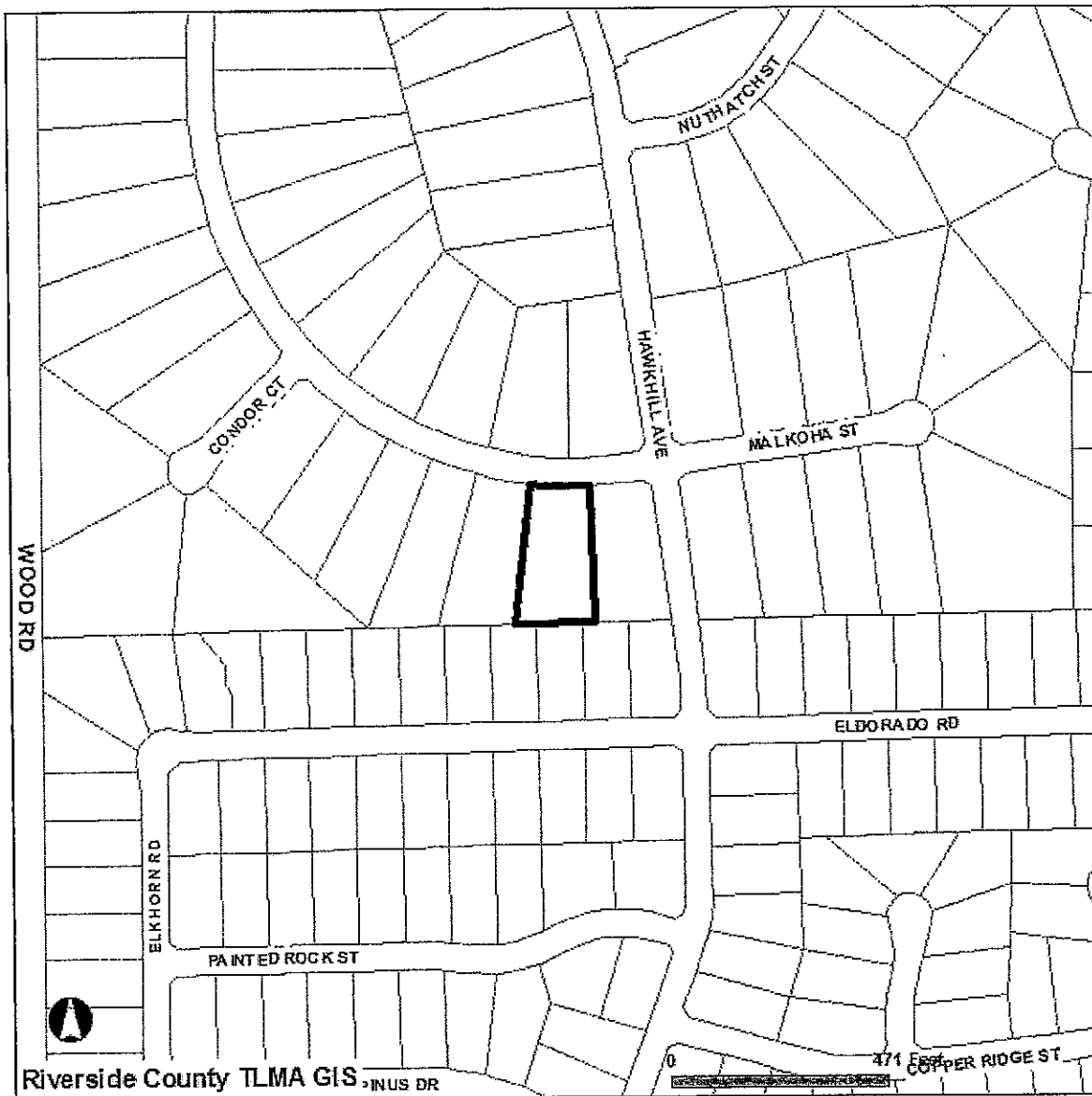
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
321-432-016

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

321-432-016-6

OWNER NAME / ADDRESS

ODON MARCI
18879 MALKOHA ST
PERRIS, CA. 92570

MAILING ADDRESS

(SEE OWNER)
18879 MALKOHA ST
PERRIS CA.. 92570

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 361/42
SUBDIVISION NAME: TR 25012
LOT/PARCEL: 24, BLOCK: NOT AVAILABLE
TRACT NUMBER: 25012

LOT SIZE

RECORDED LOT SIZE IS 1.01 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3725 SQFT., 4 BDRM/ 3 BATH, 2 STORY, ATTACHED GARAGE(817 SQ. FT), CONST'D 2005TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 776 GRID: D2

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T4SR4W SEC 5

ELEVATION RANGE

1684/1696 FEET

PREVIOUS APN

321-100-025

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR
RC-VLDR

AREA PLAN (RCIP)

LAKE MATHEWS / WOODCREST

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

CAJALCO WOOD POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1 (CZ 6539)

ZONING DISTRICTS AND ZONING AREAS

MEAD VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

H.B. RANCHES
PLAN NUMBER: #229
PLANNING AREA: NOT AVAILABLE
ADOPTED DATE: 10/4/1988

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)
Agricultural Land
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

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

MISCELLANEOUS

SCHOOL DISTRICT
VAL VERDE UNIFIED

COMMUNITIES
GLEN VALLEY

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
MEAD VALLEY #117 -
STREET LIGHTING

LIGHTING (ORD. 655)
ZONE B, 42.89 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042008

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
098-105
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 2

- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUN WATER IMP DIST U-2

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BGR000334	ROUGH GRADE FOR TR25012-1 LOTS 1-35	EXPIRED
BRS046651	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX042621	HANDICAPPED RAMPS-SALES TRAILER	EXPIRED
BZ377227	WIND MACHINE	FINAL
BRS046667	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046668	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX068245	6 FT HIGH WALL ACROSS FRONT YARD - 10 FT BACK	FINAL
BELO31454	TEMP POWER - TR25012-1 (REF BGR030064)	FINAL
BRS046649	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046648	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046658	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046652	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046660	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046666	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046669	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046671	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BRS051868	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BMN030115	INSTALLATION-SALES TRAILER-TR25012 & -1	VOID
BRS046653	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BRS046659	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046670	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BGR031466	ROUGH GRADING-LOT 17-SALES TRAILER (REF BGR030748)	EXPIRED
BMN030114	SITE PREP - SALES TRAILER - TR25012 & -1	VOID
BGR030748	ROUGH GRADING FOR TRACT 25012	FINAL
BRS046662	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BRS046657	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS030281	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
TR25012	DIVIDE 159.14 ACRES INTO 125 PARCELS DIVIDE 159.14 ACRES INTO 125 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT. EA 34438 CZ 5634 (WITHDRAWN)	APPROVED
CZ05634	CHANGE ZONE FROM A-1-10 TO R-A-1 CHANGE OF ZONE FROM A-1-1 TO ? EA 34438 TR 25012	WITHDRWN
UPH00171	TR25012 - PHASE 1 AND FINAL	APPROVED
EA38010	EA FOR CZ06539 TO CHANGE ZONE FROM A-1-1 TO R-A-1	APPROVED
EA34438	EA FOR TR 25012 & CZ 5634 ENVIRONMENTAL ASSESSMENT FOR CZ 05634, TR 25012 EA 34438	APPROVED
CFG02212	F&G FOR TR25012M1 & TR25012M2 (EA EXEMPT)	PAID
PP16614	LANDSCAPING FOR SLOPES FOR TR25012	APPROVED
TR25012M2	CHANGE TR 25012 ROAD ACCESS/LOT CONFIGURATION	APPROVED
MT040598	TR25012 - LOTS 1-91	PAID
PP18674	PPA FOR LANDSCAPING FOR TRACT 25012	APPROVED

REPORT PRINTED ON...Mon Mar 08 11:43:43 2010

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. 24473 – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 1,600 square foot metal storage building on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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

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TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: May 3, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahellila Boothe, at 951-955-8703 or e-mail 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.

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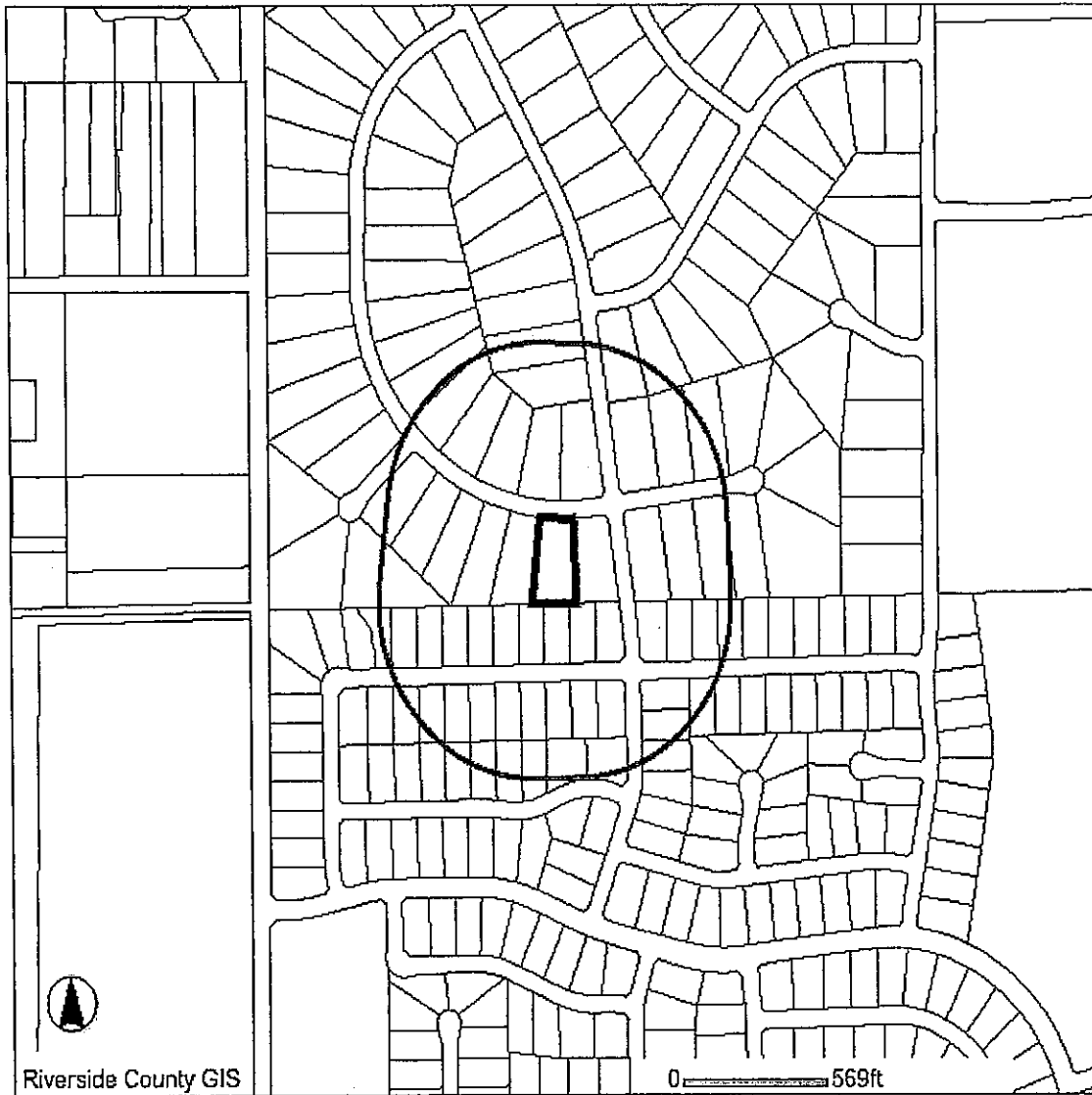
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If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that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

Please send all written correspondence to:

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

600 feet buffer



Selected parcel(s):

321-430-001	321-430-002	321-430-003	321-430-004	321-430-009	321-430-010	321-430-011
321-430-012	321-430-013	321-431-006	321-431-007	321-431-008	321-431-009	321-431-010
321-431-011	321-431-012	321-431-013	321-432-010	321-432-011	321-432-012	321-432-013
321-432-014	321-432-015	321-432-016	321-432-017	321-440-012	321-440-013	321-440-014
321-441-001	321-441-002	321-441-008	321-450-001	321-450-002	321-450-003	321-450-004
321-450-005	321-450-006	321-450-007	321-451-001	321-451-002	321-451-003	321-451-004
321-451-005	321-451-006	321-451-007	321-451-008	321-451-009	321-451-010	321-451-011
321-451-012	321-451-013	321-460-001	321-460-002	321-460-003	321-460-004	321-461-004
	321-461-005	321-461-006	321-461-007	321-461-008		

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/29/2010

APN: 321430001 ASMT: 321430001
MICHAEL D GORDON
SOPHANNY T GORDON
18915 MALKOHA ST
PERRIS CA. 92570

APN: 321430002 ASMT: 321430002
STEVEN COUTE
AMBER L COUTE
18933 MALKOHA ST
PERRIS CA. 92570

APN: 321430003 ASMT: 321430003
CARLOS M CECENA
MARIA D CECENA
18951 MALKOHA ST
PERRIS CA. 92570

APN: 321430004 ASMT: 321430004
NELLY LOZANO
DIANA SANCHEZ
18969 MALKOHA ST
PERRIS CA. 92570

APN: 321430009 ASMT: 321430009
GARY UY
18954 MALKOHA ST
PERRIS CA. 92570

APN: 321430010 ASMT: 321430010
JOHNNY W PETERSON
18936 MALKOHA ST
PERRIS CA. 92570

APN: 321430011 ASMT: 321430011
JEFFRY S KINSMAN
MARTHA A KINSMAN
18918 MALKOHA ST
PERRIS CA. 92570

APN: 321430012 ASMT: 321430012
DAVID W CRAGHEAD
VERONICA CRAGHEAD
19165 NUTHATCH ST
PERRIS CA. 92570

APN: 321430013 ASMT: 321430013
JULIETA BORROEL
RAUDEL BORROEL
102 W STEVENS AVE
SANTA ANA CA 92707

APN: 321431006 ASMT: 321431006
JOE L MONTIJO
18785 HAWKHILL AVE
PERRIS CA. 92570

APN: 321431007 ASMT: 321431007
PAULA SANCHEZ
18809 HAWKHILL AVE
PERRIS CA. 92570

APN: 321431008 ASMT: 321431008
KEITH STILES
CORI STILES
18882 MALKOHA ST
PERRIS CA. 92570

APN: 321431009 ASMT: 321431009
FRANCISCO J SANCHEZ
18828 MALKOHA ST
PERRIS CA. 92570

APN: 321431010 ASMT: 321431010
ALEJANDRINA GOMEZ
18792 MALKOHA ST
PERRIS CA. 92570

APN: 321431011 ASMT: 321431011
RIGOBERTO MONGE
JOVITA MONGE
17850 ORANGEWOOD LN
RIVERSIDE CA 92503

APN: 321431012 ASMT: 321431012
ANA MARTINEZ
18756 MALKOHA ST
PERRIS CA. 92570

APN: 321431013 ASMT: 321431013
WELLS FARGO BANK
C/O BANK OF AMERICA
P O BOX 9000
GETZVILLE NY 14068

APN: 321432010 ASMT: 321432010
CHARLES PHILLIPS
DEBRA PHILLIPS
19041 CONDOR CT
PERRIS CA. 92570

APN: 321432011 ASMT: 321432011
THOMAS P JONES
135 KULAMANU CIR
KULA HI 96790

APN: 321432012 ASMT: 321432012
DAVID B MCCALL
SHARESA D MCCALL
18807 MALKOHA ST
PERRIS CA. 92570

APN: 321432013 ASMT: 321432013
TONATIO SALVADOR GONZALEZ
CARMEN A GONZALEZ
18825 MALKOHA ST
PERRIS CA. 92570

APN: 321432014 ASMT: 321432014
GERON F SHEPPARD
18843 MALKOHA ST
PERRIS CA. 92570

APN: 321432015 ASMT: 321432015
JENNIFER PARISH
18861 MALKOHA ST
PERRIS CA. 92570

APN: 321432016 ASMT: 321432016
ODON MARCI
18879 MALKOHA ST
PERRIS CA. 92570

APN: 321432017 ASMT: 321432017
GABRIEL CASTELLON
MARIA C ELIZONDO
18897 MALKOHA ST
PERRIS CA. 92570

APN: 321440012 ASMT: 321440012
MARK PADILLA
CLAUDIA GARCIPADILLA
19110 EL DORADO RD
PERRIS CA. 92570

APN: 321440013 ASMT: 321440013
ANTWAN DEPAUL
19128 EL DORADRO RD
PERRIS CA. 92570

APN: 321440014 ASMT: 321440014
BOULDER SPRINGS COMMUNITY ASSN
C/O K HOVNANIAN FORECAST HOMES INC
800 N HAVEN AVE STE 300
ONTARIO CA 91764

APN: 321441001 ASMT: 321441001
WILLIAM P WOODALL
19123 EL DORADO RD
PERRIS CA. 92570

APN: 321441002 ASMT: 321441002
DANIEL J GARCIA
ROSEANNE E GARCIA
19105 ELDORADO RD
PERRIS CA. 92570

APN: 321441008 ASMT: 321441008
JOHN SAMANO
MEGAN SAMANO
19112 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321450001 ASMT: 321450001
JORGE ARMANDO REYES
LORENA L REYES
19146 DORADO RD
PERRIS CA. 92570

APN: 321450002 ASMT: 321450002
HUGO A BALAREZO
SHERYL E DRAKE
3410 LA SIERA F142
RIVERSIDE CA 92503

APN: 321450003 ASMT: 321450003
LEATRICE DUKES
19182 EL DORADO RD
PERRIS CA. 92570

APN: 321450004 ASMT: 321450004
IRENE C CLEARY
19200 EL DORADO RD
PERRIS CA. 92570

APN: 321450005 ASMT: 321450005
PAUL P MERCADO
DIANA MERCADO
19218 EL DORADO RD
PERRIS CA. 92570

APN: 321450006 ASMT: 321450006
JAMES G SUTALO
19236 EL DORADO RD
PERRIS CA. 92570

APN: 321450007 ASMT: 321450007
DARREN M YORK
SHEILA YORK
19254 EL DORADO RD
PERRIS CA. 92570

APN: 321451001 ASMT: 321451001
ERICK A BURGOS
MARITZA BURGOS
19249 EL DORADO RD
PERRIS CA. 92570

APN: 321451002 ASMT: 321451002
IDA M SANCHEZ
19231 EL DORADO RD
PERRIS CA. 92570

APN: 321451003 ASMT: 321451003
CARLOS CARTER
CARLA K CARTER
19213 EL DORADO RD
PERRIS CA. 92570

APN: 321451004 ASMT: 321451004
NATHAN M JOHNSON
LAURIE A JOHNSON
19195 EL DORADO RD
PERRIS CA. 92570

APN: 321451005 ASMT: 321451005
JON KOWASKI
SARAH FERGUSON
19177 EL DORADO RD
PERRIS CA. 92570

APN: 321451006 ASMT: 321451006
KELLY A KWON
RYAN J GARLAND
19159 EL DORADO RD
PERRIS CA. 92570

APN: 321451007 ASMT: 321451007
CARIE ROLLMAN
19141 ELDORADO RD
PERRIS CA. 92570

APN: 321451008 ASMT: 321451008
GLENN II NEWBRANDER
MARY LYNN NEWBRANDER
19130 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451009 ASMT: 321451009
SECUNDINO MEDINA
KAREN MEDINA
19148 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451010 ASMT: 321451010
MARTIN TOCHTROP
19166 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451011 ASMT: 321451011
WILDER YNOQUIO
ODETTE LEANO YNOQUIO
19184 PAINTED ROCK ST
PERRIS CA 92572

APN: 321451012 ASMT: 321451012
KEVIN D HACKBARTH
SARAH E HACKBARTH
19202 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321451013 ASMT: 321451013
SOON JA KWON
19238 PAINTED ROCK ST
PERRIS CA. 92570

APN: 321460001 ASMT: 321460001
JUAN CHAIREZ
NATALIE CHAIREZ
VICTOR BERDEJA
19308 EL DORADO RD
PERRIS CA. 92570

APN: 321460002 ASMT: 321460002
SLAVEN DANIEL NEAGU
CYNTHIA NEAGU
19326 EL DORADO RD
PERRIS CA. 92570

APN: 321460003 ASMT: 321460003
MARK CLEARY
DEBORAH CLEARY
19344 EL DORADO RD
PERRIS CA. 92570

APN: 321460004 ASMT: 321460004
ERIC DECASTRO
VICKY DECASTRO
19362 EL DORADO RD
PERRIS CA. 92570

APN: 321461004 ASMT: 321461004
CHRISTOPHER DESROSIERS
PAMELA DESROSIERS
19090 HAWKHILL AVE
PERRIS CA. 92570

APN: 321461005 ASMT: 321461005
LARRY NGUYEN
19072 HAWKHILL AVE
PERRIS CA. 92570

APN: 321461006 ASMT: 321461006
JASON D CURTIS
19054 HAWKHILL AVE
PERRIS CA. 92570

APN: 321461007 ASMT: 321461007
STEFAN GEORGESCU
ESTRELA GEORGESCU
19339 EL DORADO RD
PERRIS CA. 92570

APN: 321461008 ASMT: 321461008
PHUNG HA NGUYEN
DUY LINH TANG
19357 EL DORADO RD
PERRIS CA. 92570

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

Plot Plan Number: 24714
Applicant: William & Catherine Bensyl
Directors Hearing: December 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,728 square foot detached storage building and a 4,896 square foot horse stall/barn on 20.42 Acres, associated with the 1,140 square foot residence, 1488 square foot detached garage and 10,897 square foot barn (PP23808) located at 41995 Calle Corriente in Murrieta. APN: 932-260-009

ISSUES OF RELEVANCE:

This property is located in a High Fire Area; the project has been reviewed and conditioned by Riverside County Fire Department. All structures are considered for residential use only, at no time whatsoever is commercial use approved on the property or within any structures on the property.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24714, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

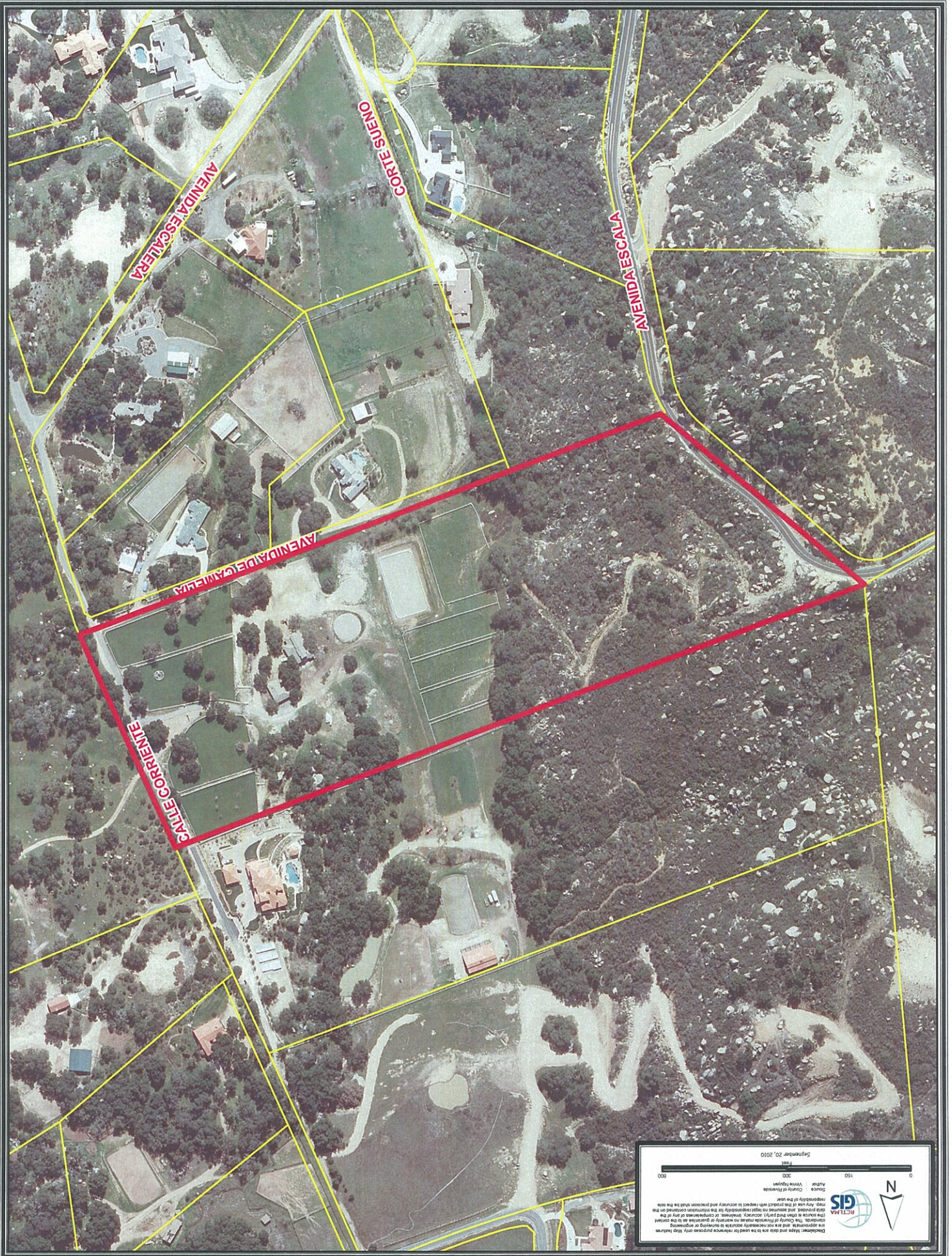
CONCLUSIONS:

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

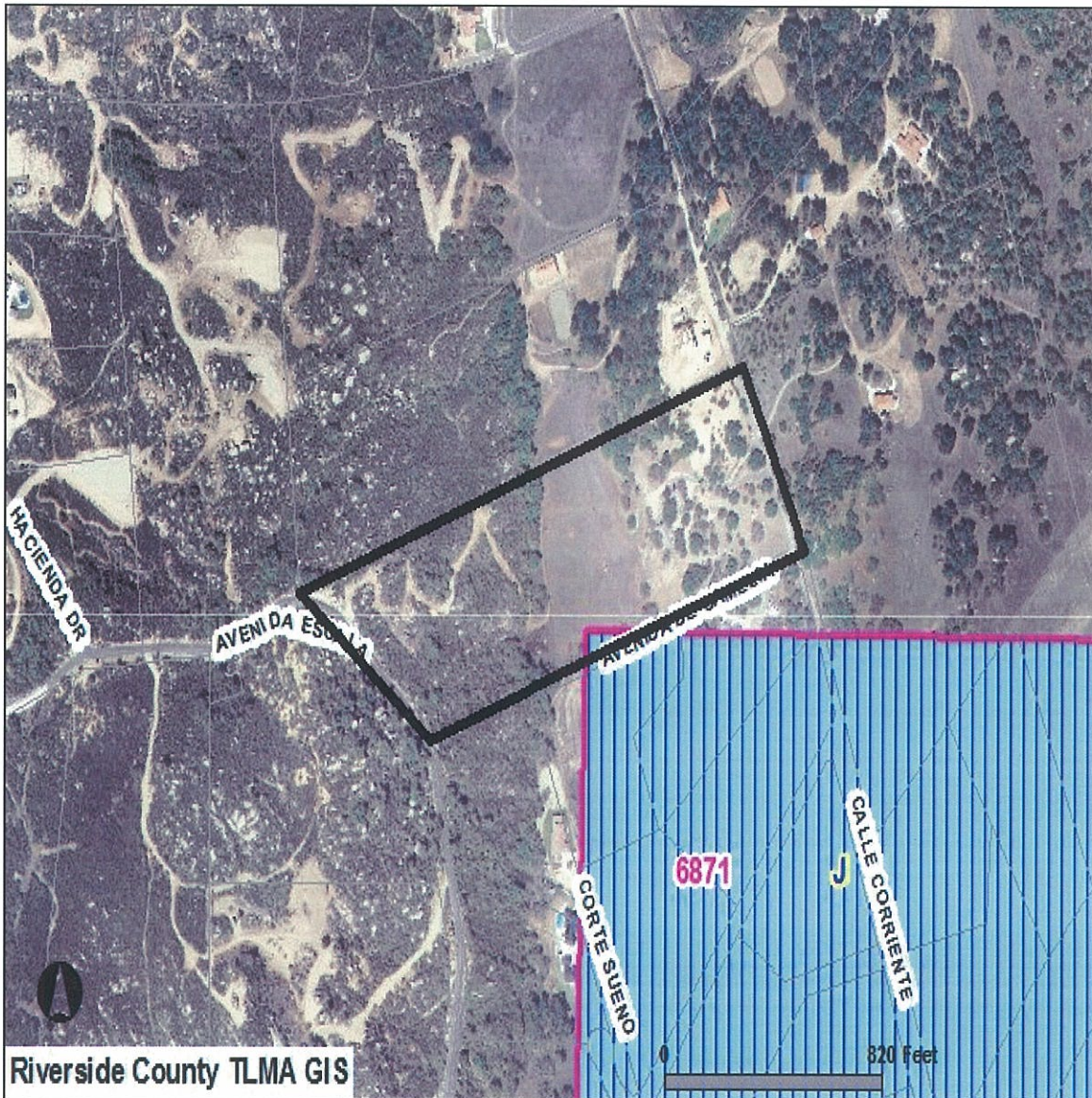
FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,728 square foot detached storage building and 4,896 square foot horse stall/barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.



RIVERSIDE COUNTY GIS



Selected parcel(s):
932-260-009

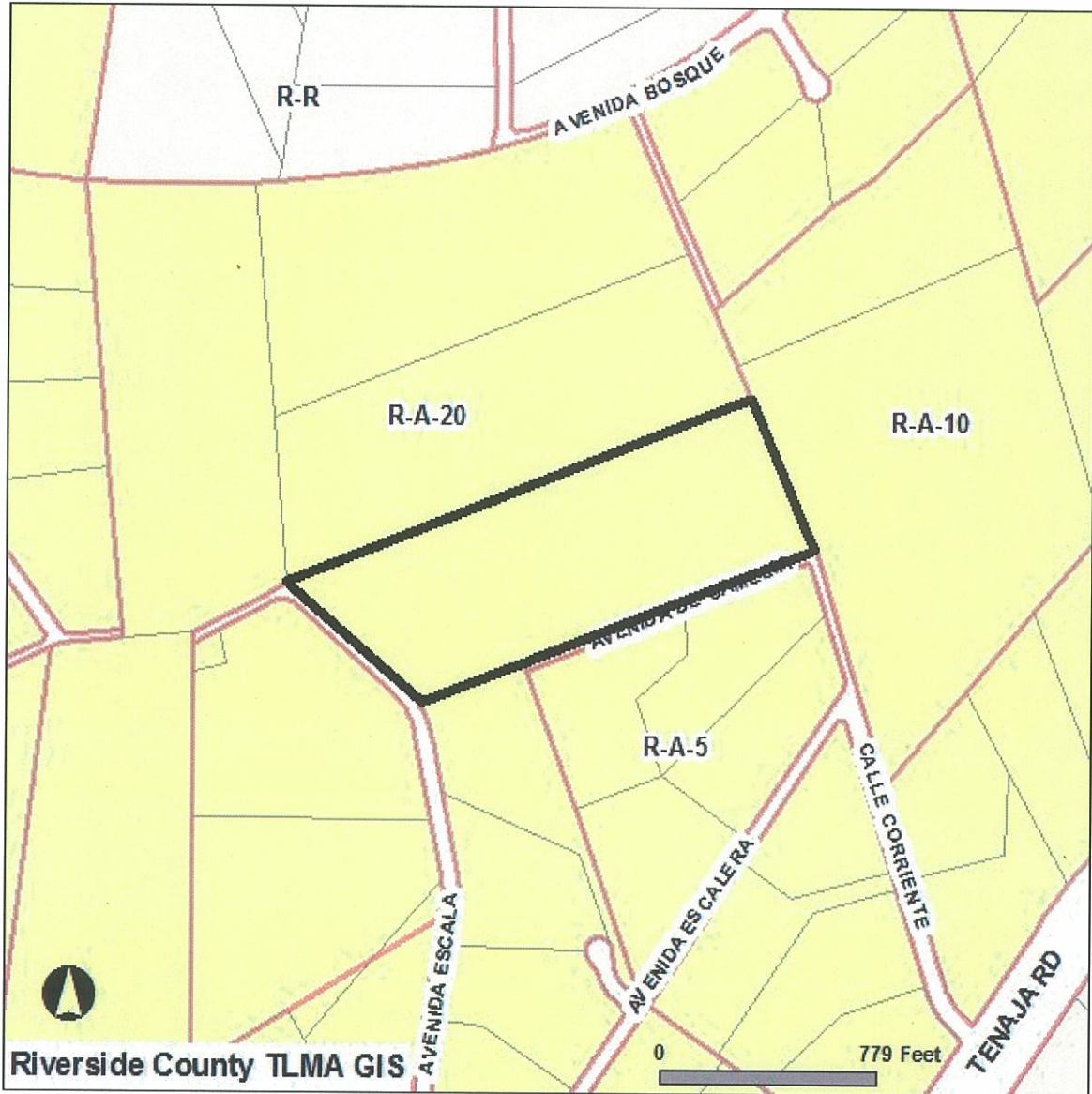
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RIVERSIDE COUNTY GIS



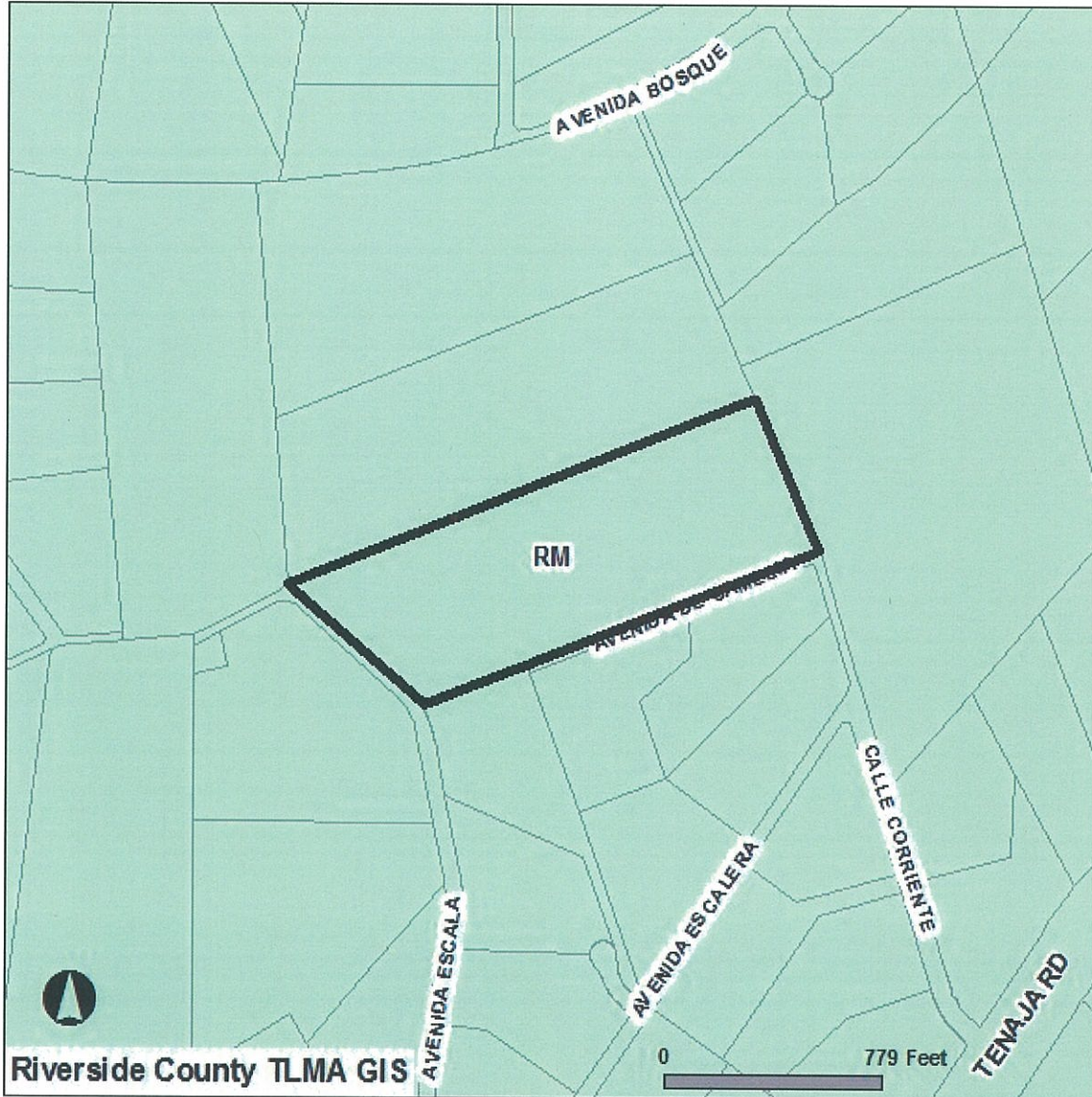
Selected parcel(s):
932-260-009

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RIVERSIDE COUNTY GIS



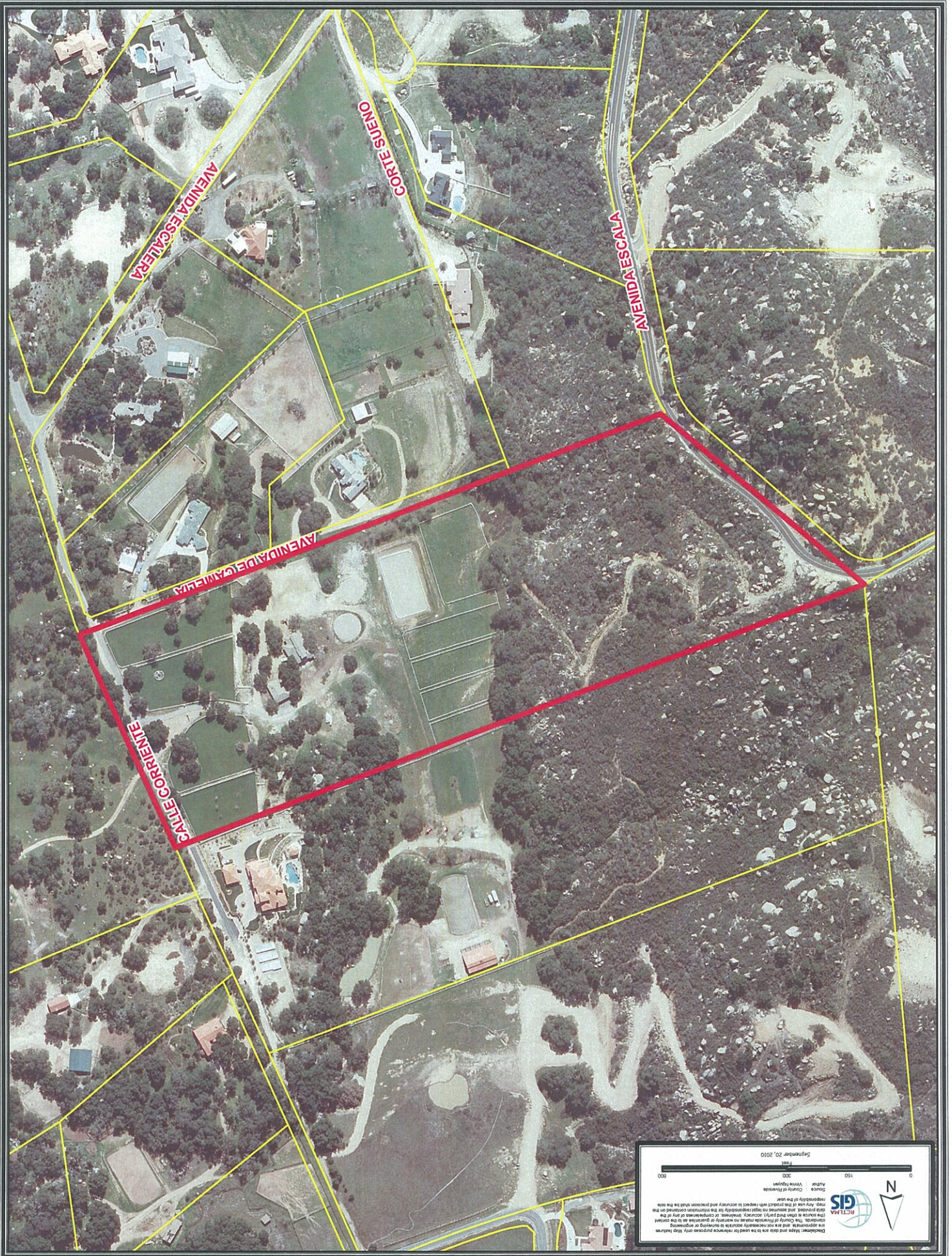
Selected parcel(s):
932-260-009

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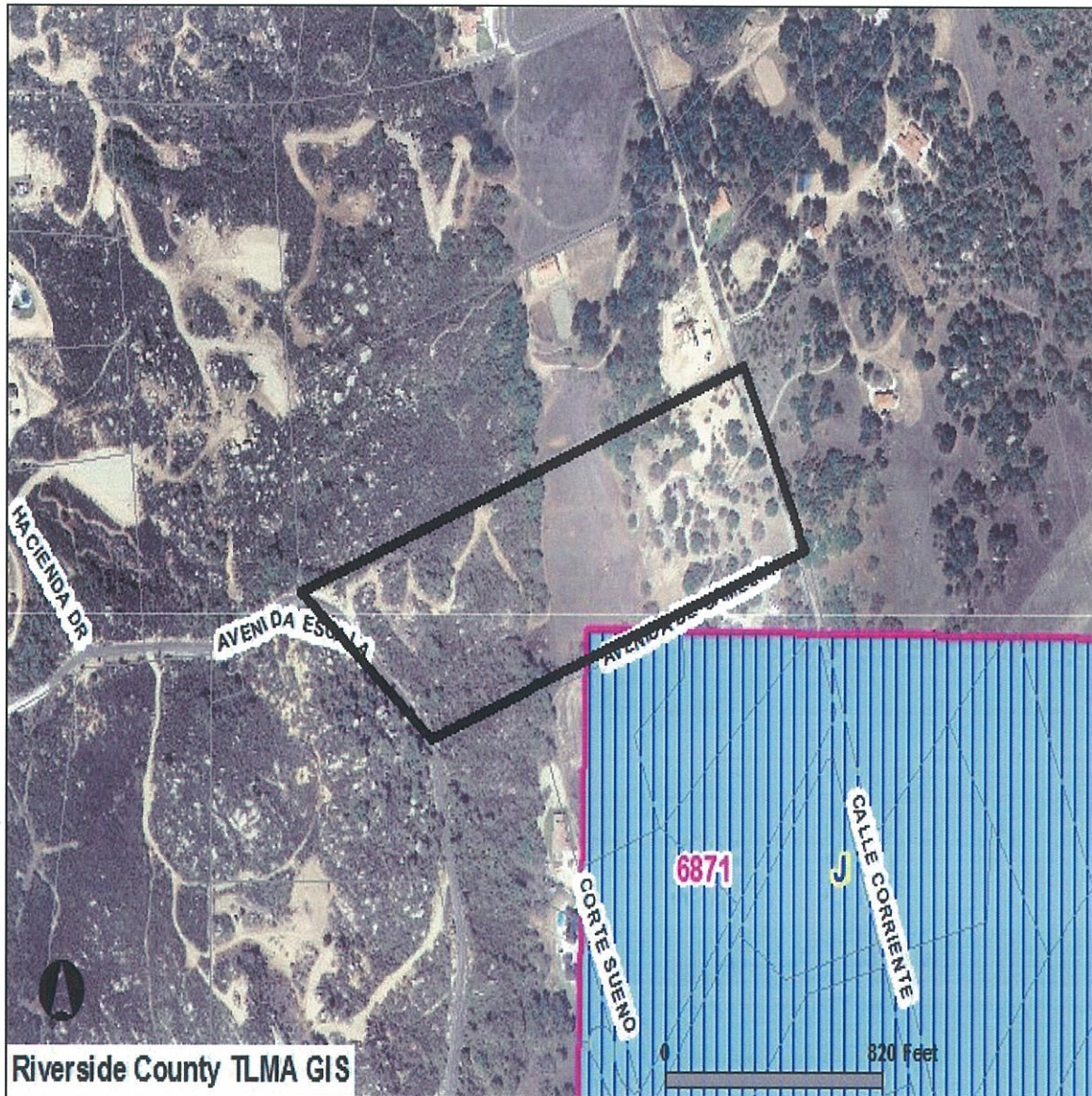
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RIVERSIDE COUNTY GIS



Selected parcel(s):
932-260-009

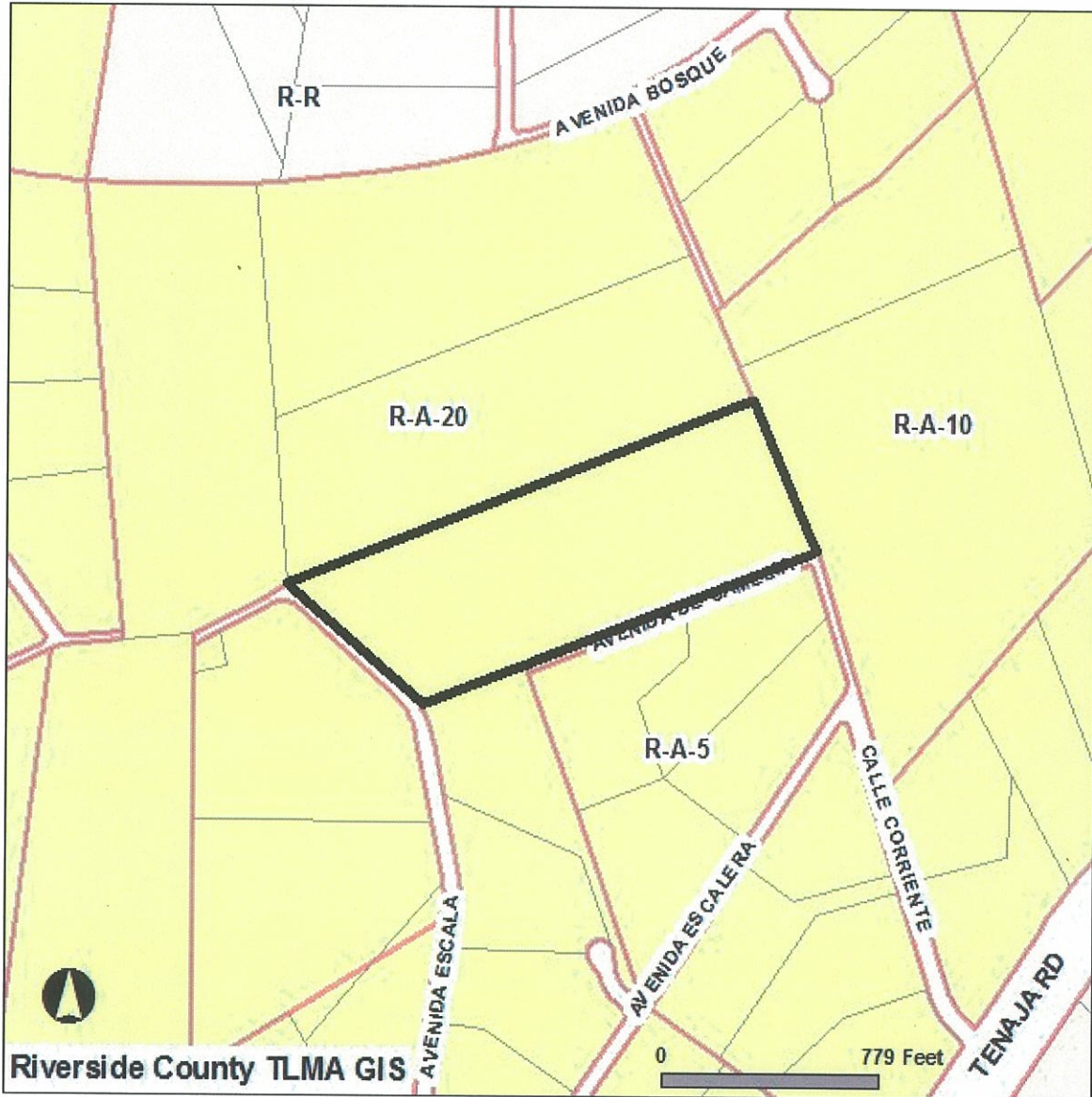
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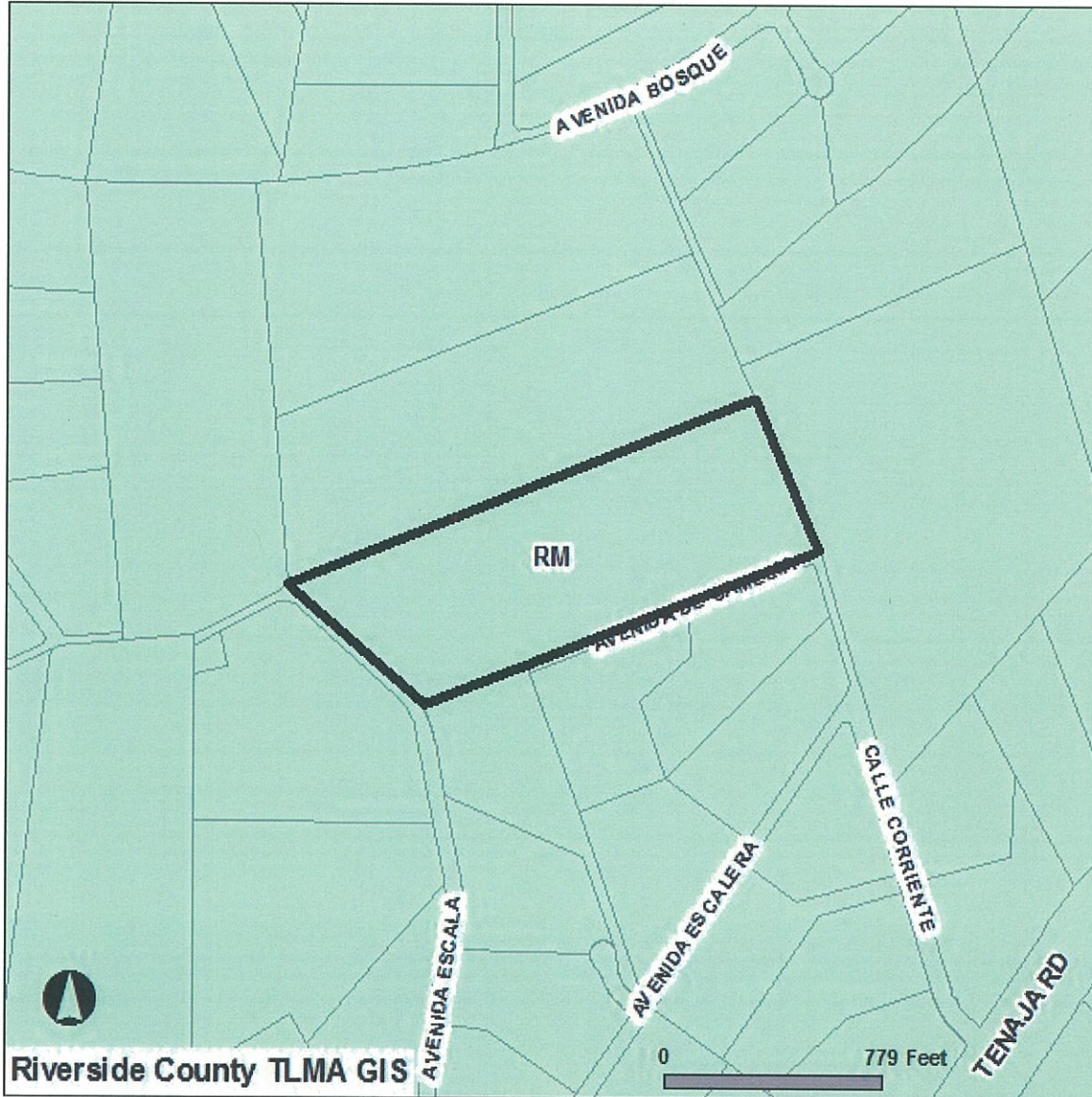
Selected parcel(s):
932-260-009

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Selected parcel(s):
932-260-009

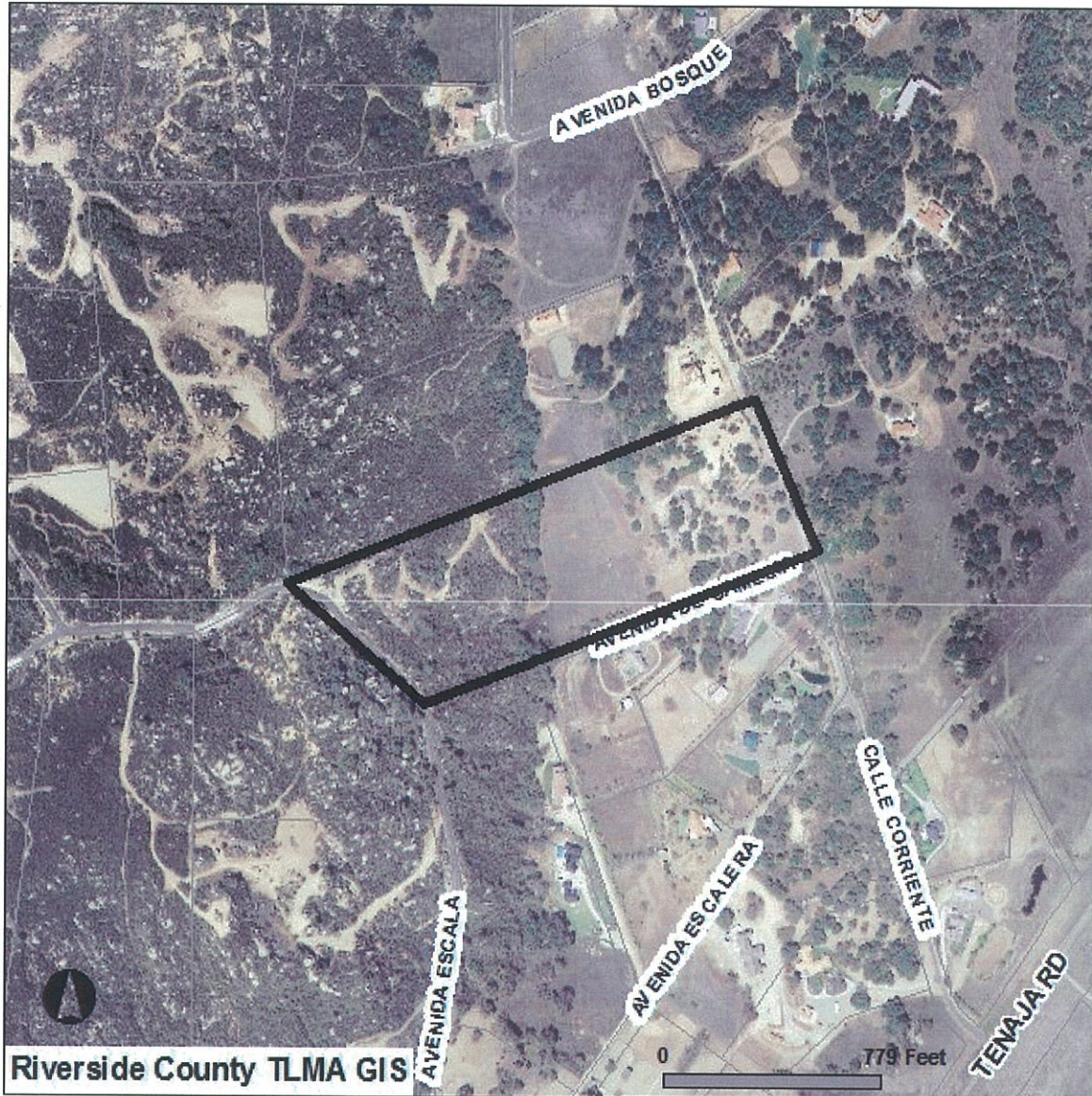
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Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
932-260-009

IMPORTANT

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24714

Parcel: 932-260-009

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. 24714 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24714, Exhibit A, dated September 20, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION DRAFT

The use hereby permitted is to construct a 1,728 square foot detached storage building and a 4,896 square foot detached horse stall/barn on 20.42 acres, associated with the 1,140 square foot residence, 1,488 square foot detached garage and 10.897 square foot barn (PP23808) located at 41995 Calle Corriente in Murrieta. APN: 932-260-006

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 PP24714. 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24714

Parcel: 932-260-009

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 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

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

Approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24714 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24714

Parcel: 932-260-009

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- f. No signs other than one unlighted identification sign, 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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24714

Parcel: 932-260-009

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMMND

advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24714

Parcel: 932-260-009

20. PRIOR TO A CERTAIN DATE

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 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 September 20, 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 September 20, 2010.

11/10/10
16:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24714

Parcel: 932-260-009

80. PRIOR TO BLDG PRMT ISSUANCE

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.



**Rancho
Water**

November 9, 2010

Board of Directors

Lisa D. Herman
President

Lawrence M. Ibeu
Sr Vice President

Stephen J. Corona

Ralph H Daily

Ben R Drake

John E Hoagland

William E. Plummer

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Director of Operations &
Maintenance

Perry R. Louck
Director of Planning

Andrew I. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Al Carrillo
Pacific Fire Protection
Post Office Box 891955
Temecula, CA 92589

SUBJECT: FIRE HYDRANT FLOW TEST RESULTS

To Whom It May Concern:

The following information was the result of a fire hydrant flow test witnessed by Rancho California Water District on November 3, 2010.

Test Location: 41955 Calle Corriente
Test For: System Fire Flow Information
Test Date: November 5, 2010
Test Time: 9:45 a.m.
Weather: 70 Degrees
Size of Port: 2.5-inch
Static Pressure: 172 psi
Residual Pressure: 170 psi
Pitot Read: 72 psi
Amount of Flow: 1,424 gpm
Pressure Zone: 2550

If you should have any questions, please call me at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Bud Jones
Associate Engineer

cc: Corri Smith, Engineering Services Representative

10BJ:lm125V417SWF

PP24714

ASIDE TO #250000

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24714 DATE SUBMITTED: 9/15/10

APPLICATION INFORMATION

Applicant's Name: Bill Bensyl E-Mail: BBensyl@aol.com

Mailing Address: 41955 Calle Corriente
Marrieta CA 92562
City State ZIP

Daytime Phone No: (949) 370-8254 Fax No: ()

Engineer/Representative's Name: Tammy Pillette E-Mail: MDBarnsbyApex@aol.com

Mailing Address: 42072 Fifth St Ste 202 B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 403-9875 Fax No: ()

Property Owner's Name: Bill Bensyl E-Mail:

Mailing Address: SAME
Street 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.

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).

Wm R. BENSYL _____ [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):

Wm R. BENSYL _____ [Signature] _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
C. NAN BENSYL _____ [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.

PROJECT INFORMATION

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

Accessory Building - Storage

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 932260009

Section: 31/6 Township: T7SR4W Range: T8SR4W

Approximate Gross Acreage: 20.42

General location (nearby or cross streets): North of Tenaya Rd, South of _____



Mike Lara
Director

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

PLOT PLAN REVIEW

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

**SITE: 41955 Calle
Corriente, Murrieta**

COMMENTS: PP 24714

Date: 09/29/2010

The plot plan submittal is for a proposed 1,728 square foot detached storage building and a 4,896 square foot barn. Both structures would be classified as a group "U" occupancy per the 2007 California Building Code (CBC). As submitted, both structures would comply with size limitations within the group "U" occupancy classification.

This property is located within a high fire severity zone. Verification of the building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for any new buildings.

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
932-260-009

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.

STANDARD WITH PERMITS REPORT

APNs

932-260-009-5

OWNER NAME / ADDRESS

WILLIAM R BENSYL
CATHERINE BENSYL
41955 CALLE CORRIENTE
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
41955 CALLE CORRIENTE
MURRIETA CA.. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 10/19
SUBDIVISION NAME: PM 5018
LOT/PARCEL: 17, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 20.42 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1140 SQFT., 2 BDRM/ 2 BATH, 2 STORY, DETACHED GARAGE(1488 SQ. FT), CONST'D 1989TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 956 GRID: D5, D6, E5, E6

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 31
T8SR4W SEC 6

ELEVATION RANGE

2144/2432 FEET

PREVIOUS APN

902-210-021

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-20 (CZ 5769)

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
6871

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

VEGETATION (2005)
Chaparral
Coastal Sage Scrub
Developed/Disturbed Land
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

80B

83

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**
MODERATE**SUBSIDENCE**
SUSCEPTIBLE**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**
TENAJA**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE B, 29.18 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
043224**FARMLAND**
GRAZING LAND
OTHER LANDS**TAX RATE AREAS**
082-026
• 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
- TENAJA COMMUNITY SERVICES
- 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
237673	RESIDENTIAL GRADING (ONE LOT)	FINALED
275804	GARAGE 1488 SF PRIGRY1 M-1 WOOD 1488 14731	ISSUED
233278	DWELL AND ATT BARN DWELLY R-3 WOOD 816 22522 AGRICY M-1 V-N 1212 11150 AIRY R-3 R 816 1795	FINALED
BGR080215	GRADING FOR BARN, ARENA AND HORSE PENS	FINAL
244680	TEMP CONSTRUCTION POWER	FINALED
BGR070656	RENEW SFR GRADING BGR051446	EXPIRED
BGR051446	GRADING FOR MAIN DWLG/BARN	EXPIRED
345165	ROOM ADDITION DWELL490 R-3 WOOD 324 16426	FINALED
BAS090030	HORSE BARN 102'X106'/1920SF OPEN AIR CENTR IN ROOF	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS050518	NOT AVAILABLE	APPLIED
EHW080572	NOT AVAILABLE	APPLIED
EHS055815	NOT AVAILABLE	APPLIED
EHS090157	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
PP23808	10,897 SQ. FT HORSE BARN	APPROVED

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. 24714 – CEQA Exempt – Applicant: William & Catherine Bensyl – Owner: William & Catherine Bensyl - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Avenue De Camelia, westerly Avenida Escala, easterly of Calle Teresa, southerly of Avenida Bosque – 20.42 Acres – Zoning: Residential Agricultural (R-A-20) (20 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,728 square foot detached storage building and 4,896 square foot horse stall/barn on 20.42 Acres, associated with the 1,140 square foot residence, 1,488 square foot garage detached garage and 10,897 square foot barn (PP23808) located at 41995 Calle Corriente in Murrieta. APN: 932-260-009. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 9/30/2010,

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

APN (s) or case numbers PP24714 For

Company or Individual's Name Planning Department,

Distance buffered 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 2nd Floor
Riverside, Ca. 92502

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

APN: 932280007, ASMT: 932280007
ALPINE ARMORING INC
P O BOX 879
GREAT FALLS VA 22066

APN: 932260070, ASMT: 932260070
DAVID EDMOND JOHNSON, ETAL
26449 OAK TRAIL RD
VALLEY CENTER CA 92082

APN: 932280017, ASMT: 932280017
ANTHONY LEE ROMERO, ETAL
8969 CANIS LN
SAN DIEGO CA 92126

APN: 932250019, ASMT: 932250019
DON CARTER, ETAL
42098 CALLE CORRIENTE
MURRIETA CA. 92562

APN: 932280008, ASMT: 932280008
BGEG INV
1225 CATALINA AVE
SEAL BEACH CA 90740

APN: 932280018, ASMT: 932280018
DOUGLAS E HARTMAN
333 N WILSHIRE AVE
ANAHEIM CA 92801

APN: 932260010, ASMT: 932260010
BRUNO LAMPRECHT
42075 CALLE CORRIENTE
MURRIETA CA. 92562

APN: 932250021, ASMT: 932250021
ERIC F CURTIS, ETAL
1985 PORT NELSON PL
NEWPORT BEACH CA 92663

APN: 932250014, ASMT: 932250014
CHRIS ROBLES
C/O PLAZA PROPERTIES
P O BOX 1234
ORANGE CA 92866

APN: 932260016, ASMT: 932260016
EUGENE D BELL, ETAL
P O BOX 1187
MURRIETA CA 92564

APN: 932250013, ASMT: 932250013
CHRISTOPHER ROBLES, ETAL
1512 S MAIN ST
CORONA CA 92880

APN: 932250009, ASMT: 932250009
GARY A DAVIS, ETAL
42194 CALLE CORRIENTE
MURRIETA CA. 92562

APN: 932260036, ASMT: 932260036
CITIBANK
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

APN: 932280016, ASMT: 932280016
JUAN FCO MUNOZ, ETAL
42230 HACIENDA DR
MURRIETA CA. 92562



APN: 932260064, ASMT: 932260064
JUSTIN W CAREY
13312 RANCHERO RD NO 322
OAK HILLS CA 92344

APN: 932260037, ASMT: 932260037
PAMELA R EDWARDS, ETAL
42223 CORTE SUENO
MURRIETA CA. 92562

APN: 932250018, ASMT: 932250018
KENNETH ROBLES, ETAL
42044 CORTE INQUIETO
MURRIETA CA. 92562

APN: 932260018, ASMT: 932260018
PAUL D BASSETT, ETAL
18491 AVENIDA DE CAMELIA
MURRIETA CA. 92562

APN: 932250011, ASMT: 932250011
LAGO DE LA CRESTA
42205 CALLE BANDIDO
MURRIETA CA 92562

APN: 932280001, ASMT: 932280001
PAUL G CHAFE, ETAL
1700 CORAL PL
SEAL BEACH CA 90740

APN: 932280014, ASMT: 932280014
LAURANCE E MAYFIELD
20052 MORGAN VALLEY RD
LOWER LAKE CA 95457

APN: 932260045, ASMT: 932260045
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

APN: 932250012, ASMT: 932250012
LEN NELSON
3857 BIRCH ST NO 544
NEWPORT BEACH CA 92660

APN: 932260011, ASMT: 932260011
REX L XANDERS, ETAL
42038 SANTA FE TR
MURRIETA CA 92562

APN: 932260065, ASMT: 932260065
MARK THRASHER FAMILY LTD PARTNERSHIP
28588 WINDRIDGE DR
MENIFEE CA 92584

APN: 932260038, ASMT: 932260038
SEAN G REYES, ETAL
23463 SCOOTER WAY
MURRIETA CA 92562

APN: 932260044, ASMT: 932260044
MCCAUSLAND CONST CO
P O BOX 1769
TUSTIN CA 92781

APN: 932260071, ASMT: 932260071
THEODORE SMITH, ETAL
18530 AVENIDA ESALERA
MURRIETA CA 92562



APN: 932260017, ASMT: 932260017
THOMAS EDWIN REED
18555 AVENIDA ESCALERA
MURRIETA CA. 92563

APN: 932260019, ASMT: 932260019
WARREN FRANKS, ETAL
18475 AVENIDA DE CAMELIA
MURRIETA CA. 92562

APN: 932260009, ASMT: 932260009
WILLIAM R BENSYL, ETAL
41955 CALLE CORRIENTE
MURRIETA CA. 92562



Agenda Item No.: 3.3
Supervisorial District: Second
Project Planner: Bahelila Boothe

Plot Plan Number: 23612
Applicant: Joaquin Hernandez
Directors Hearing: December 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 415 square foot storage area and a 1,132 square foot garage addition to existing 480 square foot detached garage on .65 acre, associated with the 2,245 square foot residence located at 6091 Rouner Drive in Riverside. APN: 175-122-011

ISSUES OF RELEVANCE:

This property has a code violation (CV0710123) for construction without permits. Condition has been added that no portions of this addition or existing garage can be converted to habitable space now or in the future.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 23612, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Jurupa Area Plan.

SA
11/17/10

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 Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 415 square foot storage and 1,132 square foot garage addition are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory building is compatible with the architecture of the main residence.
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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
175-122-011

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 Dec 09 14:18:06 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
175-122-011

IMPORTANT

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REPORT PRINTED ON...Wed Dec 09 14:18:32 2009

PLOT PLAN:ADMINISTRATIVE Case #: PP23612

Parcel: 175-122-011

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. 23612 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23612, Exhibit A, dated November 10, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an unpermitted 415 square foot storage area and a 1,132 square foot garage addition to the existing 480 square foot detached garage on .65 acre, associated with the 2,245 square foot residence located at 6091 Rouner Drive in Riverside.
APN: 175-122-011

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 PP23612. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 23612 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

PLOT PLAN:ADMINISTRATIVE Case #: PP23612

Parcel: 175-122-011

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

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

11/17/10
10:39

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP23612

Parcel: 175-122-011

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 6 PPA - NO CONVERSIONS ALLOWED RECOMMND

At no time whatsoever can any portion of this garage be converted to habitalbe space now or in the future.

11/17/10
10:39

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP23612

Parcel: 175-122-011

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 B, dated November 10, 2010.

11/17/10
10:39

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP23612

Parcel: 175-122-011

80. PRIOR TO BLDG PRMT ISSUANCE

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated November 10, 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):
175-122-011

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 REPORT

APNs

175-122-011-4

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

175-122-011
6091 ROUNER DR
RIVERSIDE, CA. 92509

MAILING ADDRESS

(SEE OWNER)
6091 ROUNER DR
RIVERSIDE CA.. 92509

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 16/21
SUBDIVISION NAME: BIGGARS CRESTMORE HTS 2
LOT/PARCEL: 61, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.65 ACRES

PROPERTY CHARACTERISTICS

175-122-011
NO PROPERTY DESCRIPTION AVAILABLE

175-122-011

WOOD FRAME, 2353 SQFT., 3 BDRM/ 2 BATH, 1 STORY, DETACHED GARAGE(360 SQ. FT), CONST'D 1953SHAKE, ROOF, CENTRAL HEATING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 645 GRID: E4

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 MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN TAVAGLIONE, DISTRICT 2

TOWNSHIP/RANGE

T2SR5W SEC 3

ELEVATION RANGE

984/988 FEET

PREVIOUS APN

070-200-141

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
VLDR

AREA PLAN (RCIP)

JURUPA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURE PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: JVPA
SUBAREA NAME: JURUPA VALLEY AMENDMENT AREA
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 9, 1996
ACREAGE: 10692 ACRES

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

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREAS

STATE RESPONSE 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.

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 THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.
NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
JURUPA

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN A 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
6

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA ANA RIVER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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

JURUPA UNIFIED

COMMUNITIES

RUBIDOUX

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN
CRESTMORE #73 -
STREET LIGHTING

LIGHTING (ORD. 655)

NOT APPLICABLE, 55.61 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040100

TAX RATE AREAS

099-113

- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 73 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1
- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK
- JURUPA UNIFIED SCHOOL
- JURUPA VALLEY RDV AMEND AB1290
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN BERNARDINO V MUN WTR DEBT SV
- WEST VALLEY WATER

SPECIAL NOTES

Mira Loma Warehouse/Distribution Center policy area PLEASE CONTACT THE PLANNING DEPARTMENT AT 951-955-3200.

REPORT PRINTED ON...Wed Dec 09 14:21:03 2009

RIVERSIDE
COUNTY
T L M A

TRANSPORTATION & LAND MANAGEMENT AGENCY



Western Riverside County Multiple Species Habitat Conservation
Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
175122011	Not A Part	Independent	0.62	Jurupa	Not a Part

Background

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

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

Western Riverside County Regional Conservation Authority
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1604

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

www.wrc-rca.org

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[TLMA Home Page](#)

4

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

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 23612 DATE SUBMITTED: 07/25/2008

APPLICATION INFORMATION

Applicant's Name: JOAQUIN R HERNANDEZ E-Mail: _____

Mailing Address: 6091 Rowner Dr
Riverside CA 92509
City State ZIP

Daytime Phone No: (951) 255-5685 Fax No: () _____

Engineer/Representative's Name: Ramon Hernandez E-Mail: _____

Mailing Address: 3923 W. Meyers Rd.
San Bernardino CA 92407
City State ZIP

Daytime Phone No: (909) 880-1574 Fax No: () _____

Property Owner's Name: JOAQUIN R. & ANA Hernandez E-Mail: _____

Mailing Address: _____
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.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

APPLICATION FOR MINOR PLOT PLAN

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

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

JOAQUIN R HERNANDEZ Joaquin Hernandez
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):

JOAQUIN R HERNANDEZ Joaquin Hernandez
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
ANA E HERNANDEZ Ana Hernandez
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): 1,132 sq. ft.
Guest house & Storage Room 415 sq. ft.

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 175-122-011

Section: 3 Township: 2S Range: 5W

Approximate Gross Acreage: .65

General location (nearby or cross streets): North of Rouner Dr., South of _____

APPLICATION FOR MINOR PLOT PLAN

Rubidoux Blv., East of Tarragona Dr., West of Castellano Rd.

Thomas Brothers Map, edition year, page no., and coordinates: 645-E4

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 12 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 12 for more information.
4. Literature or photographs of paint color samples for the exterior of the structure.
5. Literature or photographs of samples of the roofing material and color for the roof of the structure (actual roofing tiles will not be accepted).
6. A minimum of three (3) ground-level ~~panoramic~~ 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 12 for more information.
4. Literature or photographs of paint color samples for the exterior of the structure.
5. Literature or photographs of samples of the roofing material and color for the roof of the structure (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.
8. Current processing deposit-based fee.

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. 23612 – CEQA Exempt – Applicant: Joaquin Hernandez – Owner: Joaquin Hernandez - Second Supervisorial District – Rubidoux District – Jurupa Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northerly of Rouner Drive, southerly of Rubidoux Blvd., easterly of Tarragona Drive, westerly of Castellano Road – .65 Acre – Zoning: Residential Agricultural (R-A) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 415 square foot storage and 1,132 square foot garage addition to existing 480 square foot detached garage on .65 acre, associated with the 2,245 square foot residence located at 6091 Rouner Drive in Riverside. APN: 175-122-011. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 11/15/2010,

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

APN (s) or case numbers PP23612 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

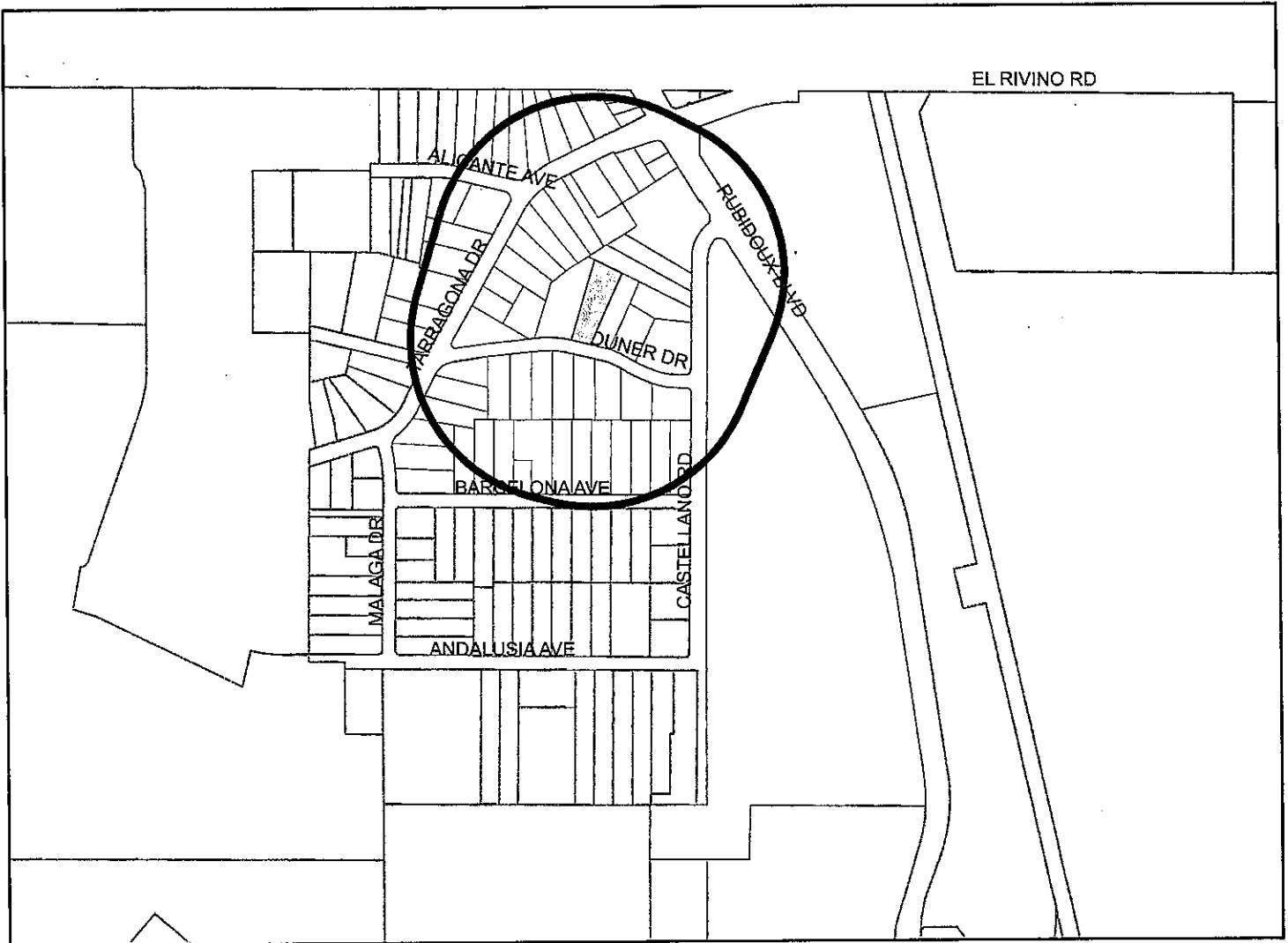
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

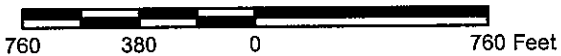
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

175-121-005	175-133-010	175-122-017	175-122-016	175-133-008	175-133-011	175-121-008	175-133-013	175-122-001	175-133-009
175-122-007	175-122-014	175-122-015	175-121-009	175-133-001	175-122-008	175-133-006	175-133-005	175-133-004	175-133-003
175-170-024	175-111-015	175-111-014	175-111-012	175-111-013	175-122-009	175-111-008	175-111-010	175-112-009	175-111-009
175-122-006	175-133-028	175-122-013	175-122-012	175-133-012	175-121-004	175-112-010	175-111-007	175-131-002	175-122-003
175-133-014	175-111-006	175-112-004	175-122-011	175-133-017	175-111-011	175-133-027	175-111-005	175-121-007	175-112-007
175-112-008	175-121-010	175-112-003	175-112-006	175-122-010	175-133-024	175-121-006	175-122-005	175-170-036	175-133-015
175-133-022	175-133-021	175-133-029	175-122-004	175-133-025	175-133-026	175-133-019	175-133-018	175-133-020	175-122-002



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APN: 175121005, ASMT: 175121005
ADOLFO ZAVALA
6077 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175122001, ASMT: 175122001
ANTERO FRANCISCO RIVAS, ETAL
6048 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175133010, ASMT: 175133010
ALAN SCHUCK, ETAL
6023 BARCELONA AVE
RIVERSIDE CA. 92509

APN: 175133009, ASMT: 175133009
ANTONIO IBARRA
6017 BARCELONA AVE
RIVERSIDE CA. 92509

APN: 175122016, ASMT: 175122016
ALBERTO BOLANOS, ETAL
18492 7TH ST
BLOOMINGTON CA 92316

APN: 175122007, ASMT: 175122007
ANTONIO LOPEZ, ETAL
6130 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175133008, ASMT: 175133008
ALFRED J ACOSTA, ETAL
1275 CASTELLANO RD
RIVERSIDE CA. 92509

APN: 175122015, ASMT: 175122015
BART ROBERT MEEK
1217 CASTELLANO RD
RIVERSIDE CA 92509

APN: 175133011, ASMT: 175133011
ANA M SALAZAR
16074 BAINBRIDGE WAY
CHINO HILLS CA 91709

APN: 175121009, ASMT: 175121009
BRIAN J TUTTLE, ETAL
6147 TARRAGONA DR
RIVERSIDE CA. 92501

APN: 175121008, ASMT: 175121008
ANGEL BANUELOS
6125 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175133001, ASMT: 175133001
BRUCE J GILEVICH, ETAL
6845 VIA VISTA DR
RIVERSIDE CA 92506

APN: 175133013, ASMT: 175133013
ANNA MARIE VACA
6071 BARCELONA AVE
RIVERSIDE CA. 92509

APN: 175122008, ASMT: 175122008
CITIBANK
C/O WASHINGTON MUTUAL BANK
7255 BAYMEADOWS WAY
JACKSONVILLE FL 32256

APN: 175133006, ASMT: 175133006
CLARENCE KENNETH MILLER, ETAL
6140 ROUNER
RIVERSIDE CA 92509

APN: 175122009, ASMT: 175122009
DAVID EUGENE RIEDELL, ETAL
6151 ROUNER DR
RIVERSIDE CA. 92509

APN: 175133004, ASMT: 175133004
CLARENCE KENNETH MILLER, ETAL
6140 ROUNER DR
RIVERSIDE CA. 92509

APN: 175111008, ASMT: 175111008
DAVID V GALLARDO, ETAL
6059 ALICANTE AVE
RIVERSIDE CA. 92509

APN: 175133003, ASMT: 175133003
CLARENCE KENNETH MILLER, ETAL
6140 ROUNER
RIVERSIDE CA 92509

APN: 175111010, ASMT: 175111010
DENISE CHABOT WALKER
6041 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175170024, ASMT: 175170024
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

APN: 175112009, ASMT: 175112009
DIANA PHUONG BUI HONG
2222 CAPERTREE
TUSTIN CA 92780

APN: 175111014, ASMT: 175111014
DAKENO INC
C/O KENNETH MILLER
6021 TARRAGONA DR
RIVERSIDE CA 92509

APN: 175111009, ASMT: 175111009
EARL A FIFE, ETAL
6049 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175111012, ASMT: 175111012
DAKENO INC
C/O KENNETH MILLER
6021 TARRAGONA
RIVERSIDE CA. 92509

APN: 175122006, ASMT: 175122006
ELLEN L SMITH, ETAL
6120 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175111013, ASMT: 175111013
DAKENO INC
C/O KENNETH MILLER
6021 TARRAGONA DR
RIVERSIDE CA 92509

APN: 175133028, ASMT: 175133028
EMIL J MUELLER, ETAL
6044 ROUNER DR
RIVERSIDE CA. 92509

APN: 175122012, ASMT: 175122012
EMLOU OGDEN
12918 NE 110TH PL
KIRKLAND WA 98033

APN: 175133014, ASMT: 175133014
GREGORY A BURIAN
6081 BARCELONA AVE
RIVERSIDE CA. 92509

APN: 175133012, ASMT: 175133012
ENRIQUEZ GONZALEZ, ETAL
5987 DANITO ST
CHINO CA 91710

APN: 175111006, ASMT: 175111006
JESSE A GUSTIN, ETAL
6085 ALICANTE AVE
RIVERSIDE CA. 92509

APN: 175121004, ASMT: 175121004
ESMERALDA CRUZ
6110 ALICANTE AVE
RIVERSIDE CA. 92509

APN: 175112004, ASMT: 175112004
JESSE CHABOT, ETAL
6024 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175112010, ASMT: 175112010
ESTEBAN A TRUJILLO
10785 ALAMEDA AVE
BLOOMINGTON CA 92316

APN: 175122011, ASMT: 175122011
JOAQUIN HERNANDEZ, ETAL
6091 ROUNER DR
RIVERSIDE CA. 92509

APN: 175111007, ASMT: 175111007
FEDERAL NATL MORTGAGE ASSN
C/O THERESA ESKELSON
4403 CORINTH BLVD
DAYTON OH 45410

APN: 175133017, ASMT: 175133017
JORGE SANCHEZ
6107 BARCELONA AVE
RIVERSIDE CA. 92509

APN: 175131002, ASMT: 175131002
FLORENCIO C RIVERA, ETAL
6220 ROUNER DR
RIVERSIDE CA. 92509

APN: 175111011, ASMT: 175111011
KIMI KALOI
857 HILLDALE AVE
WEST HOLLYWOOD CA 90069

APN: 175122003, ASMT: 175122003
FRANCISCO URREA, ETAL
6078 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175133027, ASMT: 175133027
LETICIA CASTELLANOS, ETAL
6100 ROUNDER DR
RIVERSIDE CA. 92506

APN: 175111005, ASMT: 175111005
LOUIS TOZSER
2495 RORIMER DR
RIVERSIDE CA 92509

APN: 175133024, ASMT: 175133024
OCTAVIO LARIOS
1245 CASTELLANO RD
RIVERSIDE CA. 92509

APN: 175121007, ASMT: 175121007
MARCELLA MARIE WAGGONER
6113 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175121006, ASMT: 175121006
RANDY BASTIANI LEE, ETAL
8 S OLD RANCH RD
ARCADIA CA 91007

APN: 175112008, ASMT: 175112008
MARY ANN ALFONSO
6038 TARRAGONA DR
RIVERSIDE CA 92509

APN: 175122005, ASMT: 175122005
RAUL ROSALES, ETAL
6100 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175121010, ASMT: 175121010
MAURO AREVALO
6161 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175170036, ASMT: 175170036
RIVERSIDE CEMENT CO
STE 700 TAX DEPT
1341 W MOCKINGBIRD LN
DALLAS TX 75247

APN: 175112003, ASMT: 175112003
MICHAEL K MILLER
6030 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175133015, ASMT: 175133015
ROBERT R SCHWARTZ, ETAL
6091 BARCELONA AVE
RIVERSIDE CA. 92509

APN: 175112006, ASMT: 175112006
MICHAEL SCHANTZ
1085 CASTELLANO RD
RIVERSIDE CA. 92509

APN: 175133021, ASMT: 175133021
ROSS R RITHER, ETAL
1276 MALAGA DR
RIVERSIDE CA 92509

APN: 175122010, ASMT: 175122010
NORMA A VILLARREAL
6107 ROUNER DR
RIVERSIDE CA. 92509

APN: 175133029, ASMT: 175133029
SECRETARY HOUSING & URBAN DEV OF WAS
C/O GMAC MORTGAGE
1100 VIRGINIA DR
FT WASHINGTON PA 19034



APN: 175122004, ASMT: 175122004
SINIVALDO PENA, ETAL
6088 TARRAGONA DR
RIVERSIDE CA. 92509

APN: 175133026, ASMT: 175133026
VICTOR A JORGENSEN, ETAL
6200 ROUNER DR
RIVERSIDE CA 92509

APN: 175133020, ASMT: 175133020
VICTOR GRANILLO, ETAL
6135 BARCELONA AVE
RIVERSIDE CA 92509

APN: 175122002, ASMT: 175122002
WARREN PETERSON, ETAL
C/O KENT LEWIS
P O BOX 56114
RIVERSIDE CA 92517



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

Plot Plan Number: 24742
Applicant: Kelley Cooper
Directors Hearing: December 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to a 1,995 square foot detached barn on 5.08 acres, associated with the 3,254 square foot residence and several agricultural structures located at 39099 Calle Jojoba in Temecula. APN: 915-370-050

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24742**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

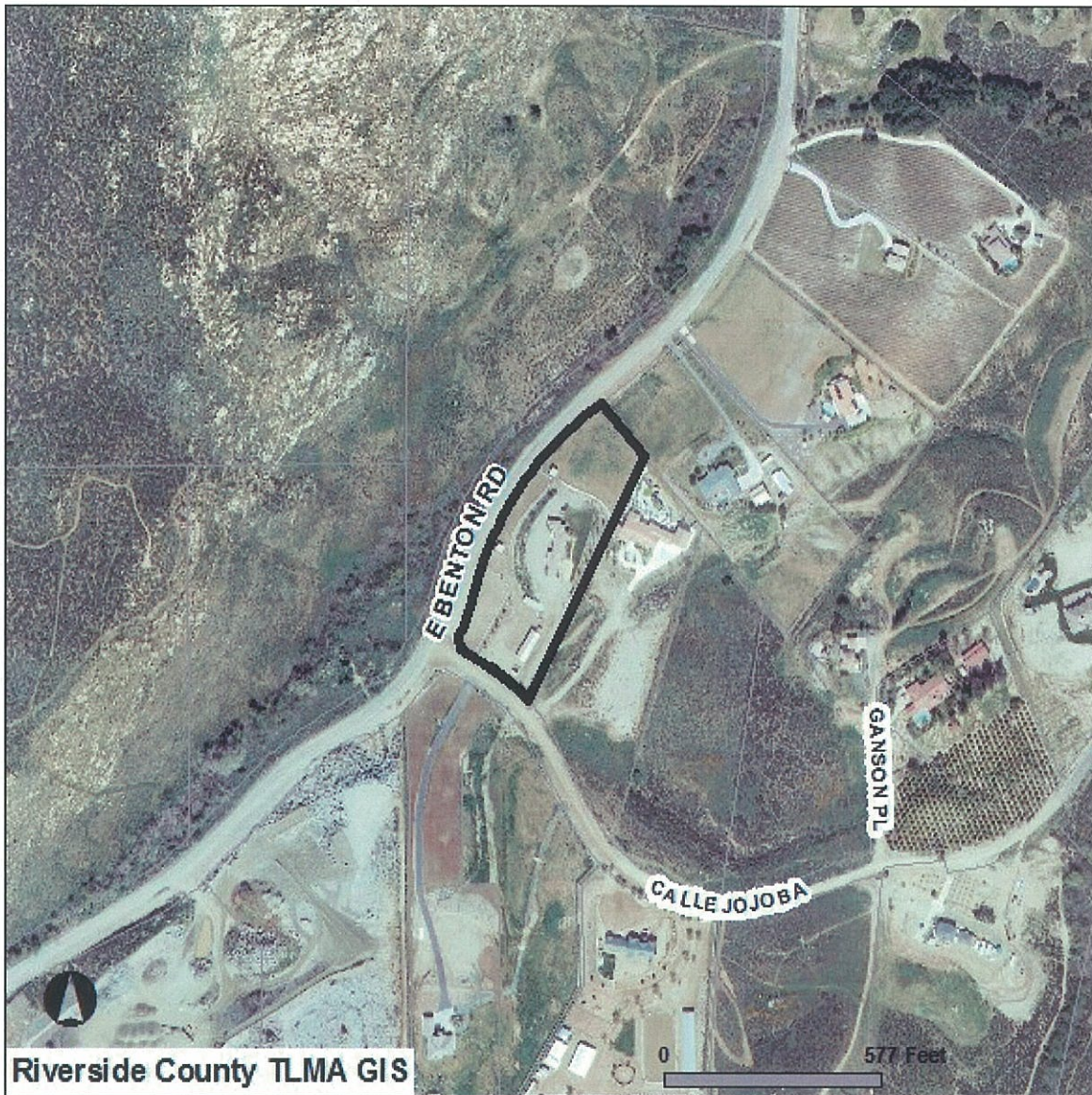
FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.

SA
11/17/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,996 square foot detached barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
915-370-050

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
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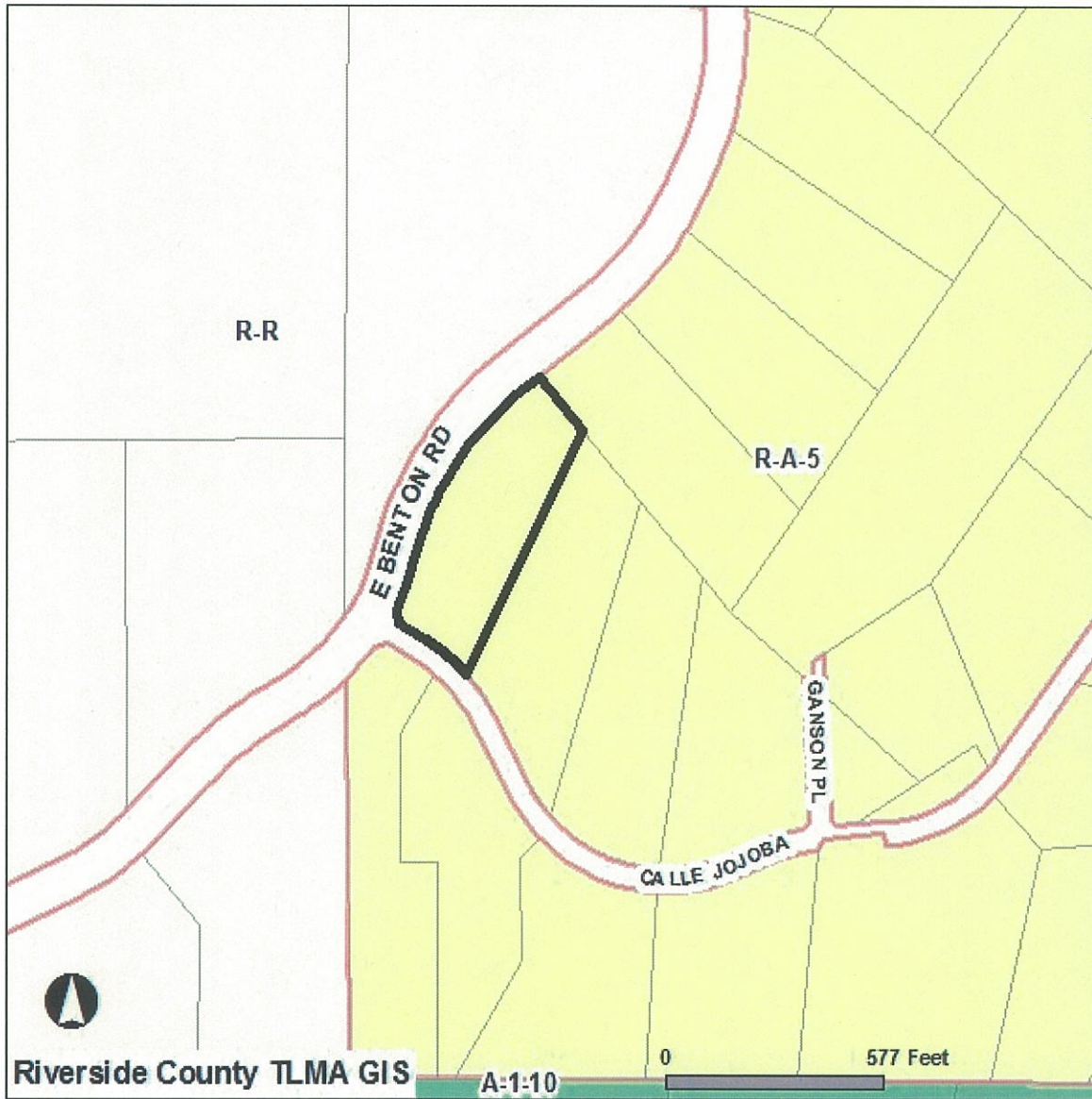
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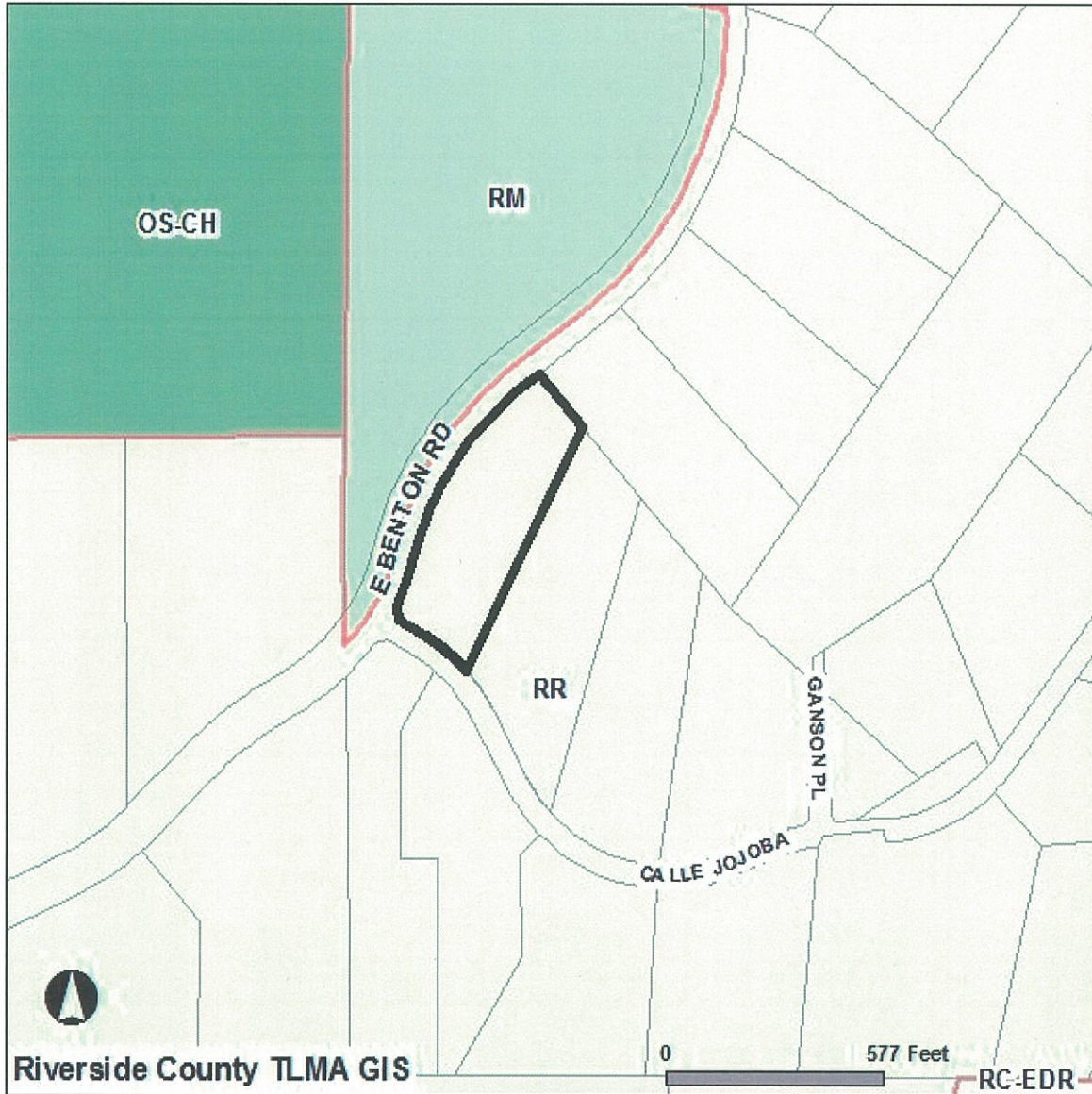
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PLOT PLAN:ADMINISTRATIVE Case #: PP24742

Parcel: 915-370-050

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. 24742 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24742, Exhibit A, dated October 18, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,996 square foot detached barn on 5.08 acres, associated with the 3,254 square foot residence located at 39099 Calle Jojoba in Temecula. APN: 915-370-050

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 PP24742. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24742 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24742

Parcel: 915-370-050

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign,

11/17/10
09:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24742

Parcel: 915-370-050

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24742

Parcel: 915-370-050

20. PRIOR TO A CERTAIN DATE

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated October 18, 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 October 18, 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

11/17/10
09:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24742

Parcel: 915-370-050

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

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.



Mike Lara
Director

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

PLOT PLAN REVIEW

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

**SITE: 39099 Calle
Jojoba, Temecula**

COMMENTS: PP 24742

Date: 10/25/10

The plot plan submittal includes a proposed 1,995 square foot barn. This structure will be classified as a group "U" occupancy per the 2007 California Building Code (CBC). The proposed structure would comply with area limitations per the designated occupancy type. The structure shall comply with all current adopted California Building Codes and Riverside County Ordinances.

This not to be considered a building department plan check review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to; complete building plans; structural calculations; supporting documents and fees. All requirements may be found on the building & safety department website link.

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: PP24742 DATE SUBMITTED: 10-7-10

APPLICATION INFORMATION

Applicant's Name: Kelley Cooper E-Mail: ksc108@gmail.com

Mailing Address: 39099 Calle Jojoba
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 970-6430 cell Fax No: (951) 302-6308 (call 1st for hook up)

Engineer/Representative's Name: SAME AS ABOVE E-Mail: _____

Mailing Address: _____
Street City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: John Cooper, Kelley E-Mail: jcgearup1@gmail.com

Mailing Address: 39099 Calle Jojoba
Temecula CA 92592 Street
City State ZIP

Daytime Phone No: (949) 244-2778 Fax No: (951) 302-6308

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.

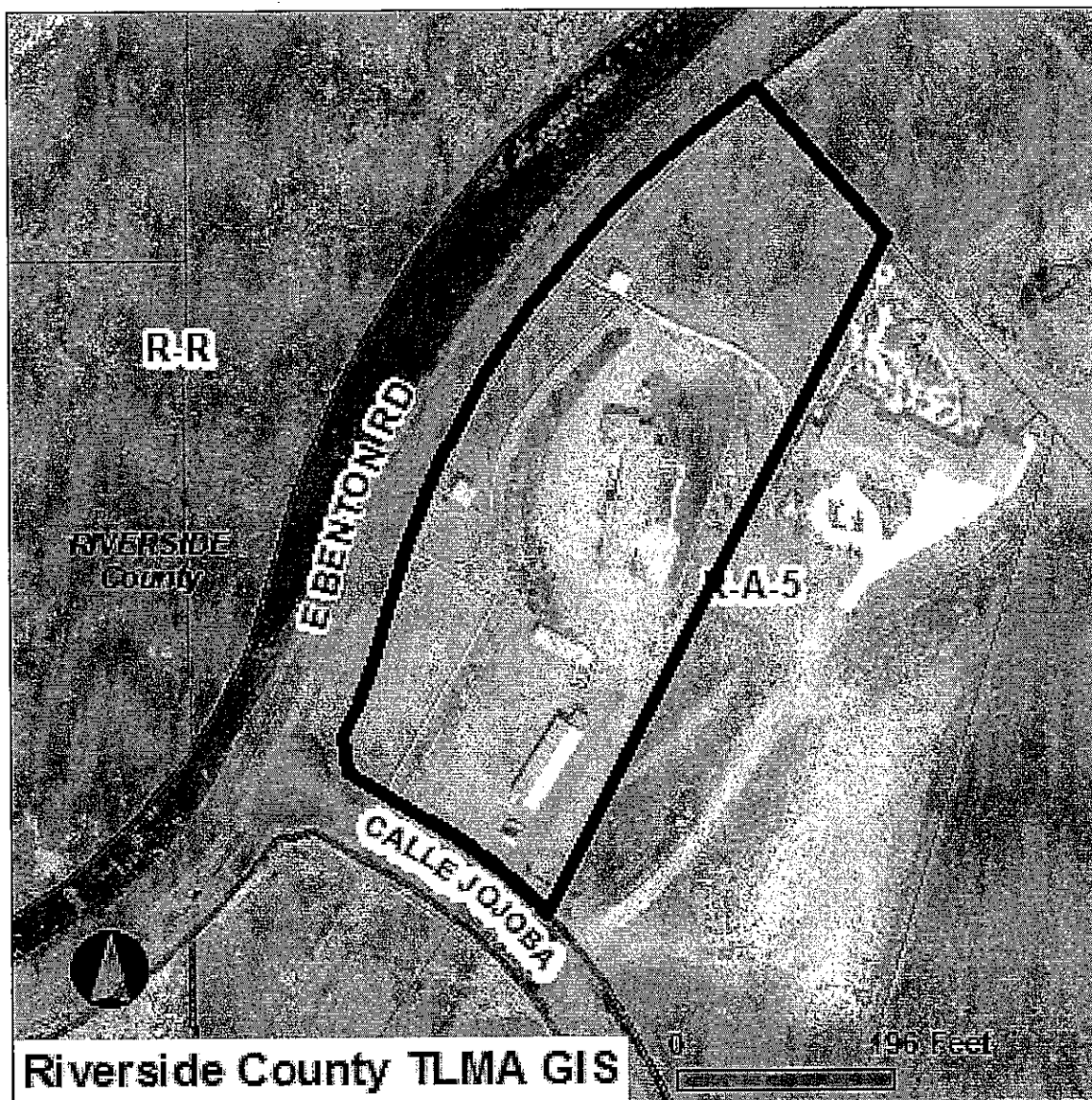
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
915-370-050

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

915-370-050-6

OWNER NAME / ADDRESS

JOHN C COOPER
KELLEY COOPER
39099 CALLE JOJOBA
TEMECULA, CA. 92592

MAILING ADDRESS

(SEE OWNER)
39099 CALLE JOJOBA
TEMECULA CA.. 92592

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 167/60
SUBDIVISION NAME: PM 23565
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 3.92 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 3254 SQFT., 4 BDRM/ 2.75 BATH, 1 STORY, ATTACHED GARAGE(980 SQ. FT), CONST'D 2004TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 930 GRID: F4

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)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T7SR1W SEC 17

ELEVATION RANGE

1696/1736 FEET

PREVIOUS APN

915-370-041

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

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)
Coastal Sage Scrub
Grassland

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)
SOUTHWEST AREA

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
126

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
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

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
TEMECULA VALLEY UNIFIED

COMMUNITIES
RANCHO CALIFORNIA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 16.71 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043203

FARMLAND
OTHER LANDS

TAX RATE AREAS
094-124
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 152
• EASTERN MUNICIPAL WATER
• ELS MURRIETA ANZA RESOURCE CONS
• FLOOD CONTROL ADMINISTRATION
• FLOOD CONTROL ZONE 7
• GENERAL
• GENERAL PURPOSE
• METRO WATER EAST 1301999

- MT SAN JACINTO JUNIOR COLLEGE
- RANCHO CAL WTR R DIV DEBT SV
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- TEMECULA PUBLIC CEMETERY
- TEMECULA UNIFIED
- TEMECULA UNIFIED B & I
- VALLEY WIDE REC & PARK

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS
NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BFE080012	AGRICULTURAL REGISTRATION	PAID
BGR040010	PM23565 LOT 1	FINAL
BRS041898	NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE	FINAL
BFE070073	AGRICULTURAL REGISTRATION FOR 18 X 18 SHELTER #3	PAID
BFE070072	AGRICULTURAL REGISTRATION FOR 18 X 18 SHELTER #2	PAID
BFE070075	ROOF-ONLY SHELTER COVER FOR HORSE -SEE COMMENTS-	PAID

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS035598	NOT AVAILABLE	APPLIED
EHS040871	NOT AVAILABLE	APPLIED
EHS040053	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT041616	TR23565 LOT 1	PAID
MT041621	PM23565 LOT 1	PAID
MT041620	PM23565 LOT 1	PAID
MT041622	PM23565 LOT 1	PAID

REPORT PRINTED ON...Thu Oct 07 12:44:39 2010
Version 100826

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. 24742 – CEQA Exempt – Applicant: Kelley Cooper – Owner: John & Kelley Cooper - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Bella Vista, southerly of Mesa Road, easterly of East Benton Road, westerly of Glen Oaks Road – 5.08 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,995 square foot detached barn on 5.08 acres, associated with the 3,254 square foot residence and several agricultural structures located at 39099 Calle Jojoba in Temecula. APN: 915-370-050. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 10/27/2010

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

APN (s) or case numbers PP 24742 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

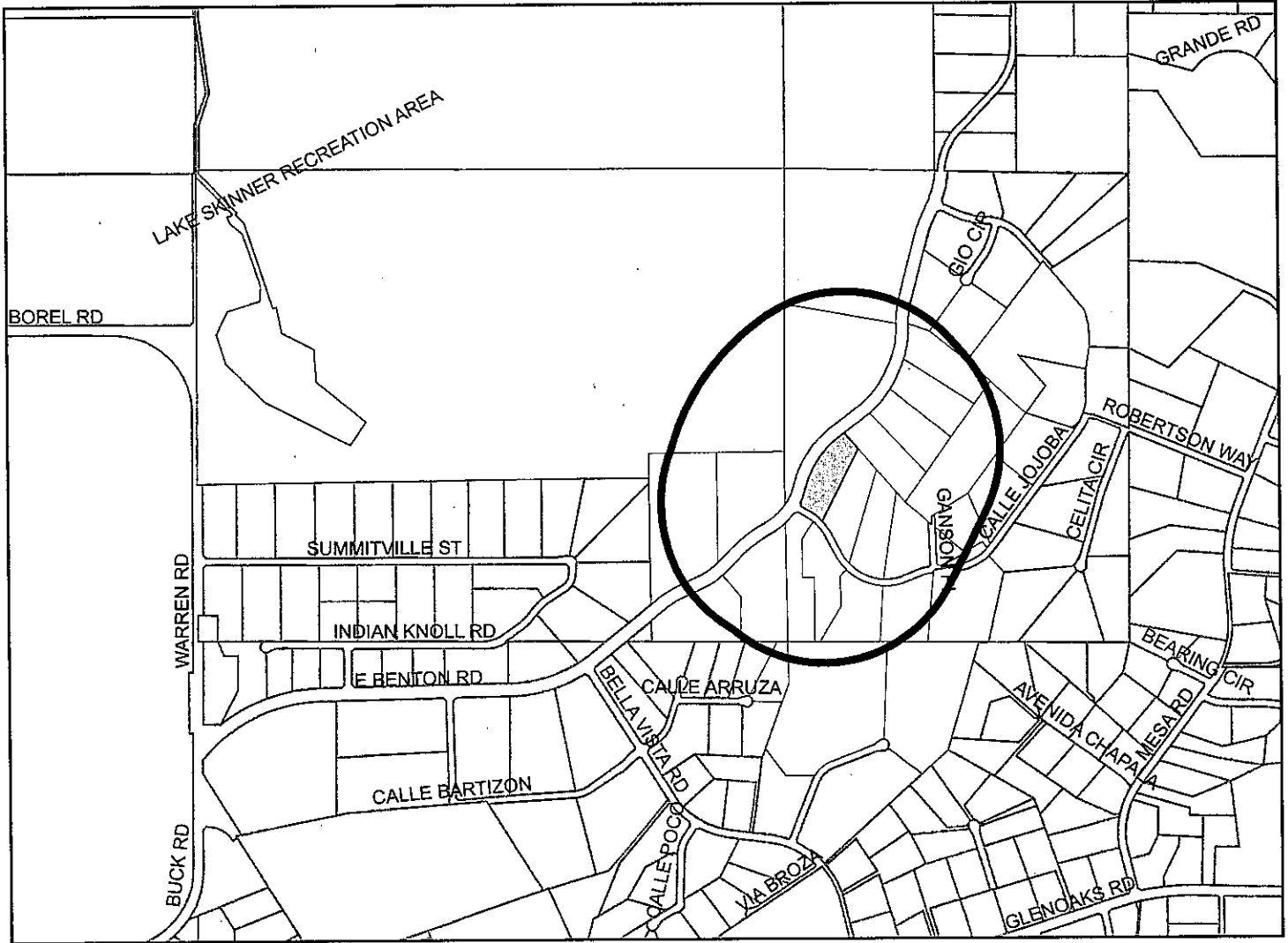
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

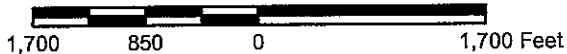
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1200 foot buffer



Selected Parcels

915-370-055	915-700-014	915-700-015	915-700-016	915-700-017	915-370-065	915-370-015	924-310-018	915-370-061	915-370-047
915-370-059	915-370-040	915-370-031	915-370-024	915-370-012	915-370-051	924-300-006	924-300-007	915-370-032	915-370-050
915-370-056	915-060-010	915-370-011	915-370-049	915-370-053	915-370-062	924-310-019	915-370-066	915-370-044	915-370-060
915-370-052	915-370-075	915-370-076							



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APN: 915370055, ASMT: 915370055
ALAN HARSEN
3280 DULZURA DR
HACIENDA HEIGHTS CA 91745

APN: 915370059, ASMT: 915370059
FRANK M GRISWOLD
36679 E BENTON RD
TEMECULA CA. 92592

APN: 915700017, ASMT: 915700017
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

APN: 915370040, ASMT: 915370040
FRED DENNY
38580 GANSON PL
TEMECULA CA 92592

APN: 915370065, ASMT: 915370065
DAVID W HARRIS, ETAL
38199 GIO CIR
TEMECULA CA. 92592

APN: 915370031, ASMT: 915370031
FRED DENNY
38580 GRANSON PL
TEMECULA CA. 92592

APN: 915370015, ASMT: 915370015
DEUTSCHE BANK NATL TRUST CO
4875 BELFORT RD STE 130
JACKSONVILLE FL 32256

APN: 915370024, ASMT: 915370024
FRED DENNY
38580 GANSON PL
TEMECULA CA 92592

APN: 924310018, ASMT: 924310018
EDMUND GONZALES, ETAL
36950 CALLE ARRUZA
TEMECULA CA. 92592

APN: 915370012, ASMT: 915370012
HARTLERODE CHARLES E LIV TRUST
P O BOX 44315
LEMON GROVE CA 93244

APN: 915370061, ASMT: 915370061
EDWARD RIOS, ETAL
P O BOX 892933
TEMECULA CA 92589

APN: 915370051, ASMT: 915370051
HENRY J KLOCKE, ETAL
38995 CALLE JOJOBA
TEMECULA CA. 92592

APN: 915370047, ASMT: 915370047
ERNEST S BROWNE, ETAL
38515 CALLE JOJOBA
TEMECULA CA. 92592

APN: 924300007, ASMT: 924300007
IMRE CZIRAKI, ETAL
2242 N HWY 395
FALLBROOK CA 92028

APN: 915370032, ASMT: 915370032
JAMES W FOWLER, ETAL
P O BOX 489
DALLAS OR 97338

APN: 924310019, ASMT: 924310019
ROBERT J MCGUIRE, ETAL
36970 CALLE ARRUZA
TEMECULA CA. 92592

APN: 915370050, ASMT: 915370050
JOHN C COOPER, ETAL
39099 CALLE JOJOBA
TEMECULA CA. 92592

APN: 915370066, ASMT: 915370066
RUDOLPH LOYA, ETAL
38200 G10 CIR
TEMECULA CA 92592

APN: 915370056, ASMT: 915370056
MICHAEL G LEICHTFUSS, ETAL
38938 CALLE JOJOBA
TEMECULA CA. 92592

APN: 915370044, ASMT: 915370044
SELMA L LESSER
38212 CALLE JOJOBA
TEMECULA CA 92592

APN: 915370011, ASMT: 915370011
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 915370060, ASMT: 915370060
STEPHEN L WILLIAMS, ETAL
P O BOX 890221
TEMECULA CA 92589

APN: 915370049, ASMT: 915370049
MYRLIN ROBERT MEDEARIS, ETAL
P O BOX 89
TEMECULA CA 92593

APN: 915370052, ASMT: 915370052
STEVE CHENG CHE CHOU, ETAL
1188 S POINTE PREMIER
ANAHEIM CA 92807

APN: 915370053, ASMT: 915370053
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

APN: 915370076, ASMT: 915370076
WILLIAM F BEMBENEK, ETAL
39094 CALLE JOJOBA
TEMECULA CA 92592

APN: 915370062, ASMT: 915370062
RANDOLPH DEAN JOHNSON, ETAL
36545 E BENTON RD
TEMECULA CA. 92592

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

Plot Plan Number: 24762
Applicant: Jeff Berg
Directors Hearing: December 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,200 square foot detached storage building on .45 acre, associated with the 2,366 square foot residence located at 29112 Slumpstone Street in Nuevo. APN: 309-341-007

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24762, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

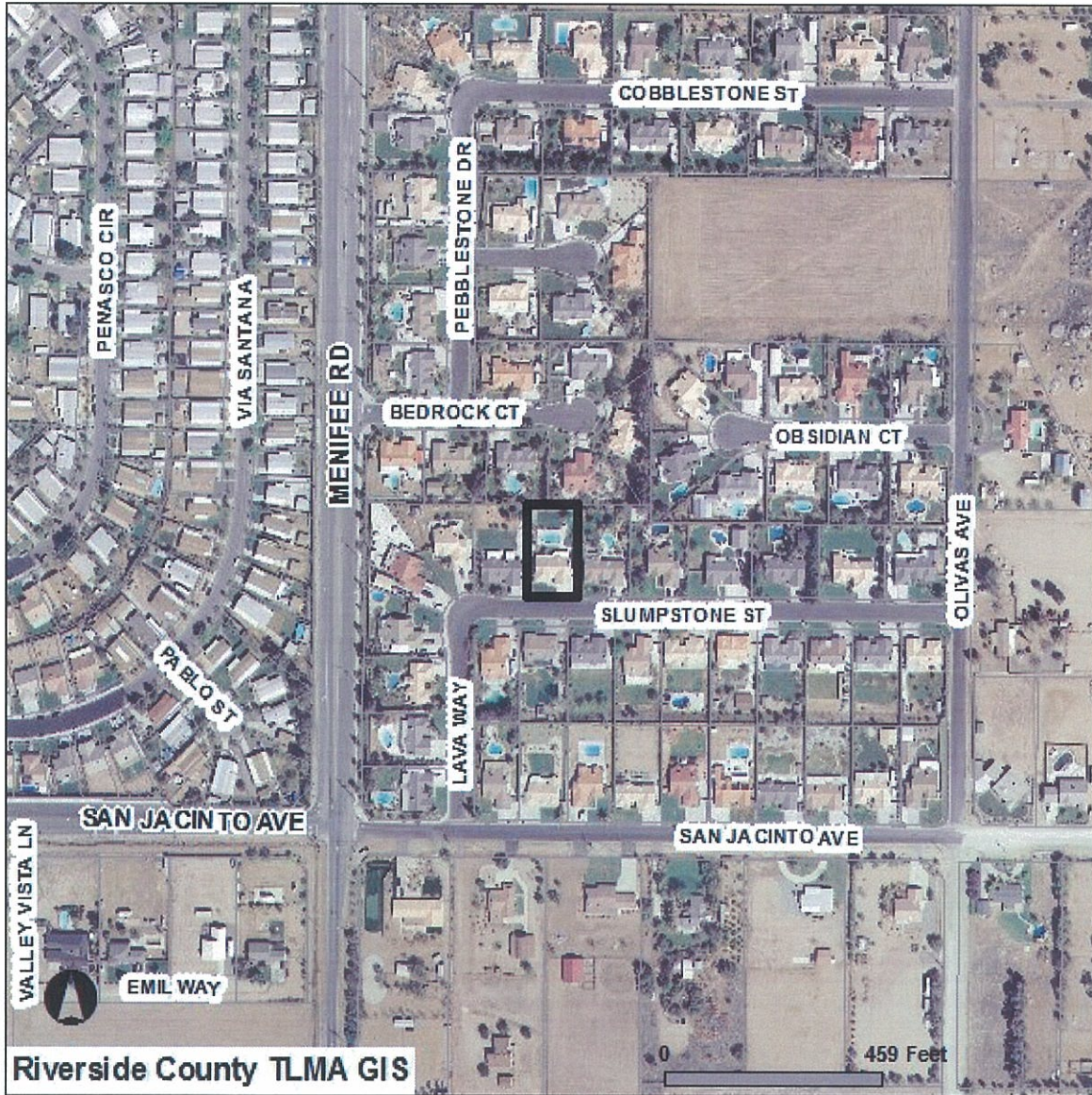
FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

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

SA
11/17/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,200 square foot detached storage building is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
309-341-007

IMPORTANT

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Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
309-341-007

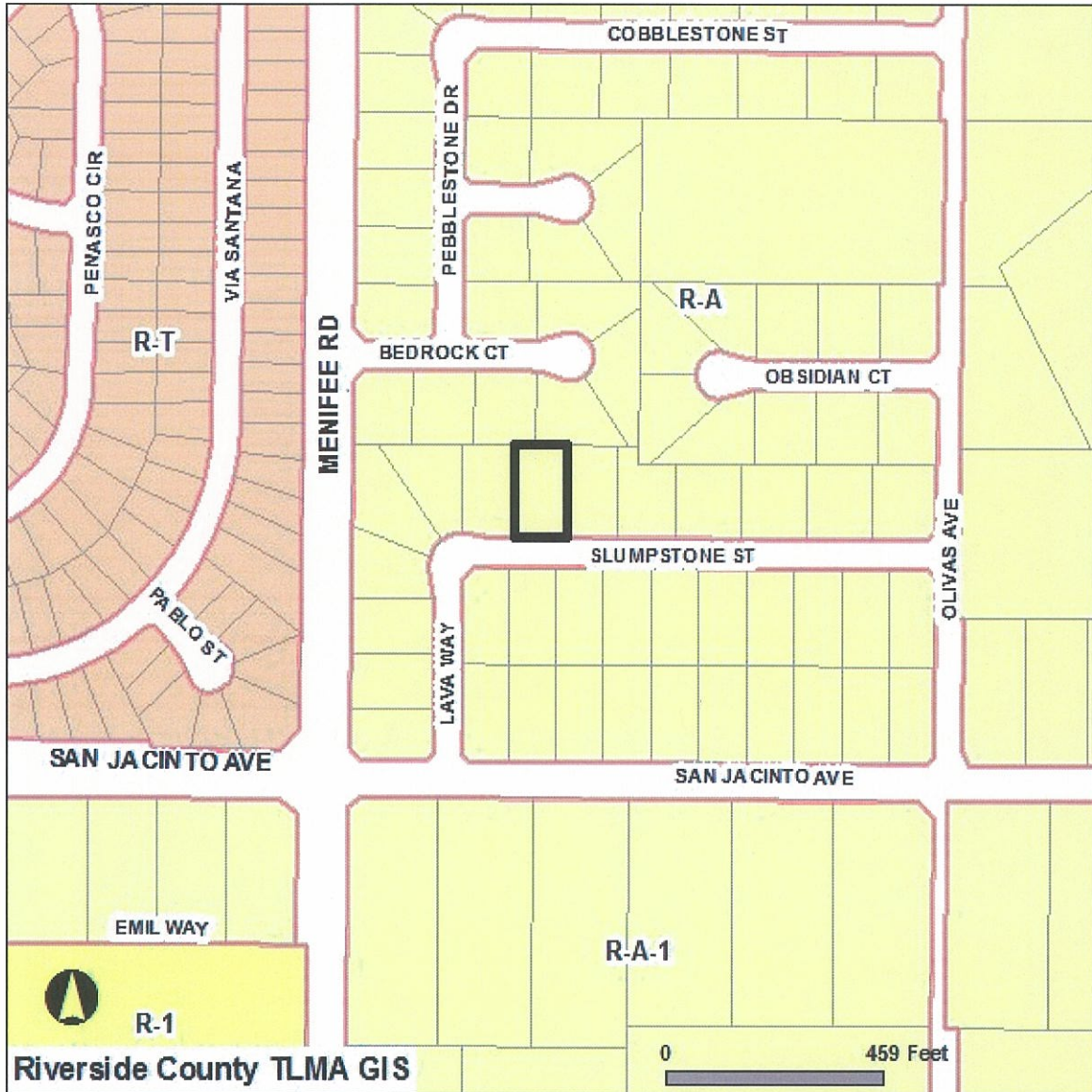
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Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
309-341-007

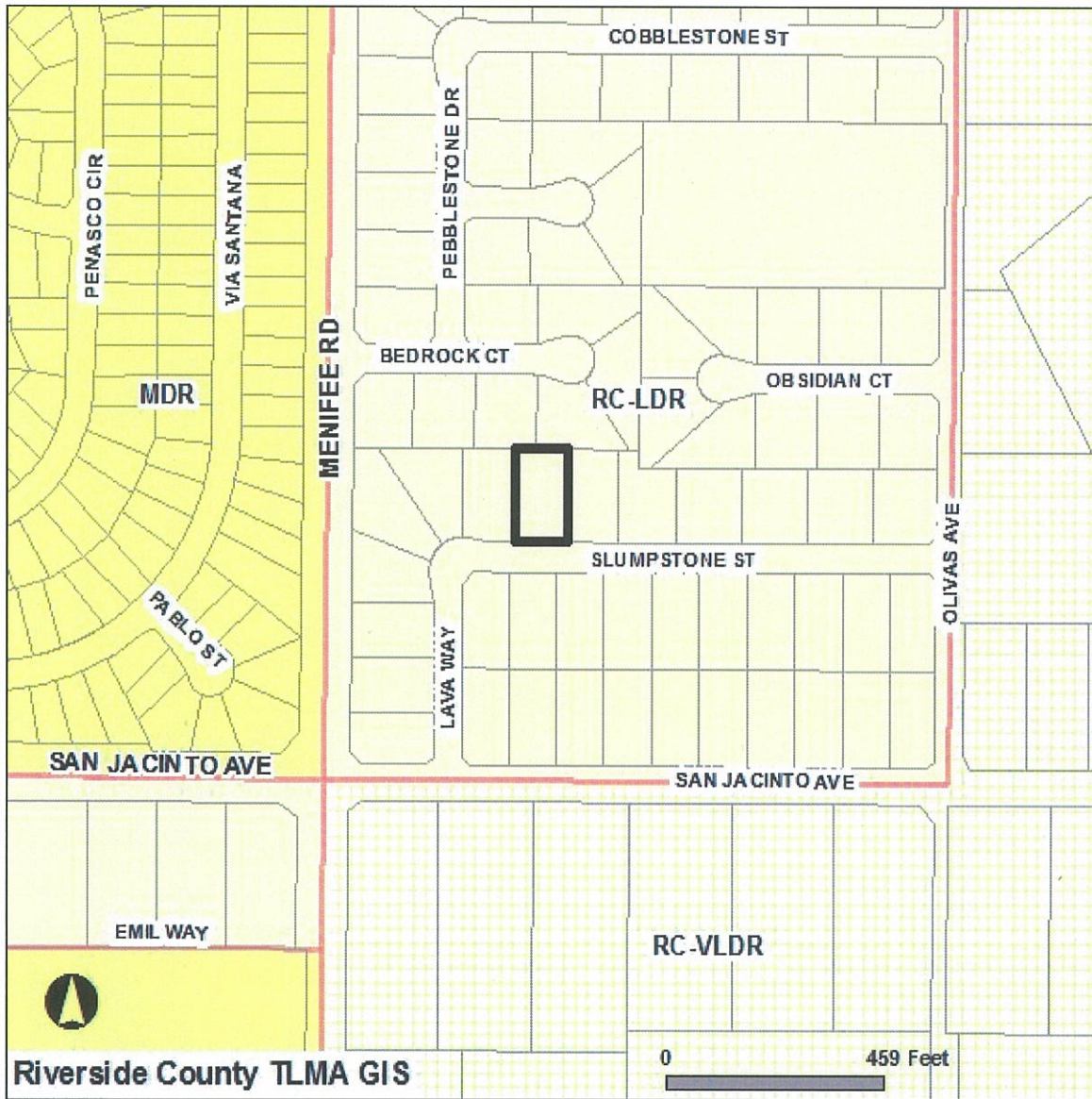
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Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
309-341-007

IMPORTANT

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Version 101026

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

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. 24762 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24762, Exhibit A, dated November 2, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,200 square foot detached storage building on .45 acre, associated with the 2,366 square foot residence located at 29112 Slumpstone Street in Nuevo. APN: 309-341-007

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 PP24762. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24762 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

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

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

- a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
- b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.
- c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.
- d. The residential character of the exterior and interior of the dwelling shall not be changed.
- e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.
- f. No signs other than one unlighted identification sign,

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

20. PRIOR TO A CERTAIN DATE

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

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

11/17/10
09:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24762

Parcel: 309-341-007

70. PRIOR TO GRADING FINAL INSPECT

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

to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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 November 2, 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 November 2, 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.

COU. TY 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: PP24762 DATE SUBMITTED: 10-28-10

APPLICATION INFORMATION

Applicant's Name: JEFF BERG E-Mail: BANC PROPERTIES @ CHARTER.NET

Mailing Address: 605 4TH STREET
NORCO City CALIFORNIA State 92860 ZIP

Daytime Phone No: (909) 732-9544 Fax No: (951) 808-8722

Engineer/Representative's Name: MOTER FARAH E-Mail: FARAHENG@SBCGLOBAL.NET

Mailing Address: 1787 POMONA ROAD SUITE K
CORONA City CALIFORNIA State 92882 ZIP

Daytime Phone No: (951) 738-1215 Fax No: (951) 738-1153

Property Owner's Name: GILBERT HECK E-Mail: N/A

Mailing Address: 29112 SLUMPSTONE STREET
REINA GAMEZ
NUEVO City CALIFORNIA State 92567 ZIP

Daytime Phone No: (909) 645-9424 Fax No: () N/A

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).

JEFF BERG

PRINTED NAME OF APPLICANT

[Handwritten 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):

GILBERT HECK

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]
SIGNATURE OF PROPERTY OWNER(S)

REINA G GAMEZ

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten 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): _____

4,200 SF Storage Building

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 309-341-007

Section: 25 Township: 4S Range: 3W

Approximate Gross Acreage: 0.45 (19,602 sq ft)

General location (nearby or cross streets): North of SAN JACINTO AVE., South of _____

APPLICATION FOR MINOR PLOT PLAN

Noevo Rd., East of MENIFEE RN., West of OLIVAS AVE.

Thomas Brothers Map, edition year, page no., and coordinates: 2008 EDITION, PAGE 808, G-2

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.

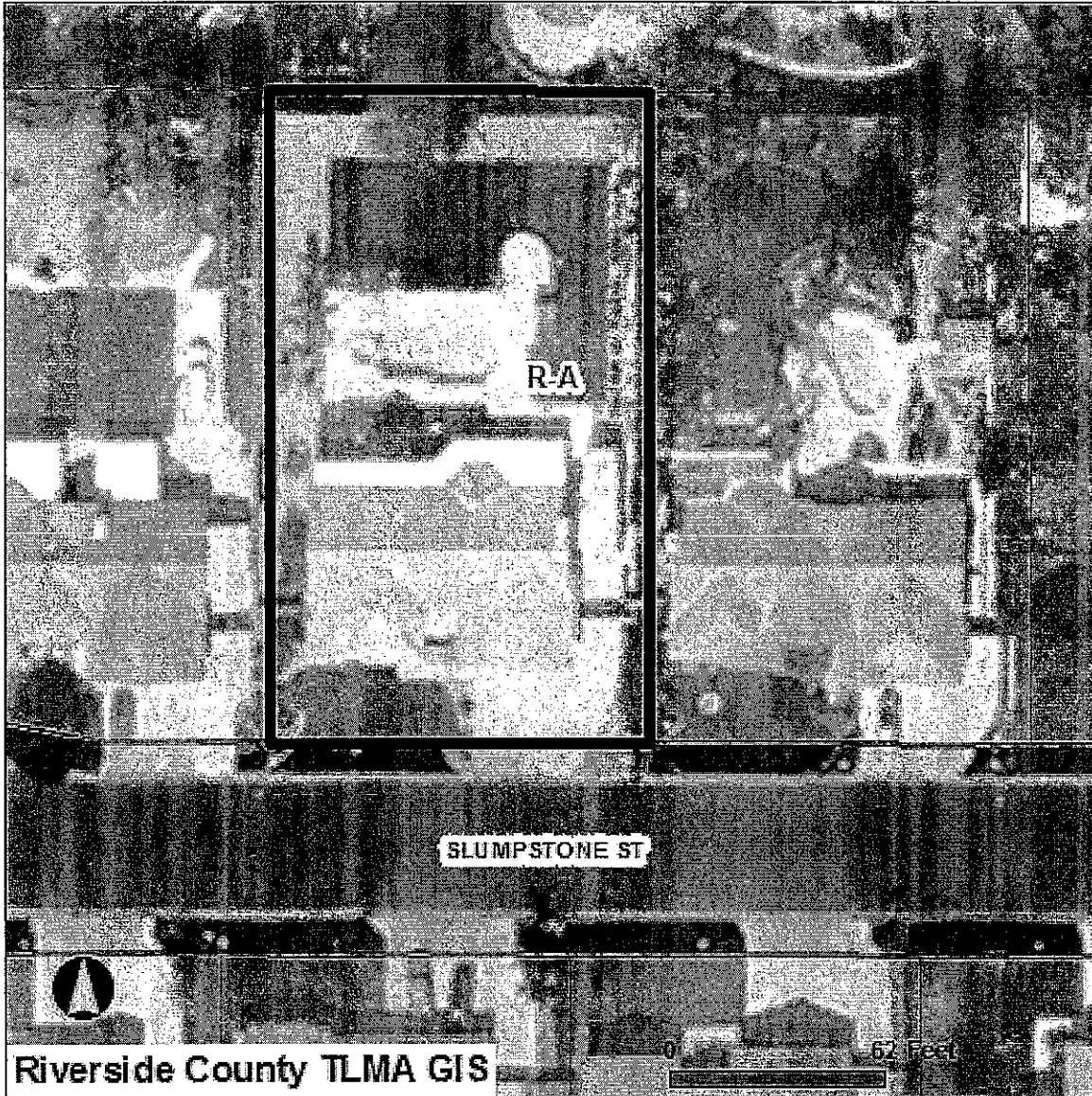
ACCESSORY BUILDING

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):
309-341-007

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

309-341-007-7

OWNER NAME / ADDRESS

GILBERT HECK
REINA GAMEZ
29112 SLUMPSTONE ST
NUEVO, CA. 92567

OWNER NAME / ADDRESS

GILBERT HECK
REINA GAMEZ
29112 SLUMPSTONE ST

NUEVO, CA. 92567

MAILING ADDRESS

(SEE OWNER)
29112 SLUMPSTONE ST
NUEVO CA.. 92567

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 229/56
SUBDIVISION NAME: TR 23476
LOT/PARCEL: 17, BLOCK: NOT AVAILABLE
TRACT NUMBER: 23476

LOT SIZE

RECORDED LOT SIZE IS 0.45 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2366 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(720 SQ. FT), CONST'D 1992TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

THOMAS BROS. MAPS PAGE/GRID

PAGE: 808 GRID: G2

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

T4SR3W SEC 25

ELEVATION RANGE

1488/1488 FEET

PREVIOUS APN

309-160-005

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RC-LDR

AREA PLAN (RCIP)

LAKEVIEW / NUEVO

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A (CZ 5696)

ZONING DISTRICTS AND ZONING AREAS

NUEVO 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)

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.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

LAKEVIEW/NUEVO

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

99

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**
NUVIEW UNION & PERRIS UNION HIGH**COMMUNITIES**
NUEVO**COUNTY SERVICE AREA**
IN OR PARTIALLY WITHIN
PERRIS #89 -
STREET LIGHTING**LIGHTING (ORD. 655)**
ZONE B, 34.13 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
042719**FARMLAND**
URBAN-BUILT UP LAND**TAX RATE AREAS**
083-028
• COUNTY FREE LIBRARY
• COUNTY SERVICE AREA 89
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• CSA 146

- CSA 152
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- NUVIEW SCHOOL
- 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
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
397086	PATIO-SOLID PAT795 M V-N 719 7793	FINALED
BXX024647	GARDEN WALL W/2 PILASTERS(COUNTY STANDARD)	FINAL
364587	WALL - RETAINING WALL490 M-2 RET 360 1080	FINALED
BXX002822	RETAINING WALL	EXPIRED
364236	DEVELOPMENT MITIGATION (RSA #47)	ISSUED
354291	DWELLING & ATTACHED GARAGE AIR490 R-3 R 2366 6624 DWELL490 R-3 WOOD 2366 119956 PRCH490 PR V-N 108 1393 PRIGR490 M-1 WOOD 720 12960	FINALED
BSP000708	RESIDENTIAL POOL & SPA	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
PP11813	MODEL COMPLEX FOR TR 22964	APPROVED

REPORT PRINTED ON...Thu Oct 28 13:22:44 2010

Version 100826

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. 24762 – CEQA Exempt – Applicant: Jeff Berg – Owner: Reina Gamez and Gilbert Heck - Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Menifee Road, westerly of Olivias Avenue – .45 Acre – Zoning: Residential Agricultural (R-A) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,200 square foot detached storage building .45 acre, associated with the 2,366 square foot residence located at 29112 Slumpstone Street in Nuevo. APN: 309-341-007. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 11/3/2010.

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

APN (s) or case numbers PP 24762 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

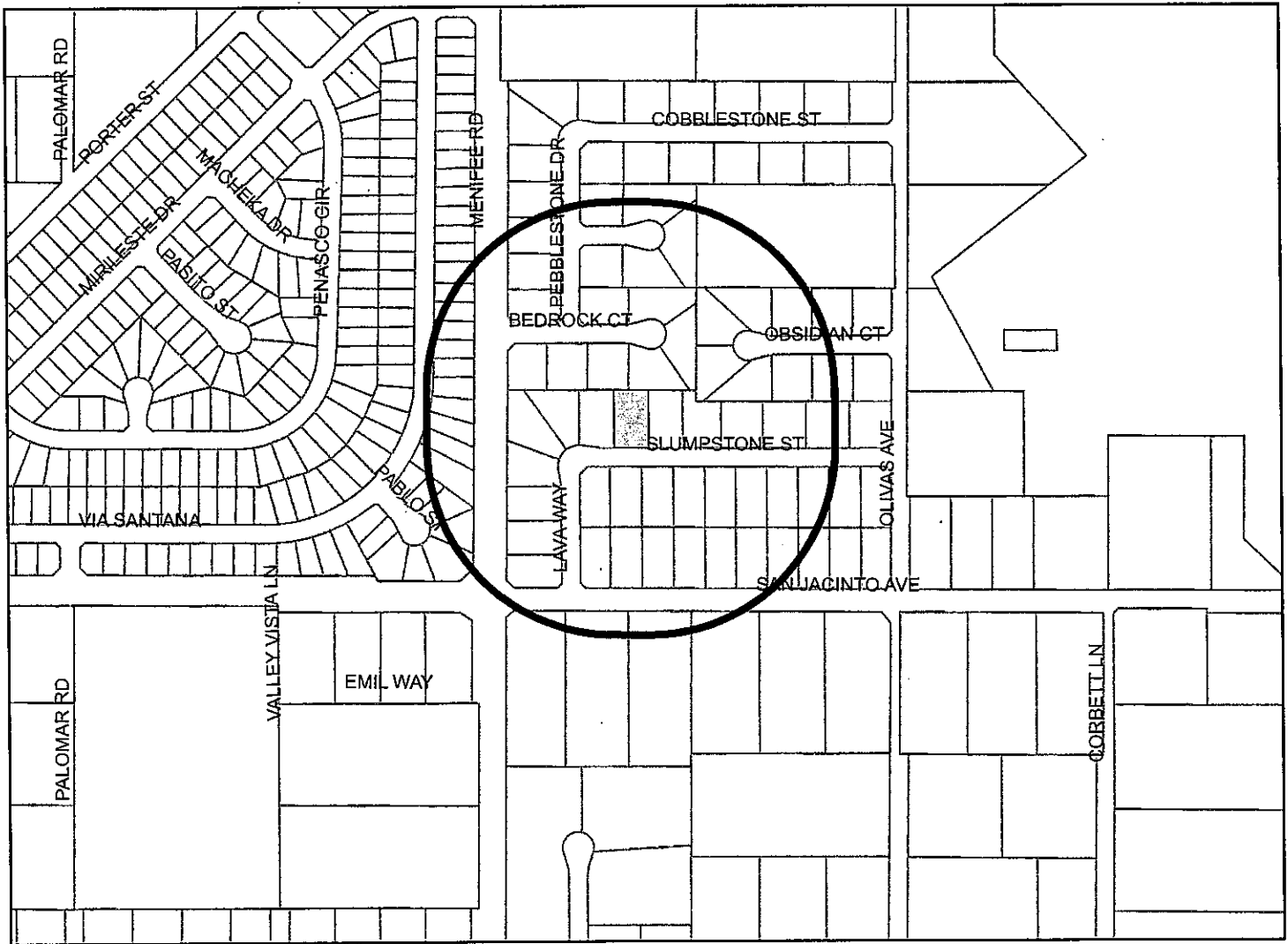
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

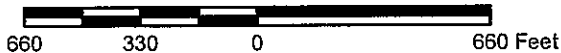
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

309-302-005	309-322-003	309-302-015	309-170-035	309-321-018	309-302-017	309-302-012	309-322-002	309-341-008	309-341-003
309-342-014	309-321-023	309-321-005	309-170-034	309-341-013	309-342-005	309-321-003	309-341-005	309-342-004	309-342-012
309-342-002	309-302-008	309-302-009	309-321-006	309-302-020	309-341-007	309-170-036	309-321-004	309-321-014	309-342-017
309-342-007	309-342-008	309-342-003	309-321-017	309-342-019	309-321-019	309-170-014	309-342-001	309-341-011	309-341-012
309-321-008	309-341-006	309-342-013	309-302-014	309-321-007	309-321-020	309-302-007	309-302-006	309-321-016	309-342-015
309-321-001	309-321-021	309-341-004	309-302-019	309-321-015	309-342-006	309-341-014	309-321-012	309-321-002	309-321-010
309-302-010	309-322-004	309-321-011	309-302-016	309-322-001	309-302-018	309-341-009	309-341-010	309-321-009	309-342-016
309-302-013	309-342-018	309-341-002	309-302-011	309-342-020					



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APN: 309302005, ASMT: 309302005
ABEL B QUINTERO, ETAL
28990 PABLO ST
NUEVO CA. 92567

APN: 309341008, ASMT: 309341008
ARTURO TORRES PENA, ETAL
29090 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309322003, ASMT: 309322003
ALEJANDRO MERCADO, ETAL
22825 PEBBLESTONE DR
NUEVO CA. 92567

APN: 309341003, ASMT: 309341003
BARBARA A SLADEK
29198 SLUMPSTON ST
NUEVO CA 92587

APN: 309302015, ASMT: 309302015
ALFREDO LOPEZ
22822 VIA SANTANA
NUEVO CA. 92567

APN: 309342014, ASMT: 309342014
BOBBY M HOBBS, ETAL
29193 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309170035, ASMT: 309170035
AMANDO LEON, ETAL
29065 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309321023, ASMT: 309321023
CARMEN TOSCANO
6235 EISENHOWER CT
CHINO CA 91710

APN: 309321018, ASMT: 309321018
ANGELA CLARK LOUQUE
29159 OBSIDIAN CT
NUEVO CA. 92567

APN: 309321005, ASMT: 309321005
CAROLYN DENESE BOWEN
29121 BEDROCK CT
NUEVO CA. 92567

APN: 309302012, ASMT: 309302012
ANGELO COMAS, ETAL
22215 ROSARY AVE
NUEVO CA 92567

APN: 309170034, ASMT: 309170034
CHAILA ARCHULETA MOYA
29005 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309322002, ASMT: 309322002
ARNOLD CADENA, ETAL
22803 PEBBLESTONE DR
NUEVO CA. 92567

APN: 309341013, ASMT: 309341013
CHARLES FLORENCE, ETAL
22971 LAVA WAY
NUEVO CA. 92567



APN: 309342005, ASMT: 309342005
DANIEL ALEGRIA, ETAL
29158 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309302009, ASMT: 309302009
FLORENCE BORDER
C/O SCAPPUCCI
8839 E FLORIDA DR
SCOTTSDALE CA 85260

APN: 309321003, ASMT: 309321003
DARIO BEJARANO, ETAL
29073 BEDROCK CT
NUEVO CA. 92567

APN: 309321006, ASMT: 309321006
GALILEO FINANCIAL
C/O PREFERRED GROUP PROP
31910 DEL OBISPO NO 120
SAN JUAN CAPO CA 92675

APN: 309341005, ASMT: 309341005
DARRIN R DAILEY, ETAL
29146 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309302020, ASMT: 309302020
GARY GRIER, ETAL
30617 DELTA DR
NUEVO CA 92567

APN: 309342004, ASMT: 309342004
DAVID M MCCORMICK, ETAL
29140 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309341007, ASMT: 309341007
GILBERT HECK, ETAL
29112 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309342012, ASMT: 309342012
EDWIN V RHEA, ETAL
29229 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309170036, ASMT: 309170036
HENRY B AMPARAN, ETAL
29121 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309342002, ASMT: 309342002
ESTEL L HANSON, ETAL
29104 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309321004, ASMT: 309321004
J B ALEXANDER, ETAL
29097 BEDROCK CT
NUEVO CA. 92567

APN: 309302008, ASMT: 309302008
FEDERAL NATL MORTGAGE ASSN
C/O GREEN TREE SVCING
7360 KYRENE RD
TEMPE AZ 85283

APN: 309321014, ASMT: 309321014
JAMES E PEARCE, ETAL
29224 OBSIDIAN CT
NUEVO CA. 92567



APN: 309342017, ASMT: 309342017
JAMES MICHAEL SMITH, ETAL
29139 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309170014, ASMT: 309170014
JOSEPH DAYLE MENDENHALL, ETAL
29135 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309342007, ASMT: 309342007
JAMES V LOFSTROM, ETAL
29194 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309342001, ASMT: 309342001
KATHERINE JEAN GUY
29086 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309342008, ASMT: 309342008
JERRY D SHIRLEY, ETAL
29212 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309341011, ASMT: 309341011
LAURIE BARNES
22923 LAVA WAY
NUEVO CA. 92567

APN: 309342003, ASMT: 309342003
JOHN A WITMER, ETAL
29122 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309341012, ASMT: 309341012
LEE WESTROPE, ETAL
22947 LAVA WAY
NUEVO CA. 92567

APN: 309321017, ASMT: 309321017
JOHN AGNIFILI, ETAL
29162 OBSIDIAN CT
NUEVO CA. 92567

APN: 309321008, ASMT: 309321008
LEROY COLLINS, ETAL
29071 FLINTSTONE CT
NUEVO CA. 92567

APN: 309342019, ASMT: 309342019
JOHN L MILLION, ETAL
29103 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309341006, ASMT: 309341006
LILLIE LEAH MARSTON
29128 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309321019, ASMT: 309321019
JON T PARHAM, ETAL
29183 OBSIDIAN CT
NUEVO CA. 92567

APN: 309342013, ASMT: 309342013
LOWELL S CARTER, ETAL
29211 SLUMPSTONE ST
NUEVO CA. 92567





APN: 309302014, ASMT: 309302014
LUCAS CERVANTES, ETAL
22830 VIA SANTANA
NUEVO CA. 92567

APN: 309321001, ASMT: 309321001
PROCTOR JACQUELENE B TRUST, ETAL
C/O KEN MILLER
29025 BEDROCK CT
NUEVO CA. 92567

APN: 309321007, ASMT: 309321007
MANUEL MORALES
29074 BEDROCK CT
NUEVO CA. 92567

APN: 309321021, ASMT: 309321021
R F ESTRELLA, ETAL
C/O R F ESTRELLA
29223 OBSIDIAN CT
NUEVO CA. 92567

APN: 309321020, ASMT: 309321020
MARCO A URIAS, ETAL
29195 OBSIDIAN CT
NUEVO CA. 92567

APN: 309341004, ASMT: 309341004
RAYMOND E ALLEN, ETAL
29180 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309302007, ASMT: 309302007
MARIO ANTONIO BENIGNI
22964 PABLO ST
NUEVO CA. 92567

APN: 309302019, ASMT: 309302019
RAYMOND PALERMO
22796 VIA SANTANA
NUEVO CA. 92567

APN: 309302006, ASMT: 309302006
MARK AARON LANDEROS
28978 PABLO ST
NUEVO CA. 92567

APN: 309321015, ASMT: 309321015
RICHARD BRIGHT
29196 OBSIDIAN CT
NUEVO CA. 92567

APN: 309321016, ASMT: 309321016
MATTHEW C BERGINE, ETAL
29184 OBSIDIAN CT
NUEVO CA. 92567

APN: 309342006, ASMT: 309342006
RICHARD MALECKI, ETAL
29176 SAN JACINTO AVE
NUEVO CA. 92567

APN: 309342015, ASMT: 309342015
MELVIN E JOHNSON, ETAL
29175 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309341014, ASMT: 309341014
RICHARD R WASLEY, ETAL
22995 LAVA WAY
NUEVO CA. 92567



APN: 309321012, ASMT: 309321012
RICHARD W WENTWORTH, ETAL
29070 FLINTSTONE CT
NUEVO CA. 92567

APN: 309322001, ASMT: 309322001
SHERRY L HUDELSON
22781 PEBBLESTONE DR
NUEVO CA. 92567

APN: 309321002, ASMT: 309321002
ROBERT CLEO WHITE, ETAL
29049 BEDROCK CT
NUEVO CA. 92567

APN: 309302018, ASMT: 309302018
SHIRLEY S LOMASK, ETAL
38277 VIA LA COLINA
MURRIETA CA 92563

APN: 309321010, ASMT: 309321010
ROBERT E MOORES, ETAL
29119 FLINTSTONE CT
NUEVO CA. 92567

APN: 309341009, ASMT: 309341009
SILVINO CORREA, ETAL
22875 LAVA WAY
NUEVO CA. 92567

APN: 309302010, ASMT: 309302010
ROBERT KINNEY, ETAL
22860 VIA SANTANA
NUEVO CA. 92567

APN: 309341010, ASMT: 309341010
SOLOMON GALLOWAY
22899 LAVA WAY
NUEVO CA. 92567

APN: 309322004, ASMT: 309322004
ROY W DANIELS, ETAL
22849 PEBBLESTONE DR
NUEVO CA. 92567

APN: 309321009, ASMT: 309321009
TERRY D HALE, ETAL
29095 FLINTSTONE CT
NUEVO CA. 92567

APN: 309321011, ASMT: 309321011
RUTH O WALKER, ETAL
C/O TAX SERVICE
75 W NUEVO RD NO E 105
PERRIS CA 92571

APN: 309342016, ASMT: 309342016
THOMAS W SPENCER, ETAL
29157 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309302016, ASMT: 309302016
SECRETARY OF VETERANS AFFAIRS
C/O COUNTRYWIDE
2375 GLENVILLE DR BLD B
RICHARDSON TX 75082

APN: 309302013, ASMT: 309302013
TIMOTHY NICHOLAS, ETAL
22838 VIA SANTANA
NUEVO CA. 92567



APN: 309342018, ASMT: 309342018
VIRGINIA A PAPAVERO
29121 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309341002, ASMT: 309341002
WALTER C BYBEE, ETAL
29220 SLUMPSTONE ST
NUEVO CA. 92567

APN: 309302011, ASMT: 309302011
WILLIAM J RIVERA
22852 VIA SANTANA
NUEVO CA. 92567

APN: 309342020, ASMT: 309342020
YURIRIA FRANCISCA FRANCO
29087 SLUMPSTONE ST
NUEVO CA. 92567

Agenda Item No.: **3.6**
Supervisorial District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24739
Applicant: Sergio Zuniga
Directors Hearing: December 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 2-story storage shed (1st floor 392 square foot and 2nd floor 240 square foot attic space) with attached 121 square foot patio cover/porch along with an unpermitted 192 square foot detached shed on 1.19 acres, associated with the 1,801 square foot residence located at 20815 El Nido Avenue in Perris. APN: 300-040-014

ISSUES OF RELEVANCE:

There is a code violation (CV1001001) for construction without permits. The unpermitted 2-story storage shed (1st floor 392 square foot barn and 2nd floor 240 square foot attic space) and the unpermitted 192 square foot shed is for residential storage only and have been conditioned as such.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24739**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

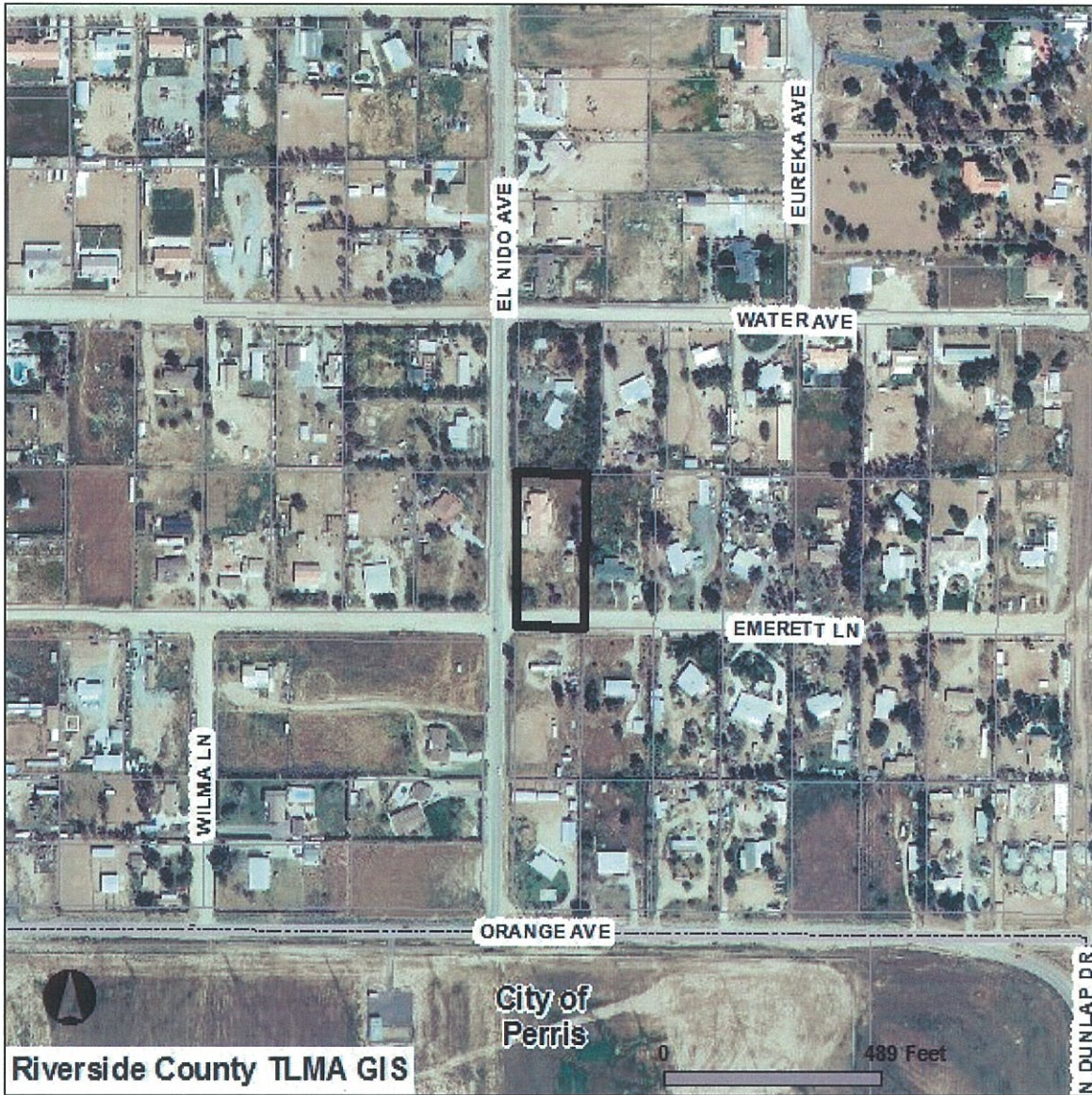
FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the Lakeview/Nuevo Area Plan.

SA
11/17/10

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 zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 2-story storage shed (1st floor 392 square foot barn, 2nd floor 240 square foot attic space) and the 192 square foot shed are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
300-040-014

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 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
300-040-014

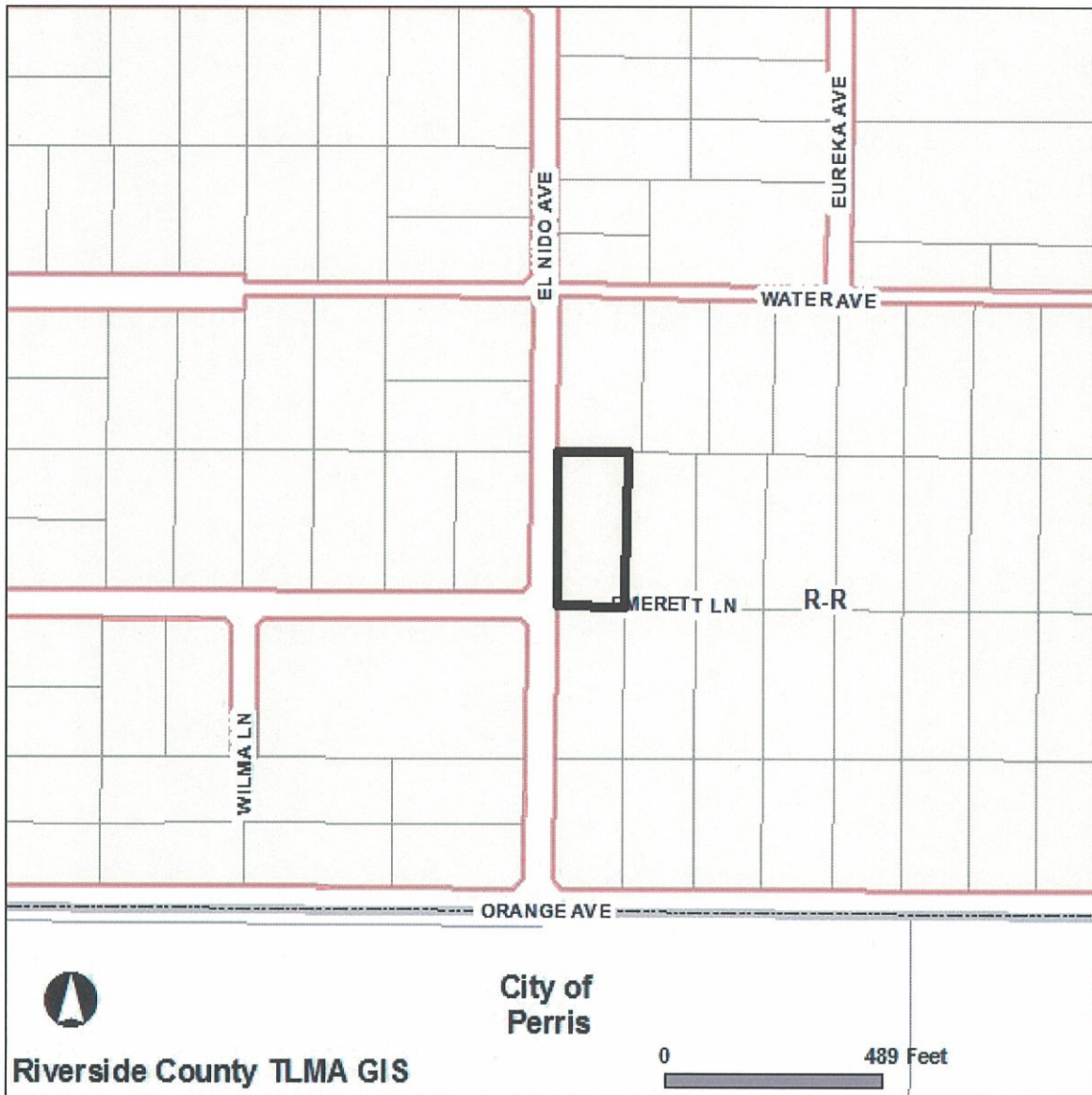
IMPORTANT

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 Oct 27 16:02:05 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
300-040-014

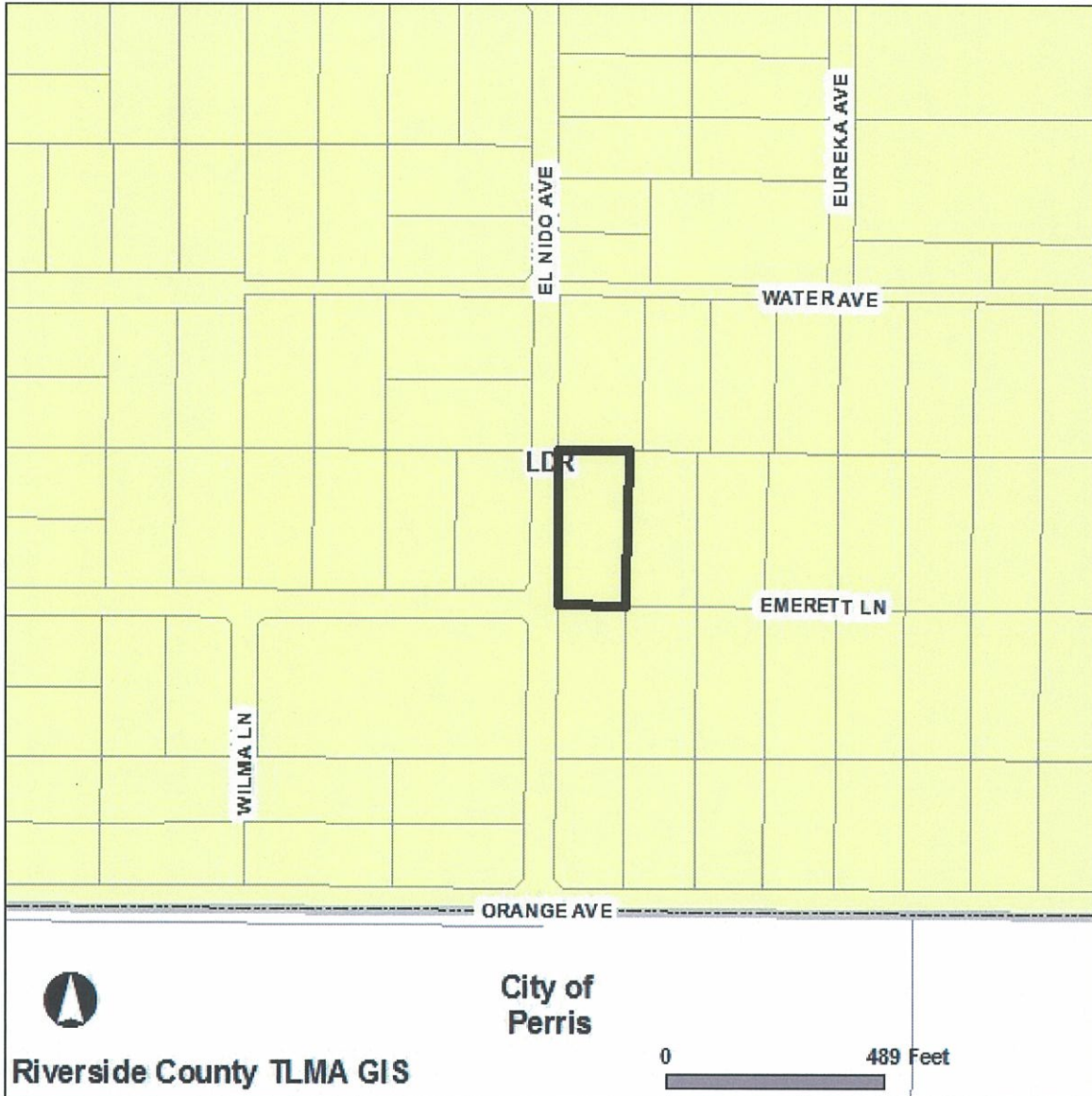
IMPORTANT

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 Oct 27 16:03:05 2010

Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
300-040-014

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 100826

PLOT PLAN:ADMINISTRATIVE Case #: PP24739

Parcel: 300-040-014

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. PP24379 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24379, Exhibit A, dated October 7, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby is to permit an unpermitted 2-story storage shed (1st floor 392 square foot and 2nd floor 240 square foot attic space) with attached 121 square foot patio cover/porch along with an unpermitted 192 square foot shed on 1.19 acres, associated with the 1,801 square foot residence located at 20815 El Nido Avenue in Perris.
APN: 300-040-014

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 PP24739. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24739 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or

PLOT PLAN:ADMINISTRATIVE Case #: PP24739

Parcel: 300-040-014

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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.

e. No vehicles or trailers except those normally incidental

PLOT PLAN:ADMINISTRATIVE Case #: PP24739

Parcel: 300-040-014

10. GENERAL CONDITIONS

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24739

Parcel: 300-040-014

20. PRIOR TO A CERTAIN DATE

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

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 B, dated October 7, 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 October 7, 2010.

11/17/10
09:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24739

Parcel: 300-040-014

80. PRIOR TO BLDG PRMT ISSUANCE

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.



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Director

PLOT PLAN REVIEW

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

**SITE: 20815 El Nido
Ave. Perris**

COMMENTS: PP 24739

Date: 10/25/10

The plot plan submittal includes a 392 square foot barn with an attached 121 square foot patio cover/porch; Along with a 192 square foot shed. All the construction was done without a building permit. Per the attached photograph's, the use of the structures may be in question; it would appear this is being used for residential use. However as a barn and shed; these structures would be classified as group "U" occupancies. All structures constructed without a building permit will require a building permit complying with all current adopted California Building Codes and Riverside County Ordinances.

Please be aware per the 2007 California Building Code, the building department will classify a building to what it most resembles. Currently this structure does not resemble a barn.

In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without building permit; the applicant will be required to provide structural calculations stamped and signed by a California licensed architect or civil engineer., the design professional will also be responsible for providing a stamped wet signed verification for the following:

1. Foundation width and depth.

4080 Lemon Street • 2nd Floor • Riverside • CA • 92502-1629

Telephone: 951-955-1800 • Fax: 951-955-1806

www.rctlma.org

2. Rebar size, placement, and spacing.
3. Anchor bolt size, spacing and embedment depth.
4. If applicable, all holdown types, and requirements.
5. Any connection or application not visible.
6. The METHOD of how all verification was achieved MUST be documented by the design professional.
7. Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."
8. Be prepared to remove all interior drywall and other material as required for building inspection.
9. All buildings constructed without permits shall comply with all current adopted building codes and ordinances.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval.

Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department website.

Boothe, Bahelila

From: Jones, David
Sent: Wednesday, October 13, 2010 7:40 AM
To: Boothe, Bahelila
Subject: PP24739

I reviewed the GIS database and the case exhibit relative to the proposed minor plot plan (existing detached barn and shed). I offer the following comments for consideration:

The site is located in the County's subsidence potential zone and low liquefaction potential zone. The buildings should be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. There should be no requirement for a GEO for this structure at this time.

This site is located in the County's high potential for significant paleontological resources at shallow depths below the ground surface. However, the construction is already completed and the depth of excavation required for the small structures is not probably a significant impact to this resource. Hence, I have no further comment or conditions on the paleo resource issue.

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: PP 24739 DATE SUBMITTED: 10-5-10

APPLICATION INFORMATION

Applicant's Name: Sergio Zuniga E-Mail: _____

Mailing Address: 20815 El Nido Ave
Perris CA. 92571
City State ZIP

Daytime Phone No: (310) 990-2602 Fax No: () _____

Engineer/Representative's Name: Jose Hernandez E-Mail: hernan461@aol.com

Mailing Address: 6923 King Ave
Bell CA 90201
City State ZIP

Daytime Phone No: (323) 253-8279 Fax No: (323) 395-0715

Property Owner's Name: Sergio Zuniga E-Mail: —

Mailing Address: 20815 El Nido Ave
Perris CA. 92571
City State ZIP

Daytime Phone No: (310) 990-2602 Fax No: () _____

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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

APPLICATION FOR MINOR PLOT PLAN

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

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

f Sergio Zuniga Sergio Zuniga
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):

X Sergio Zuniga Sergio Zuniga
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Blanca Zuniga Blanca Zuniga
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):

X PROPOSED BARN TO BE LEGALIZED (3925 S.F.) AND COVER
PATIO (125 S.F.) PORCH.

Related cases or underlying case: CV 10-61001

PROPERTY INFORMATION

Assessor's Parcel Number(s): 300-040-014

Section: 16 Township: 45 Range: 3W

Approximate Gross Acreage: 1.19

General location (nearby or cross streets): North of ORANGE, South of

APPLICATION FOR MINOR PLOT PLAN

WATER AVE., East of EVANS RD., West of DUNLAP

Thomas Brothers Map, edition year, page no., and coordinates: 778 B5 2008

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.

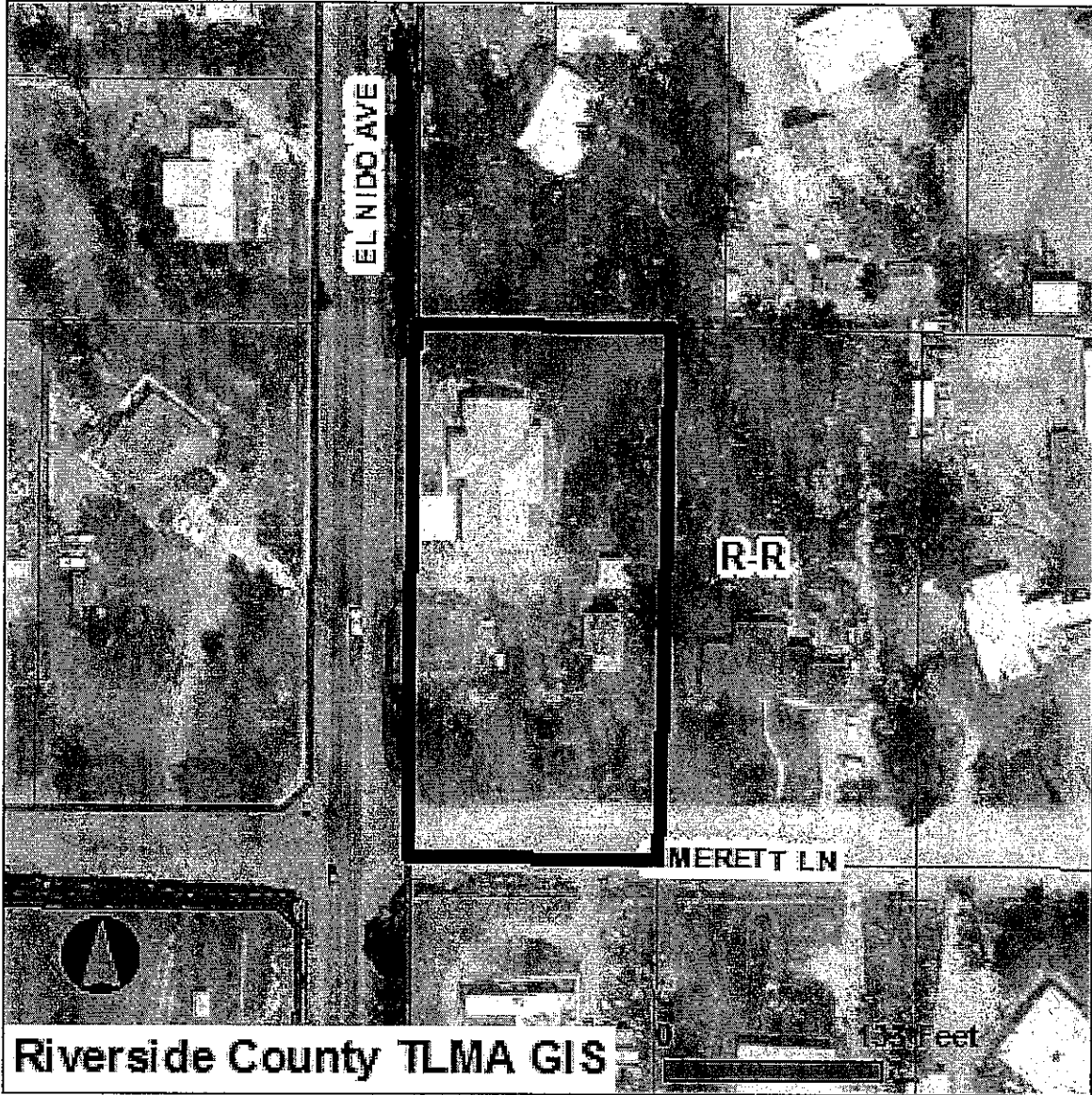
ACCESSORY BUILDING

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):
300-040-014

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

300-040-014-0

OWNER NAME / ADDRESS

SERGIO ZUNIGA
BLANCA ZUNIGA
20815 EL NIDO AVE
PERRIS, CA. 92571

MAILING ADDRESS

(SEE OWNER)
20815 EL NIDO AVE
PERRIS CA.. 92571

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 27/74
SUBDIVISION NAME: PM 7796
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.19 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2553 SQFT., 3 BDRM/ 3 BATH, 2 STORY, ATTACHED GARAGE(714 SQ. FT), CONST'D 2006TILE, ROOF, CENTRAL HEATING,
CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 778 GRID: B5

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

T4SR3W SEC 16

ELEVATION RANGE

1468/1472 FEET

PREVIOUS APN

306-420-016

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
LDR

AREA PLAN (RCIP)

LAKEVIEW / NUEVO

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

NUEVO 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

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.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
LAKEVIEW/NUEVO

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
59

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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
VAL VERDE UNIFIED

COMMUNITIES
NUEVO

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 37.05 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042602

FARMLAND
URBAN-BUILT UP LAND

TAX RATE AREAS
098-082
• COUNTY FREE LIBRARY
• COUNTY STRUCTURE FIRE PROTECTION
• COUNTY WASTE RESOURCE MGMT DIST
• 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
• PERRIS AREA ELEM SCHOOL FUND
• PERRIS JR HIGH AREA FUND

- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1001001	NEIGHBORHOOD ENFORCEMENT	Feb. 9, 2010

BUILDING PERMITS

Case #	Description	Status
BZA000916	MOBILE HOME SET UP (12X60 FLEETWOOD)	FINAL
BZ309723	M/H SITE PREP	FINAL
BZ363389	AGRICULTURE REGISTRATION	CANCELED
BRS059420	SINGLE FAMILY RES W/ GARAGE	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS056554	NOT AVAILABLE	APPLIED
EHS057080	NOT AVAILABLE	APPLIED

PLANNING PERMITS

REPORT PRINTED ON...Tue Oct 05 15:02:42 2010
Version 100826

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. 24739 – CEQA Exempt – Applicant: Sergio Zuniga – Eng./Rep: Jose Hernandez - Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Community Development: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Orange, southerly of Water Avenue, easterly of Evans Road, westerly of Dunlap – 1.19 Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 2-story storage shed (1st floor 392 square foot storage and 2nd floor 240 square foot attic space) with attached 121 square foot patio cover/porch along with the unpermitted 192 square foot shed on 1.19 acres, associated with the 1,801 square foot residence located at 20815 El Nido Avenue in Perris. APN: 300-040-014. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 10/27/2010,

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

APN (s) or case numbers PP 24739 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

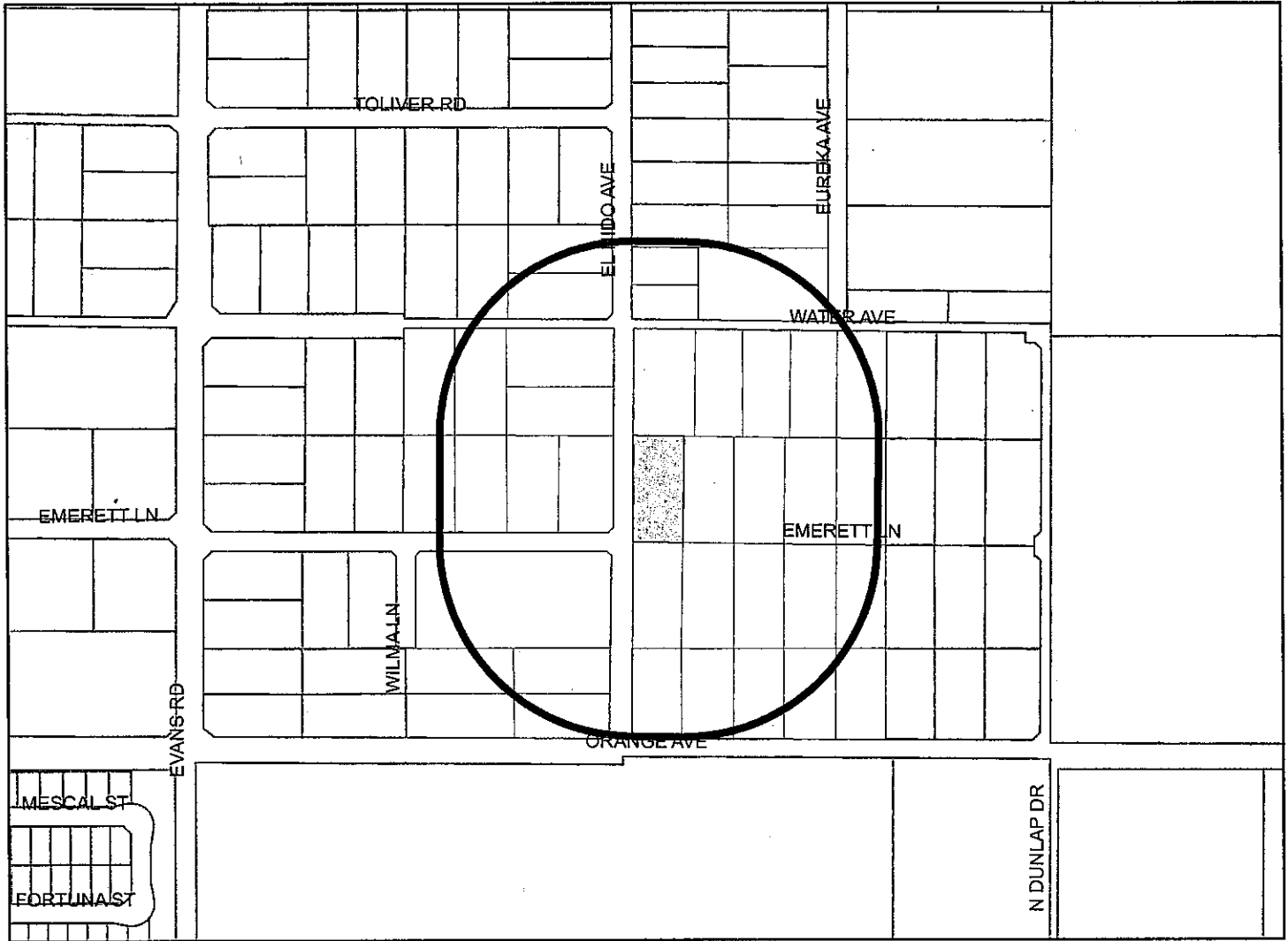
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

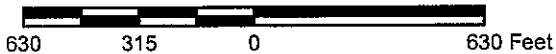
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

600 feet buffer



Selected Parcels

300-040-002	300-030-015	300-040-013	300-040-003	300-070-006	300-030-046	300-060-002	300-070-013	300-030-017	300-050-001
300-030-047	300-030-044	300-060-014	300-040-012	300-060-015	300-040-001	300-060-016	300-060-004	300-050-005	300-070-009
300-050-011	300-060-013	300-040-011	300-060-003	300-030-016	300-050-012	300-050-003	300-030-045	300-050-013	300-040-010
300-040-005	300-030-043	300-070-008	300-050-004	300-050-014	300-050-010	300-050-002	300-040-014	300-070-007	300-060-005
300-040-004									



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APN: 300040002, ASMT: 300040002
ABRAN A ARAGON
26781 WATER AVE
PERRIS CA. 92571

APN: 300070013, ASMT: 300070013
DOMINIC B DAIZ, ETAL
20905 EL NIDO AVE
PERRIS CA. 92571

APN: 300030015, ASMT: 300030015
BOBBY LOUIS JOHNSON
26704 WATER AVE
PERRIS CA 92571

APN: 300030017, ASMT: 300030017
FABIAN MENDEZ, ETAL
26730 WATER AVE
PERRIS CA. 92571

APN: 300040013, ASMT: 300040013
CONCEPCION E WARREN
26780 EMERETT LN
PERRIS CA. 92571

APN: 300050001, ASMT: 300050001
GEORGE H DEPOIAN, ETAL
P O BOX 576
CHILOQUIN OR 97624

APN: 300040003, ASMT: 300040003
CRAIG A DAVIS, ETAL
26790 WATER AVE
PERRIS CA. 92571

APN: 300030047, ASMT: 300030047
GONZALO E MIRANDA, ETAL
26850 WATER ST
PERRIS CA. 92571

APN: 300070006, ASMT: 300070006
DENNIS M LONG, ETAL
20930 WILMA LN
PERRIS CA. 92571

APN: 300030044, ASMT: 300030044
HENRY CLAY GASKINS, ETAL
P O BOX 1061
PERRIS CA 92572

APN: 300030046, ASMT: 300030046
DENNIS WELCH, ETAL
20700 EL NIDO AVE
PERRIS CA. 92571

APN: 300060014, ASMT: 300060014
HIPOLITO ROSALES, ETAL
26670 EMERRITT AVE
PERRIS CA. 92571

APN: 300060002, ASMT: 300060002
DLJ MORTGAGE CAPITAL INC
3815 S WEST TEMPLE
SALT LAKE CITY UT 84115

APN: 300040012, ASMT: 300040012
ISIDRO L LIMAS, ETAL
26830 EMERETT LN
PERRIS CA. 92571



APN: 300060015, ASMT: 300060015
J ROSARIO ROSALES, ETAL
26770 EMERRETT LN
PERRIS CA. 92571

APN: 300060013, ASMT: 300060013
JUVENAL ROSALES LOPEZ, ETAL
26640 EMERRITT AVE
PERRIS CA. 92571

APN: 300040001, ASMT: 300040001
JAMES L GOMES
20766 EL NIDO AVE
PERRIS CA. 92571

APN: 300040011, ASMT: 300040011
LEO SHORT
11222 CHICO AVE
POMONA CA 91766

APN: 300060016, ASMT: 300060016
JEANNETTE L DUARTE, ETAL
5509 RAINBOW HEIGHTS RD
FALLBROOK CA 92028

APN: 300060003, ASMT: 300060003
LETICIA VERONICA LARA
26685 WATER AVE
PERRIS CA. 92571

APN: 300060004, ASMT: 300060004
JENNY M HOANG
P O BOX 15542
SAN DIEGO CA 92175

APN: 300030016, ASMT: 300030016
LETITIA A DAVIS
20725 EL NIDO AVE
PERRIS CA. 92570

APN: 300050005, ASMT: 300050005
JERRY WALLANDER, ETAL
26875 EMERETT LN
PERRIS CA. 92571

APN: 300050012, ASMT: 300050012
LINO JIMENEZ, ETAL
26830 ORANGE AVE
PERRIS CA. 92571

APN: 300070009, ASMT: 300070009
JOSE OLIVARES
2572 BORIS AVE
COMMERCE CA 90040

APN: 300050003, ASMT: 300050003
LORENZO C GARCIA, ETAL
26855 EMERETT LN
PERRIS CA. 92571

APN: 300050011, ASMT: 300050011
JOSUE KOEHN
26860 ORANGE AVE
PERRIS CA. 92571

APN: 300030045, ASMT: 300030045
MANUEL LOPEZ, ETAL
20720 EL NIDO AVE
PERRIS CA. 92571



APN: 300050013, ASMT: 300050013
MARGARET H ABOLTIN
26800 ORANGE AVE
PERRIS CA. 92571

APN: 300050010, ASMT: 300050010
SANDRA COLLETTE
543 E 17TH ST
UPLAND CA 91784

APN: 300040010, ASMT: 300040010
MARY JEAN VAHOVIK, ETAL
435 N LOMITA
BURBANK CA 91506

APN: 300050002, ASMT: 300050002
SERGIO DELACRUZ
26805 EMERETT LN
PERRIS CA. 92571

APN: 300040005, ASMT: 300040005
MIGUEL L RELLEVE
26891 WATER AVE
PERRIS CA. 92571

APN: 300040014, ASMT: 300040014
SERGIO ZUNIGA, ETAL
20815 EL NIDO AVE
PERRIS CA. 92571

APN: 300030043, ASMT: 300030043
RAMON A MENDOZA, ETAL
20690 EL NIDO AVE
PERRIS CA. 92570

APN: 300070007, ASMT: 300070007
SOMCHIT CABE
24601 IRIS AVE
MORENO VALLEY CA 92551

APN: 300070008, ASMT: 300070008
REINALDO PRIETO, ETAL
2325 MURRIETA RD
PERRIS CA 92571

APN: 300060005, ASMT: 300060005
TEOFILO SANTANA, ETAL
20795 EL NIDO AVE
PERRIS CA. 92571

APN: 300050004, ASMT: 300050004
ROSA CARLOS
26865 EMERETT LN
PERRIS CA. 92571

APN: 300040004, ASMT: 300040004
VICTOR M BALLESTEROS, ETAL
1675 EDGEFIELD DR
PERRIS CA 92571

APN: 300050014, ASMT: 300050014
SALOME DELGADO, ETAL
26770 ORANGE AVE
PERRIS CA. 92571

Agenda Item No.: 3.7
Supervisory District: First
Project Planner: Bahelilla Boothe

Plot Plan Number: 24718
Applicant: Charles Godby
Directors Hearing: December 13, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,296 square foot detached barn with 864 square foot patio overhang on 4.42 acres, associated with the 2,065 square foot residence located at 41926 Calle Pino in Murrieta. APN: 931-190-012

ISSUES OF RELEVANCE:

There is a code violation (CV1002129) for construction without permit. The property is located in a High Fire Area, the project has been reviewed and conditioned by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24718, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

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

SA
11/17/10

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,296 square foot detached barn with 864 square foot patio overhang is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
931-190-012

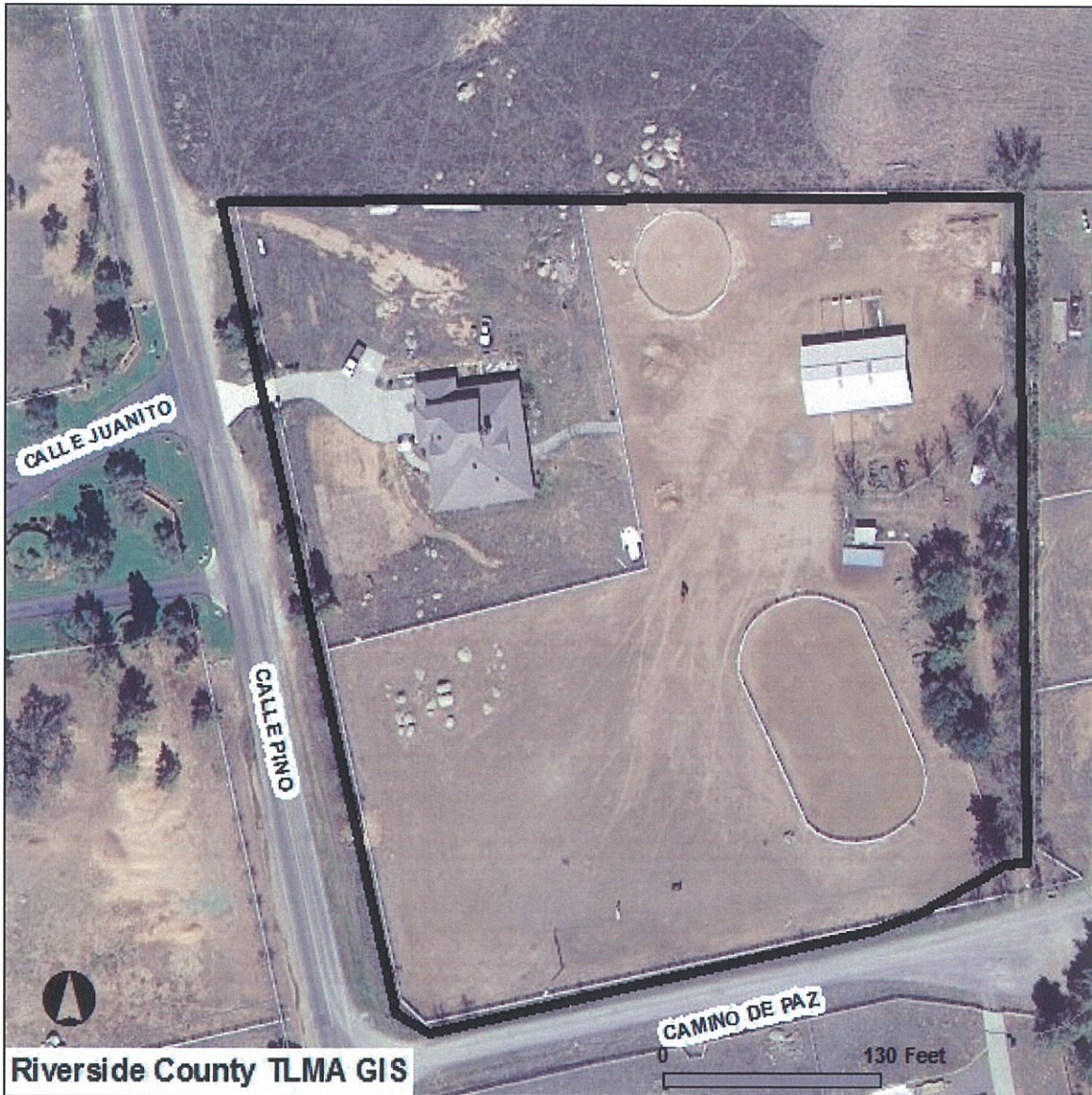
IMPORTANT

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Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
931-190-012

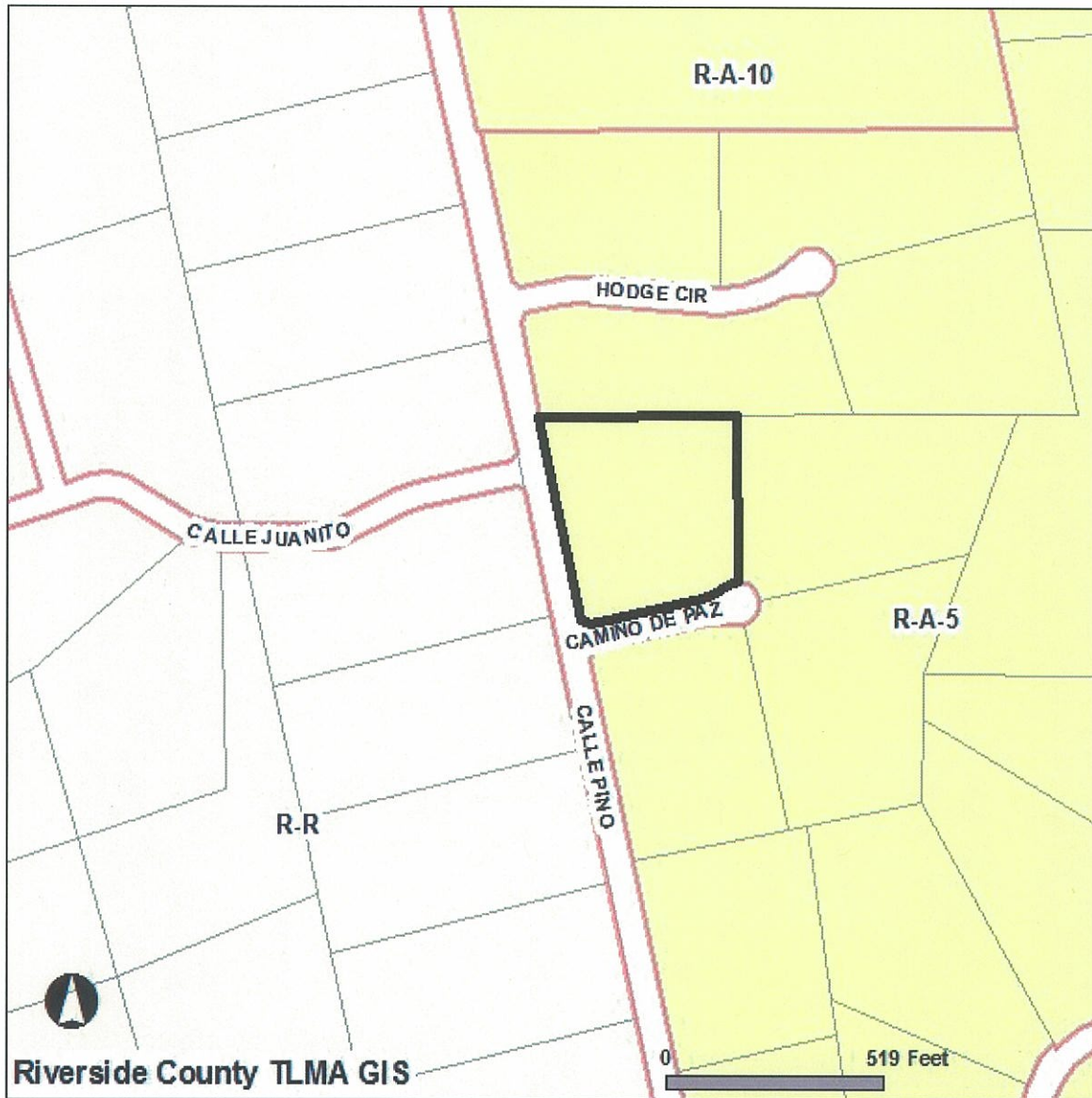
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Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
931-190-012

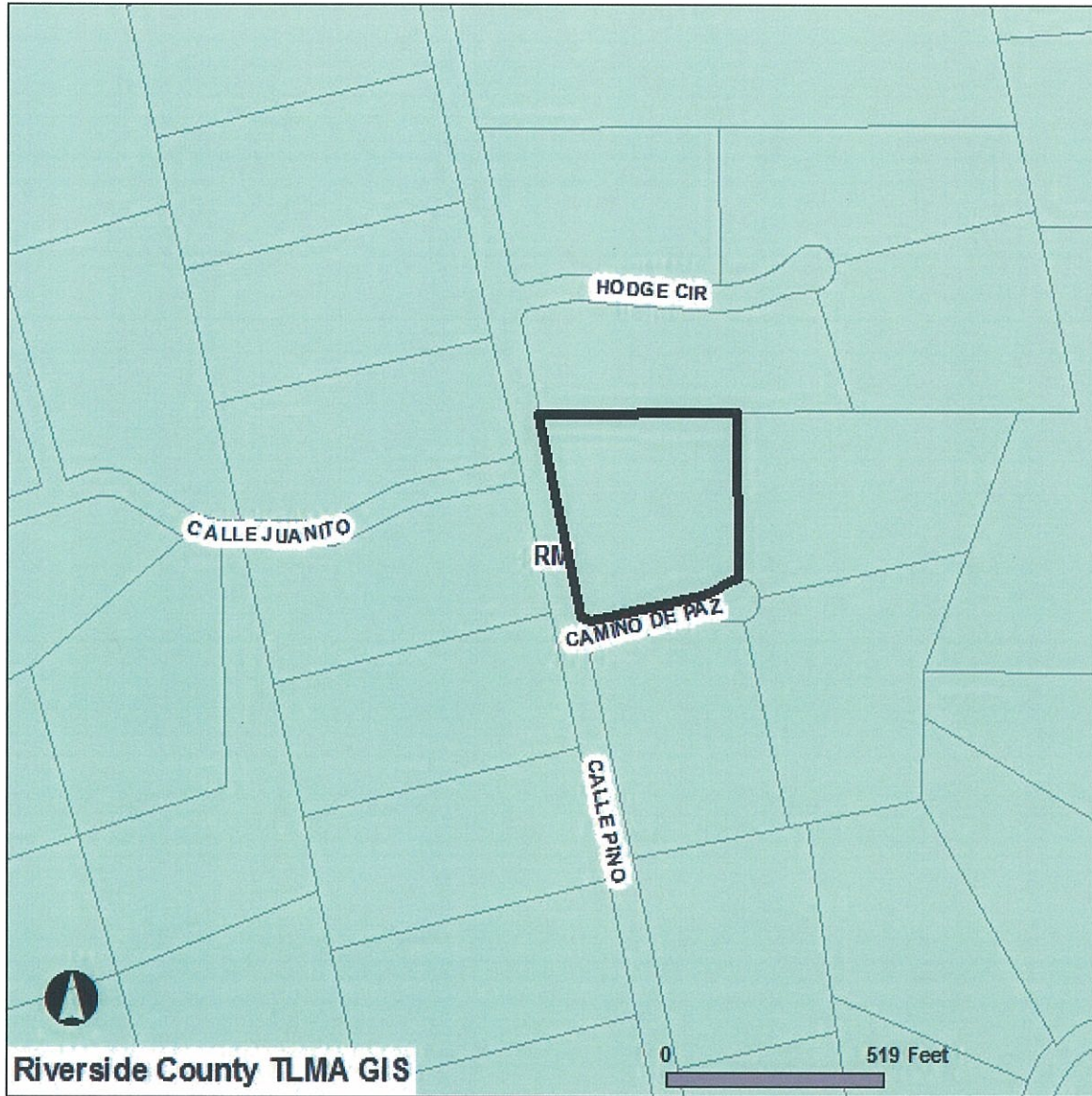
IMPORTANT

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 Nov 02 10:58:07 2010

Version 101026

RIVERSIDE COUNTY GIS



Selected parcel(s):
931-190-012

IMPORTANT

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Version 101026

PLOT PLAN:ADMINISTRATIVE Case #: PP24718

Parcel: 931-190-012

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. 24718 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24718, Exhibit A, dated September 20, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,296 square foot detached barn with 864 square foot patio overhange on 4.42 Acres, assoicated with the 2,065 square foot residence located at 41926 Calle Pino in Murrieta. APN: 931-190-012

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 PP24718. 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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24718

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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.

10.FIRE. 5 USE-#76-STANDARD FH 330/165 RECOMMND

A 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. 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. 24718 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.

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Riverside County LMS
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PLOT PLAN:ADMINISTRATIVE Case #: PP24718

Parcel: 931-190-012

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign, 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

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11:51

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24718

Parcel: 931-190-012

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMMND

advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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11:51

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24718

Parcel: 931-190-012

20. PRIOR TO A CERTAIN DATE

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 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 September 20, 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 September 20, 2010.

11/02/10
11:51

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24718

Parcel: 931-190-012

80. PRIOR TO BLDG PRMT ISSUANCE

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.



Mike Lara
Director

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

PLOT PLAN REVIEW

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

**SITE: 41926 CALLE
PINO, MURR**

COMMENTS: PP 24718

Date: 09/29/2010

The plot plan submittal is to include A 3,600 square foot metal barn constructed without building permits. This would be classified as a group "U" occupancy per the 2007 California Building Code. All structures constructed without a building permit shall comply with all current adopted building codes and ordinances.

This property is located within a high fire severity zone. Verification of the building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for the unpermitted buildings.

In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without building permits, the following information is required :

Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer for each structure and/or building to justify the adequacy of the design will be required. In addition to the structural calculations, the design professional will also be responsible for provided a stamped wet signed verification for the following :

1. Foundation width and depth.

- 2. Rebar size, placement, and spacing.**
- 3. Anchor bolt size, spacing and embedment depth.**
- 4. If applicable, all holdown types, and requirements.**
- 5. Any connection or application not visible.**
- 6. The METHOD of how all verification was achieved MUST be documented by the design professional.**
- 7. Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."**
- 8. Be prepared to remove all interior drywall or other interior surfaces/coverings (If applicable) and other material as required for building inspection.**
- 9. All buildings constructed without permits shall comply with all current adopted building codes and ordinances.**

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
931-190-012

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

931-190-012-4

OWNER NAME / ADDRESS

CHARLES D GODBY
CYNTHIA GODBY
41926 CALLE PINO
MURRIETA, CA. 92562

MAILING ADDRESS

(SEE OWNER)
41926 CALLE PINO
MURRIETA CA.. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 75/53
SUBDIVISION NAME: PM 11362
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.24 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 2026 SQFT., 2 BDRM/ 1.75 BATH, 2 STORY, ATTACHED GARAGE(768 SQ. FT), CONST'D 1999TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 956 GRID: G4

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 32

ELEVATION RANGE

2132/2144 FEET

PREVIOUS APN

931-190-003

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RM

AREA PLAN (RCIP)

SOUTHWEST AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

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

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

WRMSHCP CELL NUMBER
NOT IN A CELL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
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
80B

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JUAN

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

MISCELLANEOUS

SCHOOL DISTRICT

MURRIETA VALLEY UNIFIED

COMMUNITIES

TENAJA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 28.53 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043224

FARMLAND

GRAZING LAND
OTHER LANDS

TAX RATE AREAS

082-026

- 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
- TENAJA COMMUNITY SERVICES
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 9TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1002129	NEIGHBORHOOD ENFORCEMENT	Mar. 17, 2010

BUILDING PERMITS

Case #	Description	Status
BMR981392	MOBILE HOME SITE PREP	FINAL
BRS982804	SINGLE FAMILY RESIDENCE 2065 SF GARAGE 761 SF	FINAL
BEL990123	TEMP CONSTRUCTION POWER POLE	FINAL

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
MT000686	PM11362 LOT 1	PAID
MT000720	PM 11362, LOT 1	PAID

REPORT PRINTED ON...Wed Sep 15 15:59:17 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: PP 24718 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: CHARLES D. GODBY E-Mail: CGBY1@MSN.COM

Mailing Address: 41926 CALLE PINO
MURRIETA ^{Street} CA. 92562
City State ZIP

Daytime Phone No: (951) 677-7875 Fax No: () SAME AS DAYTIME

Engineer/Representative's Name: Same as owner E-Mail: _____

Mailing Address: _____
" " " "
Street
City State ZIP

Daytime Phone No: (Same as owner) Fax No: () _____

Property Owner's Name: CHARLES D. GODBY E-Mail: CGBY1@MSN.COM

Mailing Address: 41926 CALLE PINO
MURRIETA ^{Street} CA. 92562
City State ZIP

Daytime Phone No: (951) 677-7875 Fax No: () SAME

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).

CHARLES D. GODBY
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):

CHARLES D. GODBY
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Cynthia Godby
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): _____

MINOR PLOT PLAN AND PERMITTING FOR
ACCESSORY BARN-

Related cases or underlying case: 10-02-129 -> code enf. case# - CV1002129

PROPERTY INFORMATION

Assessor's Parcel Number(s): 931-190-012

^{7SR4W}_{SEC 32} Section: 32 Township: 7S Range: 4W

Approximate Gross Acreage: 5.00 ACRES

General location (nearby or cross streets): North of CAMINO DE PAZ, South of _____

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. 24718 – CEQA Exempt – Applicant: Charles Godby – Owner: Charles and Cynthia Godby - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Camino De Paz, southerly of Hodge Circle, easterly on Calle Pino, westerly of I-15 Freeway – 4.24 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,296 square foot detached barn with 864 square foot of patio overhang on 4.42 acres, associated with the 2,065 square foot residence located at 41926 Calle Pino in Murrieta. APN: 931-190-012. (Quasi-Judicial)

TIME OF HEARING: 9:30 a.m or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 11/2/2010.

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

APN (s) or case numbers PP 24718 For

Company or Individual's Name Planning Department.

Distance buffered 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

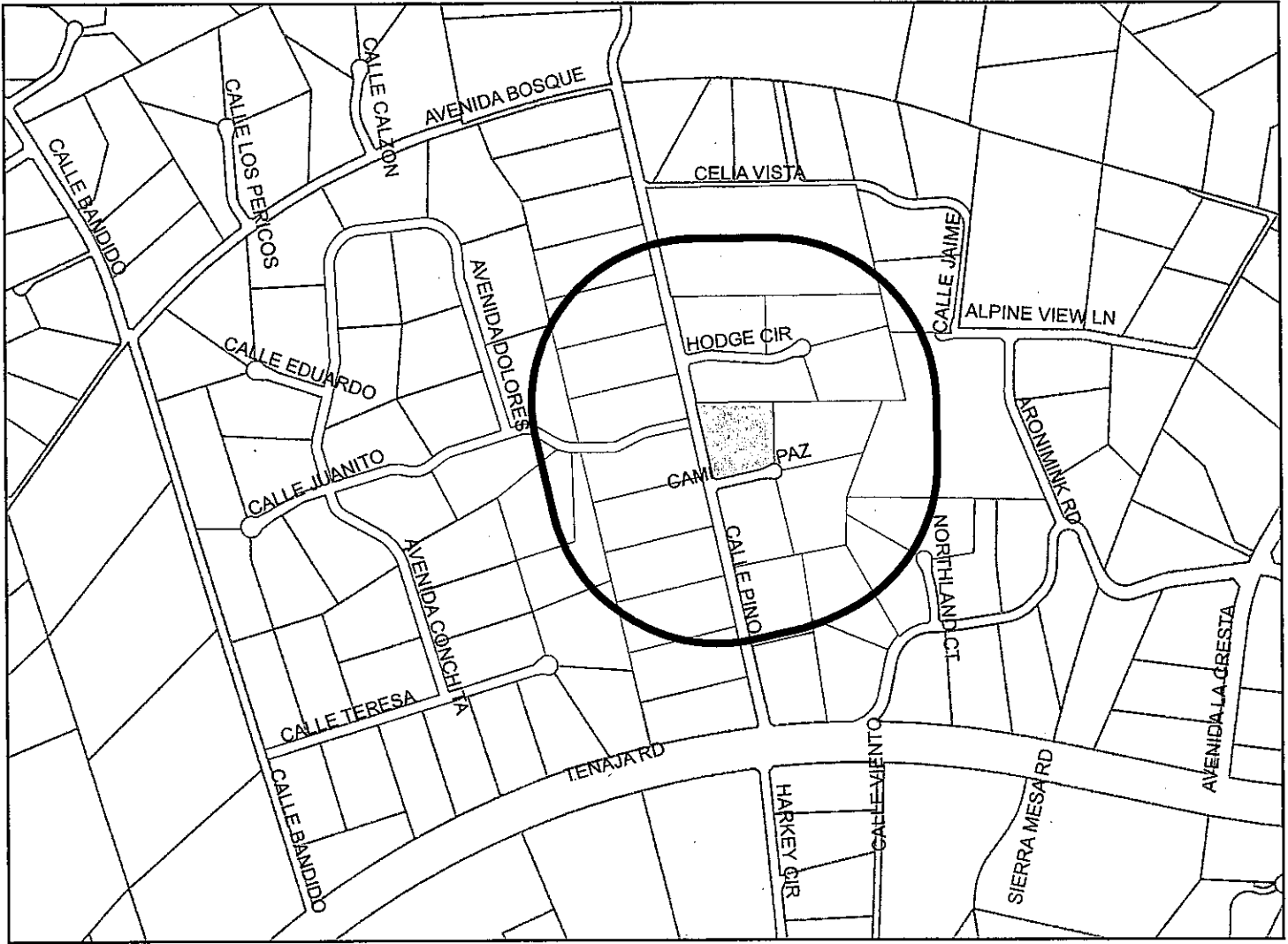
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

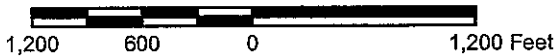
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1000 feet buffer



Selected Parcels

932-240-009	931-180-012	931-180-016	931-190-012	932-240-051	932-240-007	931-190-013	932-240-045	931-190-015	932-240-049
931-190-010	931-190-009	931-190-007	932-240-055	932-240-008	932-240-046	932-240-053	931-190-011	931-200-011	931-190-008
931-200-021	931-200-020	931-190-014	932-240-050	932-240-006	932-240-041	931-200-010	932-240-047	931-200-013	932-240-052
932-240-048									



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APN: 932240009, ASMT: 932240009
BRIAN E PEPPER, ETAL
19440 CALLE TERESA
MURRIETA CA 92562

APN: 931190015, ASMT: 931190015
HARRY L MURPHY, ETAL
19695 CAMINO DE PAZ
MURRIETA CA 92562

APN: 931180016, ASMT: 931180016
BRUCE MENO LAKE
41650 CALLE PINO
MURRIETA CA 92562

APN: 932240049, ASMT: 932240049
JOHN DENNIS ALLEN, ETAL
19495 CALLE JUANITO
MURRIETA CA. 92562

APN: 931190012, ASMT: 931190012
CHARLES D GODBY, ETAL
41926 CALLE PINO
MURRIETA CA. 92562

APN: 931190007, ASMT: 931190007
MARGARET E HODGE
C/O J MICHAEL LANNI
32 GLENEAGLES DR
NEWPORT BEACH CA 92660

APN: 932240051, ASMT: 932240051
EDWIN SANTIAGO, ETAL
18955 CALLE JUANITO
MURRIETA CA. 92562

APN: 932240055, ASMT: 932240055
MEADOW OAKS HOMEOWNERS ASSOC
19129 CALLE JUANITO
MURRIETA CA 92562

APN: 932240007, ASMT: 932240007
ELIZABETH BRYANT FLETCHER, ETAL
C/O FLETCHER FAMILY TRUST
13024 CAMINITO DEL ROCIO
DEL MAR CA 92014

APN: 932240008, ASMT: 932240008
PETE HARLE, ETAL
P O BOX 981
TUSTIN CA 92781

APN: 931190013, ASMT: 931190013
FRANK M HARLAN, ETAL
19700 CAMINO DE PAZ
MURRIETA CA. 92562

APN: 932240046, ASMT: 932240046
RAUL OCHOA, ETAL
18950 CALLE JUANITO
MURRIETA CA 92562

APN: 932240045, ASMT: 932240045
GUY JOSEPH ROMERO, ETAL
41535 CALLE PINO
MURRIETA CA. 92562

APN: 932240053, ASMT: 932240053
RICHARD M SHER, ETAL
19480 CALLE TERESA
MURRIETA CA. 92562



APN: 931200011, ASMT: 931200011
ROBERTA E CHRIST
18020 TENAJA RD
MURRIETA CA. 92562

APN: 931200010, ASMT: 931200010
THERESIA O WILLIAMS
42018 CALLE PINO
MURRIETA CA. 92562

APN: 931190008, ASMT: 931190008
ROY W PASWATERS, ETAL
19500 HODGE CIR
MURRIETA CA. 92562

APN: 932240047, ASMT: 932240047
TIM MATZ, ETAL
41415 CALLE PINO
MURRIETA CA. 92562

APN: 931200020, ASMT: 931200020
SAUL FROMMER, ETAL
42140 NORTHLAND CT
MURRIETA CA 92562

APN: 931200013, ASMT: 931200013
WALTER A CORNELIUS, ETAL
17990 TENAJA
MURRIETA CA. 92562

APN: 931190014, ASMT: 931190014
SHARON JEAN MORROW, ETAL
19555 CAMINO DE PAZ
MURRIETA CA. 92562

APN: 932240052, ASMT: 932240052
WILLIAM B BOHMER, ETAL
19460 CALLE TERESA
MURRIETA CA. 92562

APN: 932240050, ASMT: 932240050
SIEGFRIED MUHLHAUSER, ETAL
40840 MORNING GLORY DR
MURRIETA CA 92562

APN: 932240048, ASMT: 932240048
WILLIAM MOORHEAD, ETAL
19490 CALLE JUANITO
MURRIETA CA. 92562

APN: 932240006, ASMT: 932240006
TERRYL E HESS
41487 AVENIDA DELORES
MURRIETA CA 92562

APN: 932240041, ASMT: 932240041
TF INV
C/O RICHARD L RIEMER
P O BOX 6467
SANTA ANA CA 92706

Agenda Item No.: 4.1
Supervisory District: First
Project Planner: Bahelila Boothe

PLOT PLAN NO. 24672
Applicant: Harold Meyers
Directors Hearing: December 13, 2010
Continued from: November 15, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024

ISSUES OF RELEVANCE:

The property is located in a High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. All structures are approved for private use only, no commercial use approved on this property. The primary residence is a modular home and building permits have applied for, the project will be conditioned that prior to final of any accessory structure the main residence must be finalled.

FURTHER PLANNING CONSIDERATIONS:

November 15, 2010

The project was continued from the November 15, 2010 Director's Hearing for applicant to resolve issued regarding Riverside County Fire Department conditions of approval. Planning staff contacted County Fire Department on November 24, 2010, response has not been received at time of writing staff report.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 24672, 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.

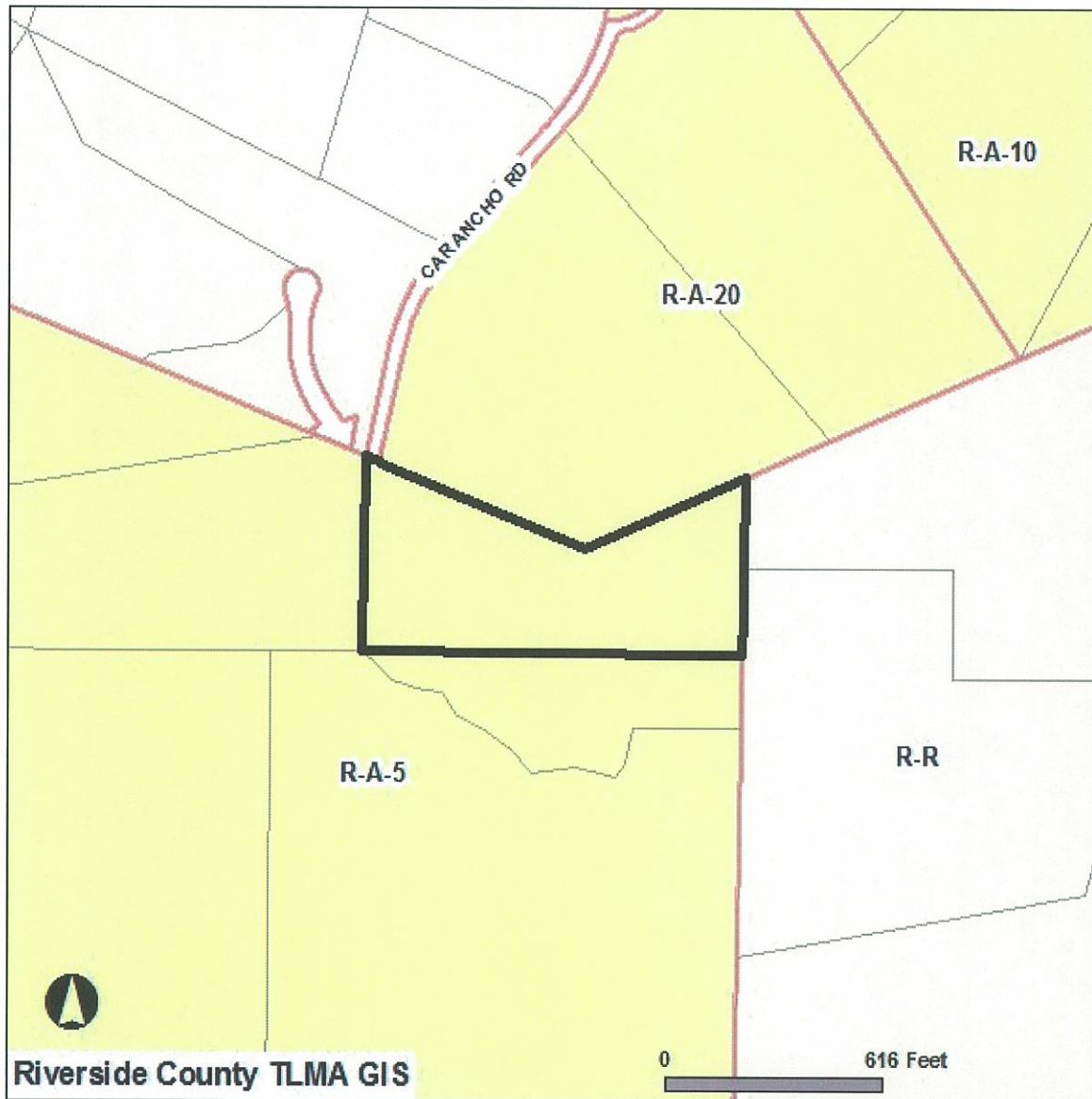
SA
11/24/10

6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed structures are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

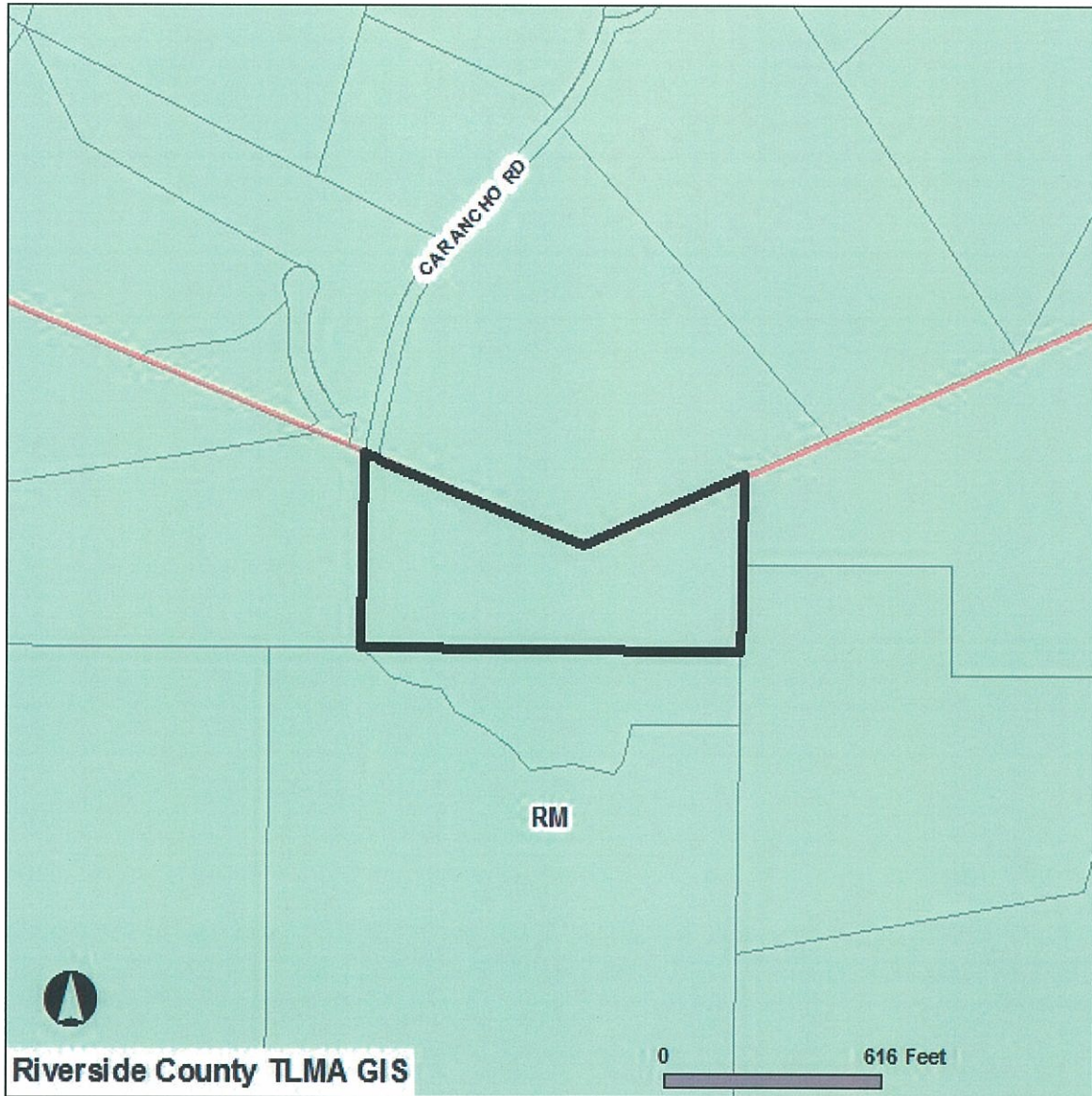
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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

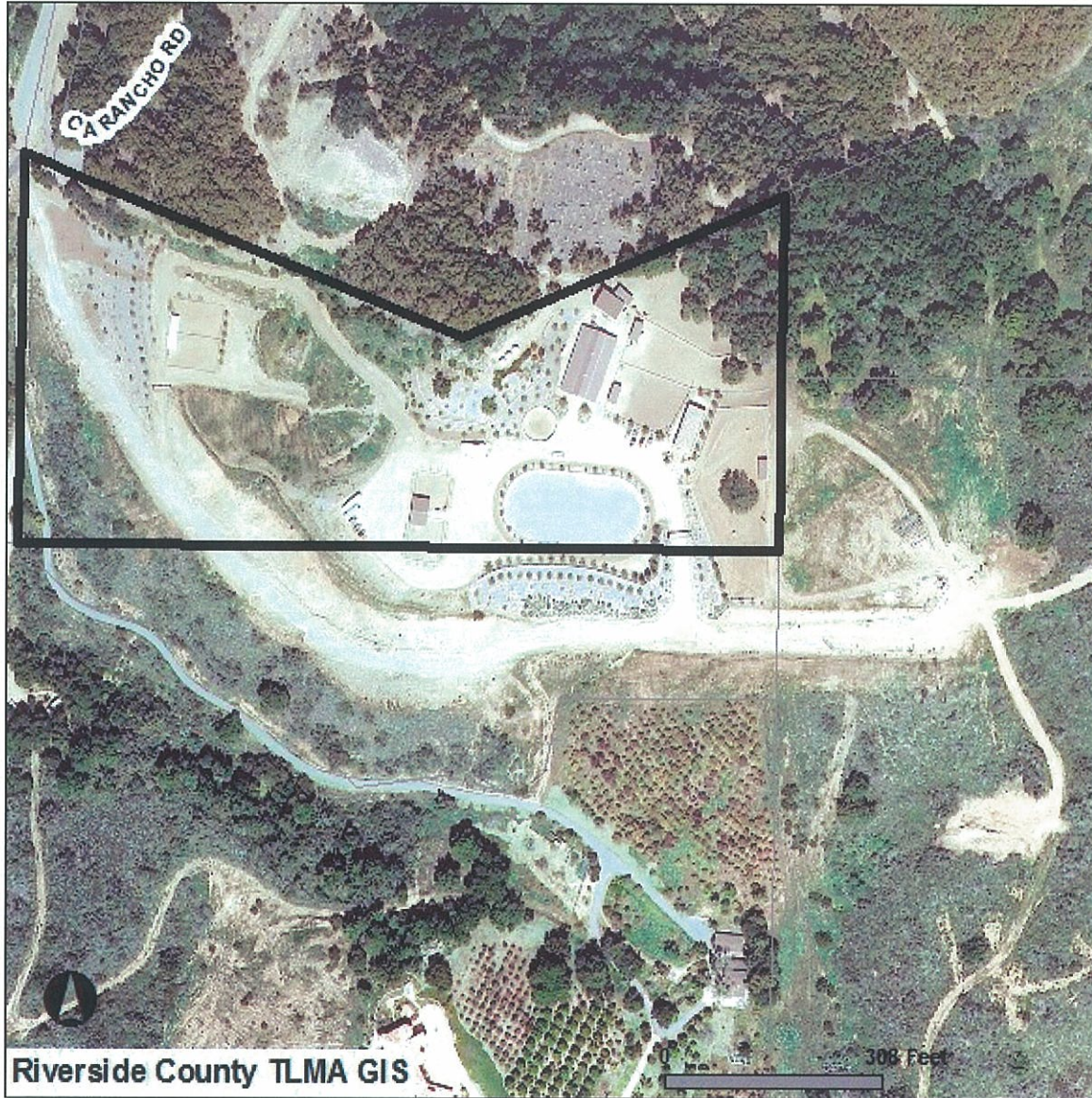
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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

IMPORTANT

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Version 100826

RIVERSIDE COUNTY GIS



Selected parcel(s):
918-020-024

IMPORTANT

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Version 100826

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

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. 24672 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24672, Exhibit A, dated August 25, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road in Temecula, CA. APN: 918-220-024

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 PP24672. 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

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

construction provisions contained in Riverside County 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.

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

An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTOMATIC GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.FIRE. 7 USE-#88A-AUTOMATIC GATES (cont.) RECOMMND

shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24672 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

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

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

dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

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

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

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

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

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

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

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

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

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 #: PP24672

Parcel: 918-020-024

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Access will not have an up, or downgrade of more than 15%.Access will not be less than 20 feet in width. access will have a vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.Driveway surface shall be asphalt,concret or D.G.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

USE-#4-WATER PLANS

RECOMMND

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

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated August 25, 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 25, 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

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11:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24672

Parcel: 918-020-024

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PPA - EXISTING STRUCTURE (cont.)

RECOMMND

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-#12A-SPRINKLER SYSTEM

RECOMMND

4220 sq.ft. Barn

Install a complete fire sprinkler system per NFPA 13 2002 edition. Sprinkler systems with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Plans must be submitted to the Fire Dept. for review and approval prior to installation.

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 BP - MAIN RESIDENCE FINALLED

RECOMMND

Prior to final inspection for any accessory structure the main residence which is a modular home must be finalled first.



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Director

PLOT PLAN REVIEW

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

SITE: 27272 Carancho Rd. Temecula **COMMENTS: PP 24672** **Date: 09/07/2010**

The proposed plot plan includes multiple buildings and structures constructed without building permits or prior planning approval. One structure, a 4,220 square foot barn was issued a permit, however the permit expired and there were no inspections after the footing inspection. There is another structure not listed, however the included photographs would indicate this to be a guest house.

All buildings and structures will require planning approval and building permits. The shade structures which if applied for prior to construction, may have been considered for an agricultural registration, are now required per ordinance to acquire building permits.

This property is located within a high fire severity zone. Verification of building permit date for the main residence shall be required to determine the applicability of high fire resistive requirements for the unpermitted buildings.

All electrical equipment and lighting will be required to obtain a building permit. This property is located within the Mount Palomar lighting standards and shall comply with zone "B" requirements per Riverside County Ordinance 655.

Any plumbing and/or mechanical equipment installed without permits shall be required to obtain permits and comply with all 2007 California Building Code requirements.

In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without building permits, the following information is required :

Structural calculations complying with all current adopted building codes and county ordinances stamped and signed by a California licensed architect or civil engineer for each structure and/or building to justify the adequacy of the design will be required. In addition to the structural calculations, the design professional will also be responsible for provided a stamped wet signed verification for the following :

- 1.Foundation width and depth.**
- 2.Rebar size, placement, and spacing.**
- 3.Anchor bolt size, spacing and embedment depth.**
- 4.If applicable, all holdown types, and requirements.**
- 5.Any connection or application not visible.**
- 6.The METHOD of how all verification was achieved MUST be documented by the design professional.**
- 7.Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."**

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

576.00
2500.00
45 days

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24672

DATE SUBMITTED: 8-24-10
7/12/2010

APPLICATION INFORMATION

Applicant's Name: HAROLD D MEYERS E-Mail: Hdmeyers@verizon.net

Mailing Address: 30930 Corte Arroyo Vista
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 830-2661 Fax No: (951) 694-4060

Engineer/Representative's Name: Dennis Janda Inc E-Mail: dennisj@pmcmap.com

Mailing Address: 42164 Remington Avenue
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 699-8874 Fax No: (951) 699-8568

Property Owner's Name: Keith Candee E-Mail: keathriversranch@aol.com

Mailing Address: 32206 Corte Del Cerro c/o PO Box 890700
Temecula CA 92589-6700
City State ZIP

Daytime Phone No: (951) 830-2650 Fax No: (951) 308-4563

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).

Harold D. Meyers [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):

Keith H. Candee [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): Barn, Modular Home, Electric Entry Gate, haybarn, shelter, shade & lighting
Minor Plot Plan to resolve
Code violation # 10-00742 ^{3 on the gate & 1 on}

Related cases or underlying case: CV-10-00742 ^{3 monuments}

PROPERTY INFORMATION

Assessor's Parcel Number(s): 918-020-024 & 022

Section: 31 Township: 8 South Range: 3 West

Approximate Gross Acreage: 13 ± Acres ^{13.40}

General location (nearby or cross streets): North of San Diego County line, South of

APPLICATION FOR MINOR PLOT PLAN

Rancho Colias Rd., East of Coyote Road, West of I-15

Thomas Brothers Map, edition year, page no., and coordinates: 33rd Edition Pg 897. J1

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.

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. 24672 – CEQA Exempt – Applicant: Harold Meyers – Eng:Rep: Dennis Janda Inc. – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 acres minimum) - Located Northerly San Diego County Lin, southerly of Rancho California Road, easterly of Carancho Road, westerly of I-15 Freeway – Zoning: Residential Agricultural (R-A-5 (5 acres minimum) – **REQUEST:** The Plot Plan is to permit several unpermitted structures (812 square foot shade structure, 880 square foot shade structure, 300 square foot shade structure, 315 square foot shade structure, 325 square foot shade structure, 320 square foot shade structure, 924 square foot hay barn and a 4,220 square foot Barn) on 13.96 acres, associated with the 1,376 square foot residence located at 27272 Carancho Road. APN: 918-020-024. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rcttma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tma.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.

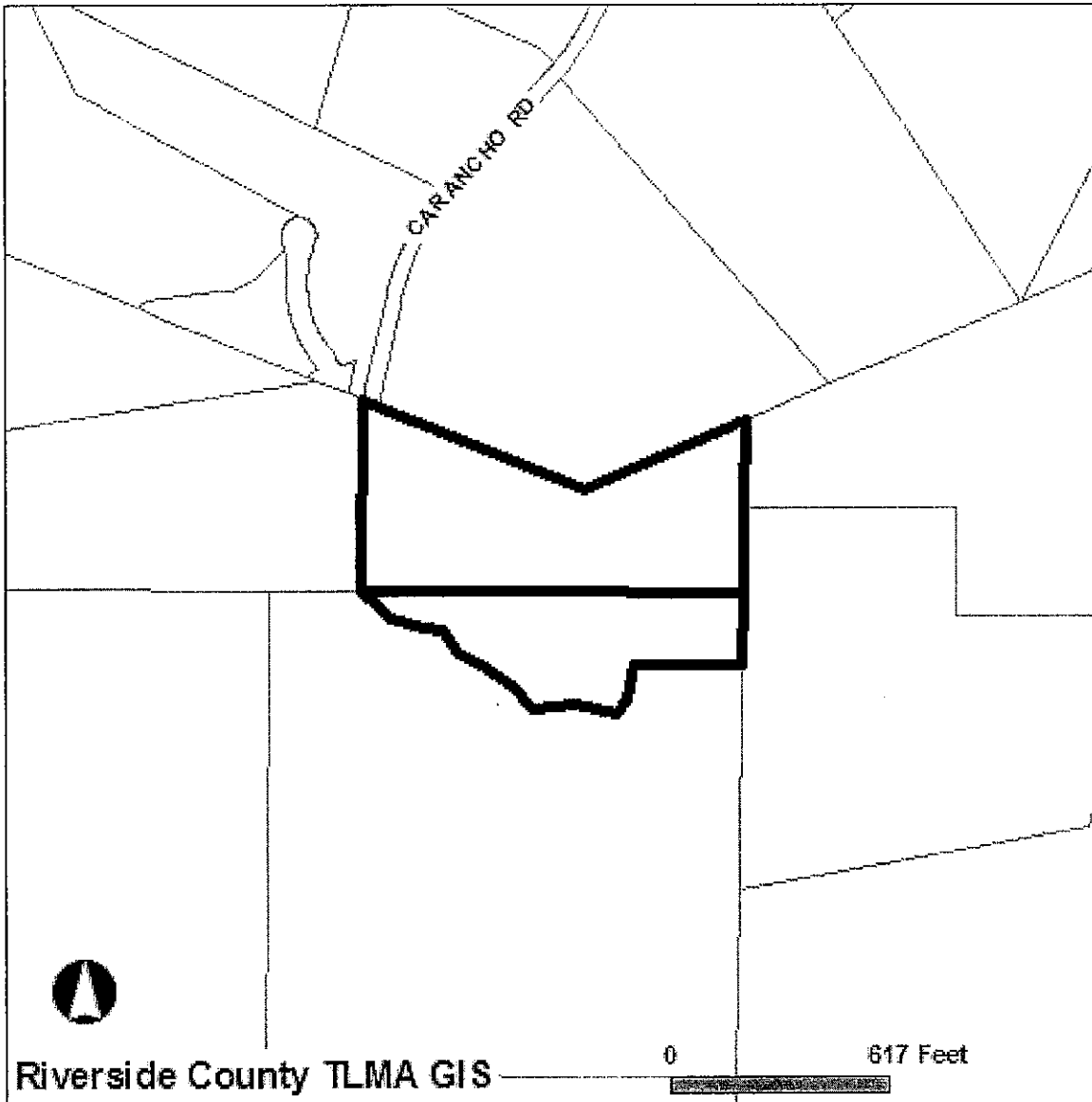
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning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

RIVERSIDE COUNTY GIS



Selected parcel(s):
 918-020-022 918-020-024

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

918-020-022-0
 918-020-024-2

OWNER NAME / ADDRESS

918-020-022
 KEITH H CANDEE
 27272 CARONCHO RD
 TEMECULA, CA. 92590

918-020-024
 KEITH H CANDEE
 ADDRESS NOT AVAILABLE

MAILING ADDRESS

918-020-022
 (SEE OWNER)
 P O BOX 890700
 TEMECULA CA. 92589

918-020-024
 (SEE OWNER)
 P O BOX 890700
 TEMECULA CA. 92589

LEGAL DESCRIPTION

APN: 918020022
 LEGAL DESCRIPTION IS NOT AVAILABLE
 APN: 918020024
 LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

918-020-022
 RECORDED LOT SIZE IS 5.13 ACRES

918-020-024
 RECORDED LOT SIZE IS 8.83 ACRES

PROPERTY CHARACTERISTICS

918-020-022
 NO PROPERTY DESCRIPTION AVAILABLE

918-020-024
 NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 997 GRID: J1

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T8SR3W SEC 31

ELEVATION RANGE

1192/1400 FEET

PREVIOUS APN

918-020-022
 918-020-019

918-020-024
 918-020-018

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

SANTA ROSA PLATEAU POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-A-5

ZONING DISTRICTS AND ZONING AREAS

RANCHO CALIFORNIA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

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)

Agricultural Land
Coastal Sage Scrub
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

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

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

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

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
86

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
WMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SANTA MARGARITA

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY
UNDETERMINED POTENTIAL.
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED

COMMUNITIES
SANTA ROSA

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

ZONE B, 21.58 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

043214

FARMLAND

OTHER LANDS
UNIQUE FARMLAND

TAX RATE AREAS

- 082-145
- 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
- M W D WEST 11TH FR 1302011
- MT SAN JACINTO JUNIOR COLLEGE
- MURRIETA UNIFIED
- MURRIETA UNIFIED B & I
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SANTA ROSA COMMUNITY SERVICES
- TEMECULA PUBLIC CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- WESTERN MUN WATER 11TH FRINGE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1000742	NEIGHBORHOOD ENFORCEMENT	Feb. 2, 2010

BUILDING PERMITS

Case #	Description	Status
BMR100311	CWP MOBILE HOME INSTALLATION 1624 SF	APPLIED
BAS070330	4500 SqFt METAL BARN <50' X 90'> W/EXISTING LNDSCP	EXPIRED
BRS049515	SINGLE FAMILY RES. W/ GARAGE	FINAL
BGR040618	ADD SECONDARY ACCESS TO VACANT LOT	EXPIRED
BMR100312	CWP MOBILE HOME PERMANENT FOUNDATION	APPLIED
BGR040933	GRADING FOR SFR WITH ATTACHED GARAGE AND BARN	FINAL
BGR050886	GRADING FOR SFR (1 SM PAD, 1 LARGE PAD)	ISSUED
BMR100310	CWP MOBILE HOME SITE PREP	APPLIED
BRS071786	6073 SQ FT 2 STOR SFR W/2 ATT GAR'S/WRAP AROUND-->SIDE PORCH/PATIO/DECK W/BBQ	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS046971	NOT AVAILABLE	APPLIED
EHS053426	NOT AVAILABLE	APPLIED
EHS100732	NOT AVAILABLE	APPLIED
EHS042366	NOT AVAILABLE	APPLIED
EHS100731	NOT AVAILABLE	APPLIED
EHS041113	NOT AVAILABLE	APPLIED
EHS043423	NOT AVAILABLE	APPLIED
EHW040785	NOT AVAILABLE	APPLIED
EHS080177	NOT AVAILABLE	APPLIED
EHS062083	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
LLA04713	ADJUST LOT LINES TO CREATE 2 MORE EQUAL SIZE LOTS	APPROVED
MT051569	LLA04713	PAID

Version 100412

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/19/2010,

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

APN (s) or case numbers PP 24672 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

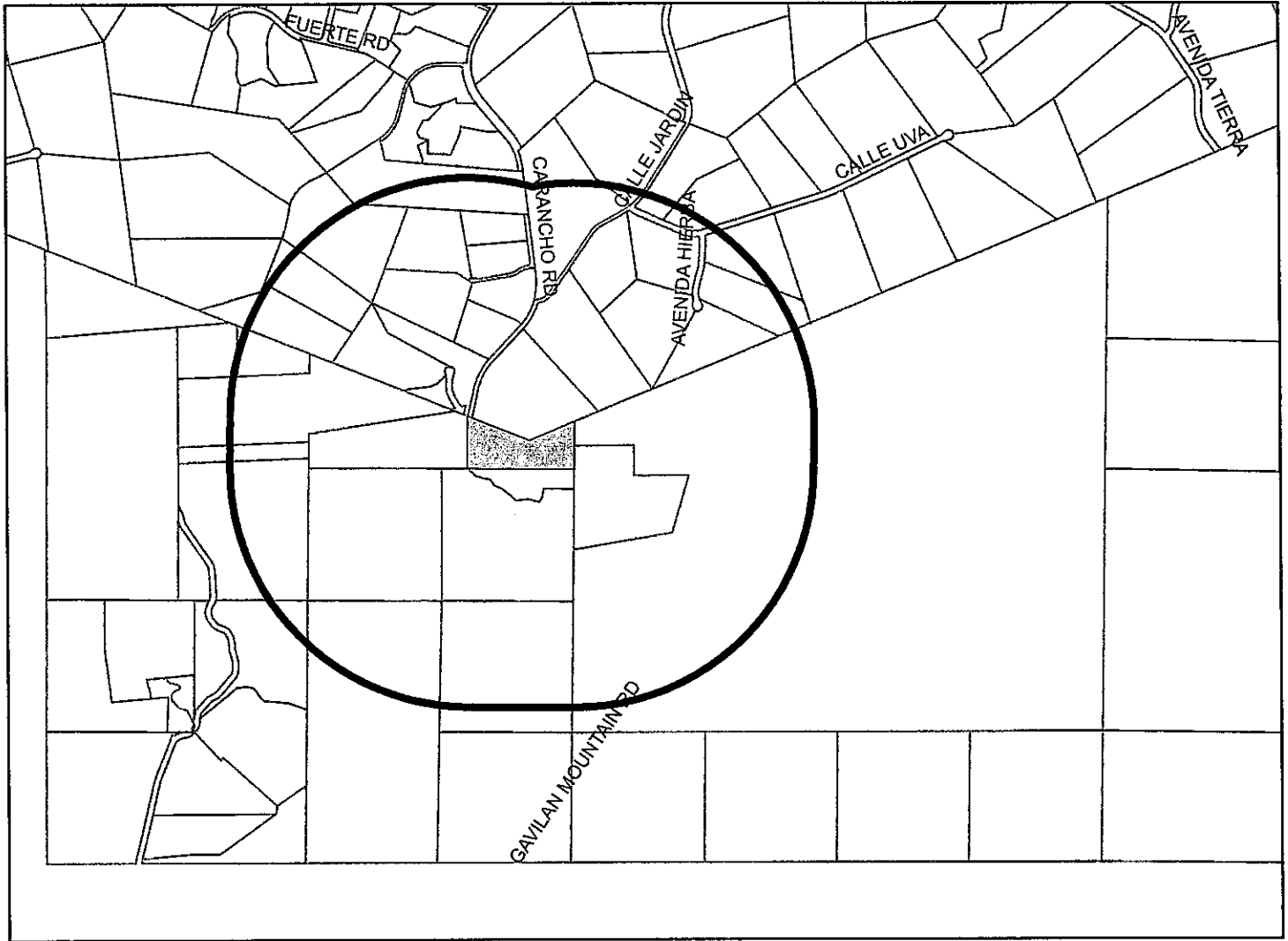
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

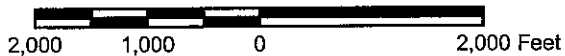
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

2400 feet buffer



Selected Parcels

938-300-009	938-300-010	937-320-007	937-320-023	937-200-002	937-320-009	937-320-015	937-320-014	937-310-004	937-310-005
918-020-020	918-020-017	938-310-004	918-020-008	938-310-005	937-210-003	937-200-001	918-030-016	918-020-011	918-020-022
918-020-024	938-270-008	937-320-006	937-310-003	938-300-012	938-300-011	918-020-009	937-320-024	937-320-024	938-310-006
938-300-006	918-020-023	918-030-010	938-270-007	937-320-013	918-020-016	918-020-002	918-030-004	918-040-015	918-040-014



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APN: 938300009, ASMT: 938300009
AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

APN: 937320014, ASMT: 937320014
EDWIN N ROTH, ETAL
7000 STREAMSIDE CT
GRANITE BAY CA 95746

APN: 938300010, ASMT: 938300010
AMERICAN CONTRACTING INC
P O BOX 891869
TEMECULA CA 92590

APN: 937310005, ASMT: 937310005
G PATRICK CRAIN, ETAL
27342 ANTELA
MISSION VIEJO CA 92691

APN: 937320007, ASMT: 937320007
ANTHONY LYNN ALLOS, ETAL
11981 OLD POMERADO RD
POWAY CA 92064

APN: 918020020, ASMT: 918020020
GABRIELA V AYOUB
27315 CARANCHO RD
TEMECULA CA 92590

APN: 937320023, ASMT: 937320023
CHARLES REYNOLDS, ETAL
3521 VOYAGER CIR
SAN DIEGO CA 92130

APN: 918020017, ASMT: 918020017
GARY E KELLEY, ETAL
31546 LAKERIDGE CT
TEMECULA CA 92591

APN: 937200002, ASMT: 937200002
DENISE E MASER, ETAL
4195 CHINO HILLS PKWY 183
CHINO HILLS CA 91709

APN: 938310004, ASMT: 938310004
GEORGE D ESHAGHIAN, ETAL
C/O MARTIN M DANIAL
21200 NORDHOFF ST
CHATSWORTH CA 91311

APN: 937320009, ASMT: 937320009
DONALD WARREN DEMINK
121 W 13TH ST
UPLAND CA 91786

APN: 918020008, ASMT: 918020008
GREGORY THOMAS
47200 RANCHO FALLBROOK RD
TEMECULA CA. 92590

APN: 937320015, ASMT: 937320015
EDWIN N ROTH, ETAL
18549 TAHOE CIR
FOUNTAIN VALLEY CA 92708

APN: 938310005, ASMT: 938310005
IMRE CZIRAKI, ETAL
2242 N HWY 395
FALLBROOK CA 92028



APN: 937210003, ASMT: 937210003
JAMES W PORTER, ETAL
603 W CAMINO REAL AVE
ARCADIA CA 91007

APN: 937310003, ASMT: 937310003
N ROBERT CRAIN, ETAL
24220 FUERTE RD
TEMECULA CA 92590

APN: 937200001, ASMT: 937200001
JOHN W CORNELL, ETAL
43394 CALLE DE VELARDO
TEMECULA CA 92592

APN: 938300011, ASMT: 938300011
NOEL CASTELLON, ETAL
25245 CALLE UVA
TEMECULA CA 92590

APN: 918030016, ASMT: 918030016
JOSEF M CERNIC, ETAL
4831 BURGANDY RD
WOODLAND HILLS CA 91364

APN: 918020009, ASMT: 918020009
NORVEN W STORRS INS AGENCY
C/O NORVEN STORR SR
231 W MAIN ST
EL CAJON CA 92020

APN: 918020011, ASMT: 918020011
JOSEF M CERNIK, ETAL
4831 BURGUNDY RD
WOODLAND HILLS CA 91364

APN: 937320024, ASMT: 937320024
PETER PAUL ALLOS, ETAL
11981 OLD POMERADO RD
POWAY CA 92064

APN: 918020024, ASMT: 918020024
KEITH H CANDEE
P O BOX 890700
TEMECULA CA 92589

APN: 938310006, ASMT: 938310006
PHYLLIS E BUCK
46840 CALLE JARDIN
TEMECULA CA. 92590

APN: 938270008, ASMT: 938270008
KENNETH F UMBARGER
C/O AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

APN: 938300006, ASMT: 938300006
PHYLLIS E BUCK, ETAL
P O BOX 687
TEMECULA CA 92593

APN: 937320006, ASMT: 937320006
LOUISE L ROTH
C/O EMILY ROMINE
9233 E 200 N
AKRON IN 46910

APN: 918020023, ASMT: 918020023
REX BRINNEMAN, ETAL
27250 CARANCHO RD
TEMECULA CA 92590



APN: 918030010, ASMT: 918030010
RICHARD D PATTON, ETAL
C/O BLANCHE PATTON
47953 PATTON LN
FALLBROOK CA 92028

APN: 938270007, ASMT: 938270007
ROMEO ARCIAGIA
C/O MARIANO JOSON
1826 PUMMELO DR
REDLANDS CA 92374

APN: 937320013, ASMT: 937320013
RUSS OLSON, ETAL
22128 SERENADE RIDGE DR
MURRIETA CA 92562

APN: 918020016, ASMT: 918020016
S MICHAEL ROCHE, ETAL
P O BOX 270127
SUSANVILLE CA 96127

APN: 918020002, ASMT: 918020002
SAN DIEGO GAS & ELECTRIC CO
P O BOX 1831
SAN DIEGO CA 92112

APN: 918040014, ASMT: 918040014
THURBER RANCH
P O BOX 890700
TEMECULA CA 92589

Agenda Item No.: **4.2**
Supervisory District: **Fourth**
Project Planner: **Bahelila Boothe**

PLOT PLAN NO: **24710**
Applicant: **Matt and Katie O'Malley**
Directors Hearing: **December 13, 2010**
Continued from: **November 15, 2010**
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road. APN: 647-420-014.

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

FURTHER PLANNING CONSIDERATIONS:

November 15, 2010

This project was continued from the November 15, 2010 Director's Hearing, it was determined during the hearing review that the project was located in the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The hearing office continued the project for planning staff to verify permit history on previous disturbed areas in relations to CVMSHCP, planning staff has verified that all work had occurred prior to adoption of the CVMSHCP and recommends approval of this project.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24710**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

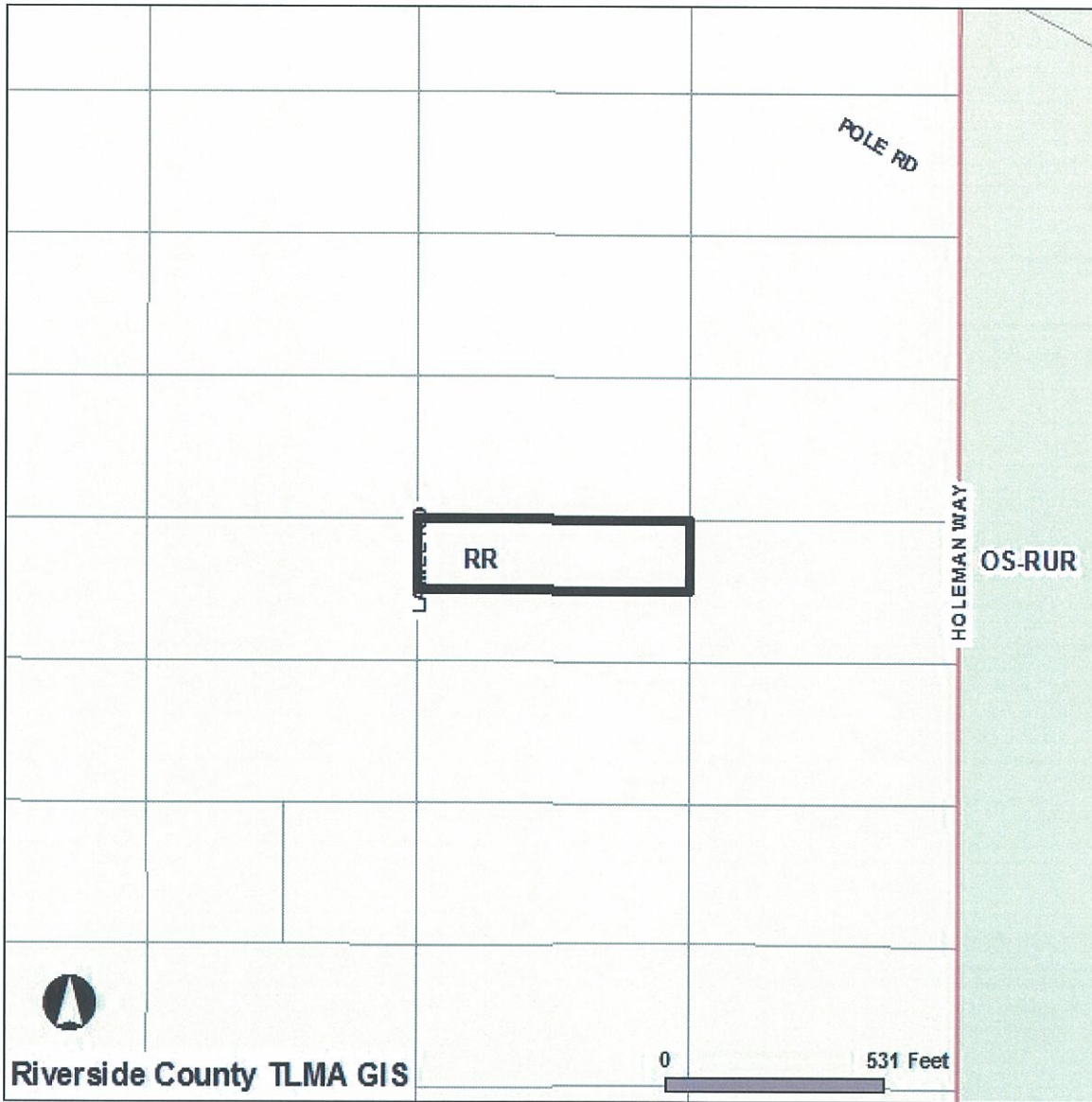
1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project 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.

SA
11/18/10

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Residential (1 1/4 Acre Minimum) on the Western Coachella Valley 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 zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 928 square foot garage addition is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure 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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

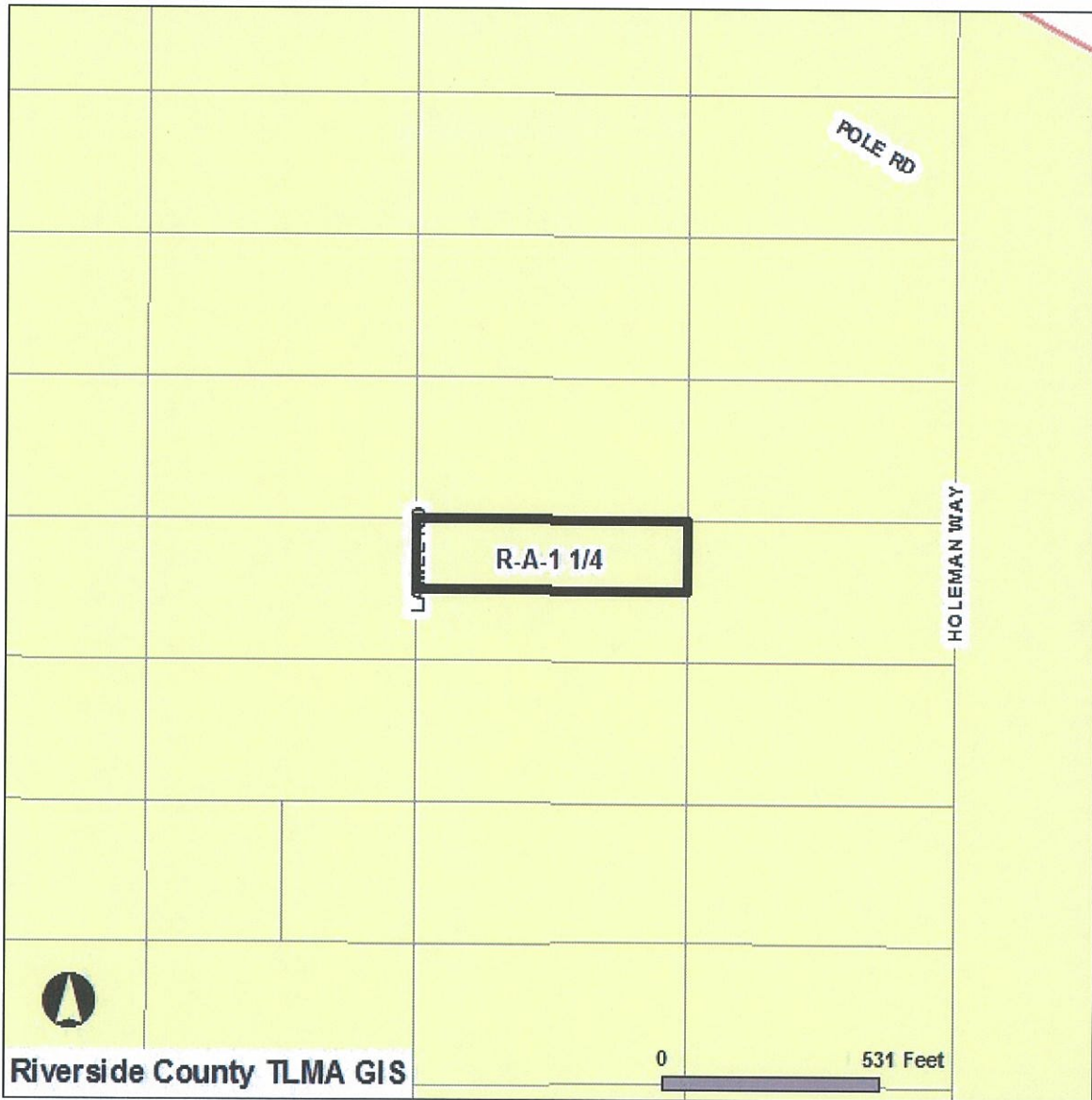
IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

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RIVERSIDE COUNTY GIS



Selected parcel(s):
647-420-014

IMPORTANT

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PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

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. 24710 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24710, Exhibit A, dated September 23, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road in Desert Hot Springs, CA. APN: 647-420-014

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 PP24710. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24710 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

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

20. PRIOR TO A CERTAIN DATE

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

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 B, dated September 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 September 23, 2010.

10/19/10
12:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24710

Parcel: 647-420-014

80. PRIOR TO BLDG PRMT ISSUANCE

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.



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Director

PLOT PLAN REVIEW

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

SITE: 23410 Lamel RD COMMENTS: PP 24710 Date: 10/07/10
Desert Hotsprings

The plot plan submittal is to construct a 938 square foot garage addition to an existing 572 square foot garage. The structure would be classified as a group "U" occupancy per the 2007 California Building Code (CBC). The current proposed total square footage of 1,500 square feet would comply with area limitations per the group "U" occupancy type.

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

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

RECEIVED

SEP 14 2010

APPLICATION FOR MINOR PLOT PLAN

Riverside County
Planning Department
Desert Office

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24710 DATE SUBMITTED: 9.14.2010

APPLICATION INFORMATION

Applicant's Name: Matt and Katie O'Malley E-Mail: k-omalley@hotmail.com

Mailing Address: 23410 Lamel Rd
Sky Valley CA 92241
City State ZIP

Daytime Phone No: (760) 485-4446 Fax No: (760) 345-7315

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

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: Matt and Katie O'Malley E-Mail: same as above

Mailing Address: same as above
Street

City State ZIP

Daytime Phone No: (____) same as above Fax No: (____) _____

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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

APPLICATION FOR MINOR PLOT PLAN

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

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

Katie O'Malley Katie O'Malley
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):

Math O'Malley [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Katie O'Malley Katie O'Malley
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

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

Proposed addition to existing garage

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 647-420-014-8

Section: 26 Township: 35 Range: 6E

Approximate Gross Acreage: 2.5 acres

General location (nearby or cross streets): North of _____, South of _____

APPLICATION FOR MINOR PLOT PLAN

Dillon Road, East of Larnel Road, West of Holeman Way

Thomas Brothers Map, edition year, page no., and coordinates: 2006, 390, C6

**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

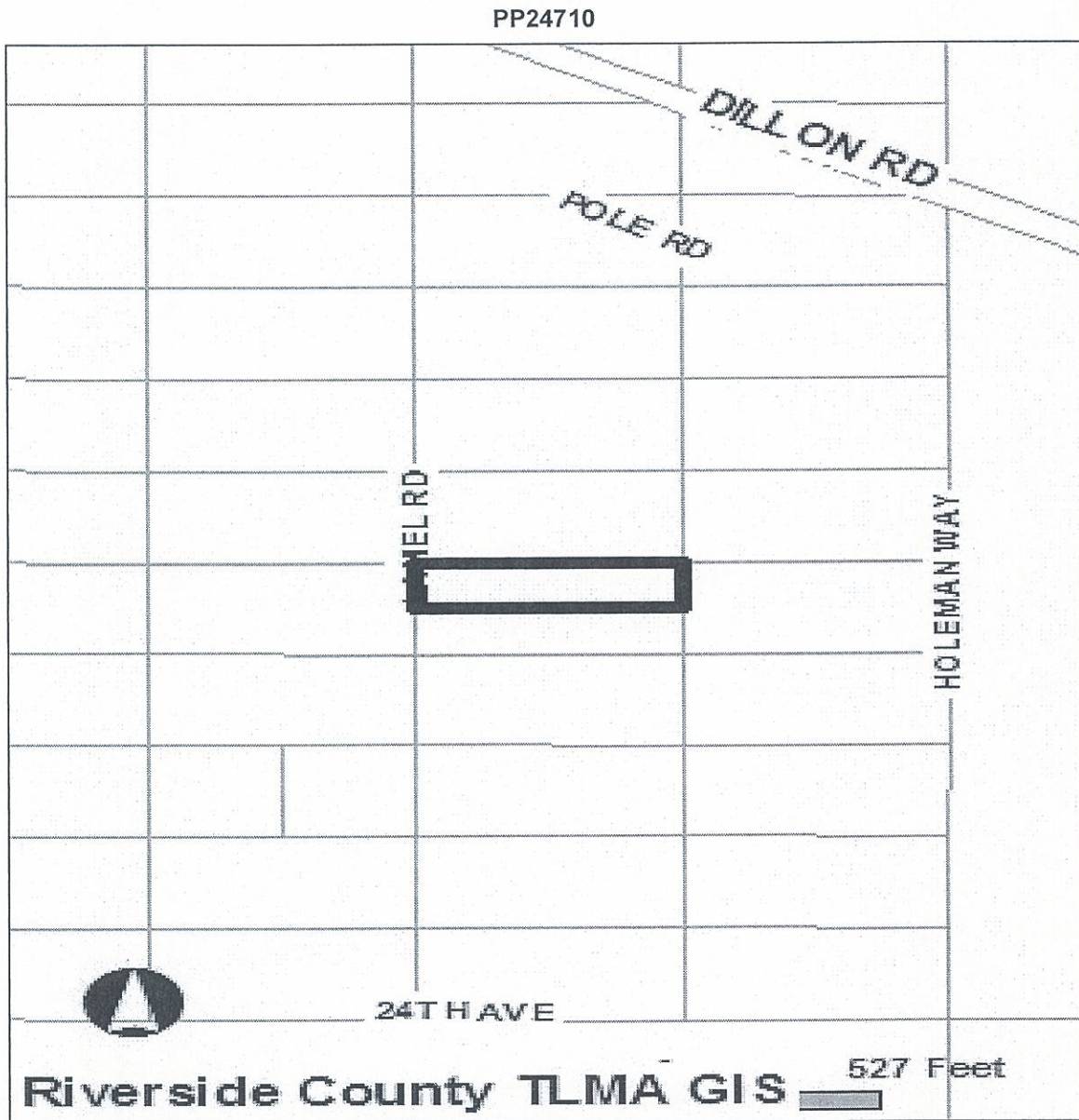
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details 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.



Selected parcel(s):
647-420-014

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

647-420-014-8

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

647-420-014
23410 LAMEL RD
DSRT HOT SPG, CA. 92241

MAILING ADDRESS

(SEE OWNER)

23410 LAMEL RD
SKYVALLEY CA. 92241

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2.5 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1365 SQFT., 2 BDRM/ 2 BATH, 1 STORY, DETACHED GARAGE(572 SQ. FT), CONST'D 2005 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE 729

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)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T3SR6E SEC 26

ELEVATION RANGE

976/984 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
RR

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-1 1/4 (CZ 5775)

ZONING DISTRICTS AND ZONING AREAS

SKY VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
WITHIN THE INDIO HILLS/JOSHUA TREE NATIONAL PARK LINKAGE 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 REVIEWPROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

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)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

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
201

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

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

PALM SPRINGS UNIFIED

COMMUNITIES

SKY VALLEY

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

SKY VALLEY #104 -

ROAD MAINTAINANCE

LIGHTING (ORD. 655)

NOT APPLICABLE, 47.67 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044504

FARMLAND

OTHER LANDS

TAX RATE AREAS

061-032

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 104 *
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152

- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 8
- CVWD IMP DIST 9
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 6
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES
NO SPECIAL NOTES

BUILDING PERMITS

Case #	Description	Status
BHR050455	ONE HOUR GRADING INSPECTION	FINAL
BMR053274	PERM FOUND 27X53 1431 SQ FT SPA184F	FINAL
BGR061098	GRADING 700 CY OF FILL	FINAL
BXX061650	DETACHED GARAGE 22X26 572 SQ FT	FINAL
BMR053273	SITE PREP	FINAL
BMR053275	MH INSTALL 1404 SQ FT	FINAL

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHS056823	NOT AVAILABLE	APPLIED
EHS055257	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
MT055650	COC06085	PAID
COC06085	CERTIFY APN AS A LEGAL LOT	APPROVED
MT057330	COC 06085	PAID
CZ05775	BRING THE ZONING INTO CONFORMANCE WITH THE WCVP CHANGE OF ZONE FOR WCVP CONSISTENCY ZONING. EA 35039	APPROVED

REPORT PRINTED ON...Tue Sep 14 14:07:49 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. 24710 – CEQA Exempt – Applicant: Matt and Katie O'Malley – Owner: Matt and Katie O'Malley – Fourth Supervisorial District – Sky Valley District – Western Coachella Valley Area Plan – Rural: Rural Residential (R:RR) (5 acres minimum) - Located Southerly of Dillon Road, easterly of Lamel Road, westerly of Holeman Way – Zoning: Residential Agricultural (R-A-1 1/4) (1 1/4 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 928 square foot addition to existing garage on 2.5 acres, associated with the 1,365 square foot residence with attached 572 square foot garage located at 23410 Lamel Road. APN: 647-420-014. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: November 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail 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.

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 10/19/2010,

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

APN (s) or case numbers PP 24710 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

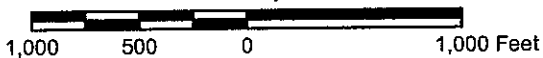
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1200 feet buffer



Selected Parcels

647-420-008	647-390-016	647-420-019	647-420-020	647-420-015	647-430-010	647-430-009	647-430-011	647-430-005	647-430-013
647-390-019	647-420-009	647-430-014	647-420-003	647-390-023	647-420-018	647-420-011	647-420-017	647-430-004	647-430-008
647-420-007	647-430-012	647-430-018	647-430-003	647-420-014	647-420-004	647-430-017	647-430-016	647-420-012	647-430-015
647-420-021	647-420-016	647-430-020	647-430-019	647-420-010	647-390-009	647-420-013	647-210-007		



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APN: 647420008, ASMT: 647420008
ALFRED D LAWRENCE, ETAL
4836 VICTORIA AVE
LOS ANGELES CA 90043

APN: 647430011, ASMT: 647430011
E T KNEIFEL
P O BOX 581222
N PALM SPRINGS CA 92258

APN: 647390016, ASMT: 647390016
ANITA H LONGIN, ETAL
3490 SHERNOLL PL
SHERMAN OAKS CA 91403

APN: 647430005, ASMT: 647430005
EDDY D FIELD, ETAL
1401 MONCADO DR
GLENDALE CA 91207

APN: 647420019, ASMT: 647420019
ANTHONY G BRUNNER, ETAL
23225 TAMYRAM RD
DSRT HOT SPG CA. 92241

APN: 647430013, ASMT: 647430013
EDDY S KONNO, ETAL
78206 VARNER RD NO D110
PALM DESERT CA 92211

APN: 647420020, ASMT: 647420020
ASSAD U DARAWAL
27 SUMMER SKY CIR
RANCHO MIRAGE CA 92270

APN: 647390019, ASMT: 647390019
FLOYD SMITH
19040 JOSHUA ST
ADELANTO CA 92301

APN: 647420015, ASMT: 647420015
BRIAN P CONROY
94 CHUPARROSA DR
SAN LUIS OBISPO CA 93401

APN: 647420009, ASMT: 647420009
GARY LEE BLUHM
35501 S HWY 1 NO 32
GUALALA CA 95445

APN: 647430010, ASMT: 647430010
DELINDA ANGELO, ETAL
69805 20TH AVE
DSRT HOT SPG CA 92240

APN: 647430014, ASMT: 647430014
GERALD HAMPTON, ETAL
82605 ZENDA DR
INDIO CA 92201

APN: 647430009, ASMT: 647430009
DON LYU
23711 SUMMIT DR
CALABASAS CA 91302

APN: 647420003, ASMT: 647420003
GORDANA CUNEO
P O BOX 11839
PALM DESERT CA 92255

APN: 647390023, ASMT: 647390023
HONEY ANN LEE
22950 TAMYRAM RD
DSRT HOT SPG CA. 92241

APN: 647430012, ASMT: 647430012
KURT MEYER
10279 LAZY K RD
GOLD CANYON AZ 85218

APN: 647420018, ASMT: 647420018
HORTENCIA CASTANEDA
74110 ASTER DR
PALM DESERT CA 92260

APN: 647430018, ASMT: 647430018
LLOYD H ATWELL, ETAL
78 5700 JINKERSON RD
SARDIS BC CANADA V2R 5N6 0

APN: 647420011, ASMT: 647420011
JAMES P BIEHL
P O BOX 1377
PALM SPRINGS CA 92263

APN: 647430003, ASMT: 647430003
MARIA MAGDALENA RO BAEZ
P O BOX 984
THOUSAND PALMS CA 92276

APN: 647420017, ASMT: 647420017
JEFFREY L SCOTT, ETAL
C/O COLLEEN L SCOTT
17260 FLANDERS ST
GRANADA HILLS CA 91344

APN: 647420014, ASMT: 647420014
MATHEW R OMALLEY, ETAL
23410 LAMEL RD
SKYVALLEY CA 92241

APN: 647430004, ASMT: 647430004
JESSICA ARANITA, ETAL
3706 ARRUZA ST
SAN DIEGO CA 92154

APN: 647420004, ASMT: 647420004
MATTHEW DELRAHIM
7510 CORBIN AVE 1
RESEDA CA 91335

APN: 647430008, ASMT: 647430008
JOHN D GONZALES, ETAL
P O BOX 1027
DESERT HOT SPRINGS CA 92240

APN: 647430016, ASMT: 647430016
MAXIMINO HERNANDEZ, ETAL
23835 HOLEMAN WAY
DSRT HOT SPG CA. 92241

APN: 647420007, ASMT: 647420007
JOHN PANTALEO
23665 LAMEL RD
DSRT HOT SPG CA. 92241

APN: 647420012, ASMT: 647420012
PATRICIA J BARTON
1416 S CALLE ROLPH
PALM SPRINGS CA 92264

APN: 647430015, ASMT: 647430015
PORFIRIO BARRAGAN
23958 LAMEL ST
DSRT HOT SPG CA. 92240

APN: 647210007, ASMT: 647210007
USA BLM
C/O CALIFORNIA DESERT DIST
22835 SAN JUAN DE LAGOS
MORENO VALLEY CA 92553

APN: 647420021, ASMT: 647420021
RICHARD D LICANO, ETAL
C/O TREADWAY LUMSDAINE & DOYLE
P O BOX 4848
DOWNEY CA 90241

APN: 647420016, ASMT: 647420016
ROBERT WILLIAM SMITH
4324 OLIVE AVENUE
LONG BEACH CA 90807

APN: 647430019, ASMT: 647430019
ROGER L CARRIER
23800 TAMYRAM RD
DESERT HOT SPRINGS CA 92240

APN: 647420010, ASMT: 647420010
SHERRY DEAN
73170 DILLON RD
SKY VALLEY CA 92241

APN: 647390009, ASMT: 647390009
SHIRLEY A HOPKINS
2068 EL DORA ST
LEMON GROVE CA 91945

APN: 647420013, ASMT: 647420013
TONY MACIEL, ETAL
81561 SANTA BARBARA CT
INDIO CA 92201

Agenda Item No.: 4.3
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Damaris Abraham
Director's Hearing: December 13, 2010

Plot Plan No. 24216
EA Number: 42249
Applicant: RealCom Associates, LLC
Engineer/Representative: Steve Bulkley

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA.

ISSUES OF POTENTIAL CONCERN:

The elevations for the monopine show the branches at starting 20'. The project has been conditioned to have the branches start at 15' from the bottom of the tree.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 Acre Minimum (R-A-2) |
| 4. Surrounding Zoning: | Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and west
Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Scattered Single family residences to the north and east
Vacant to the south and west |
| 7. Project Data: | Total Acreage: 5 Acres
Lease Area: 840 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42249**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

W

APPROVAL of **PLOT PLAN NO. 24216**, 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: Rural Residential (R: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 Agricultural – 2 Acres Minimum (R-A-2) 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: Rural Residential (R:RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is permitted use in the Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 Acre Minimum (R-A-2).
5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 2 Acre Minimum (R-A-2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 Acre Minimum (R-A-2) zone.
7. The project site is surrounded by properties which are zoned Heavy Agriculture – 10 Acre Minimum (A-2-10) to the north, east, and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south.

8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42249 identified the following potentially significant impacts:
 - a) Aesthetics
 - b) Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. An Airport Influence Area.
 - d. A County Service Area.
 - e. A Subsidence Area.
 - f. A Liquefaction Area.
3. The project site is located within:
 - a. A High Fire area.
 - b. The City of Riverside Sphere of Influence.
 - c. The Stephens Kangaroo Rat Fee Area.
 - d. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 273-280-010.
5. This project was filed with the Planning Department on 08/18/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 10/15/09
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

PP24216



Selected parcel(s):
273-280-010

LEGEND

-  SELECTED PARCEL
-  CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

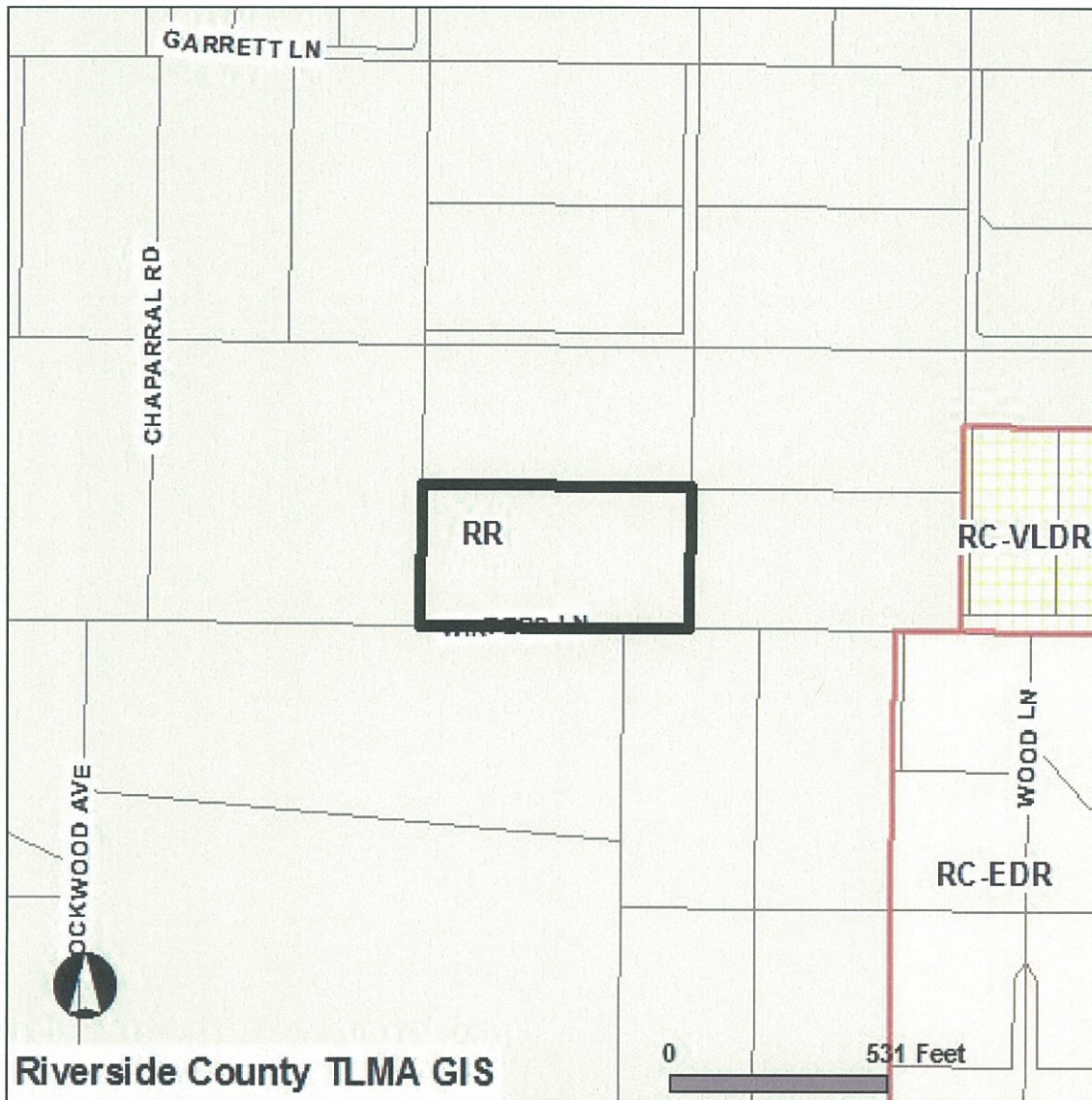
IMPORTANT

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Version 100826

PP24216



Selected parcel(s):
273-280-010

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL

RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL

RR - RURAL RESIDENTIAL

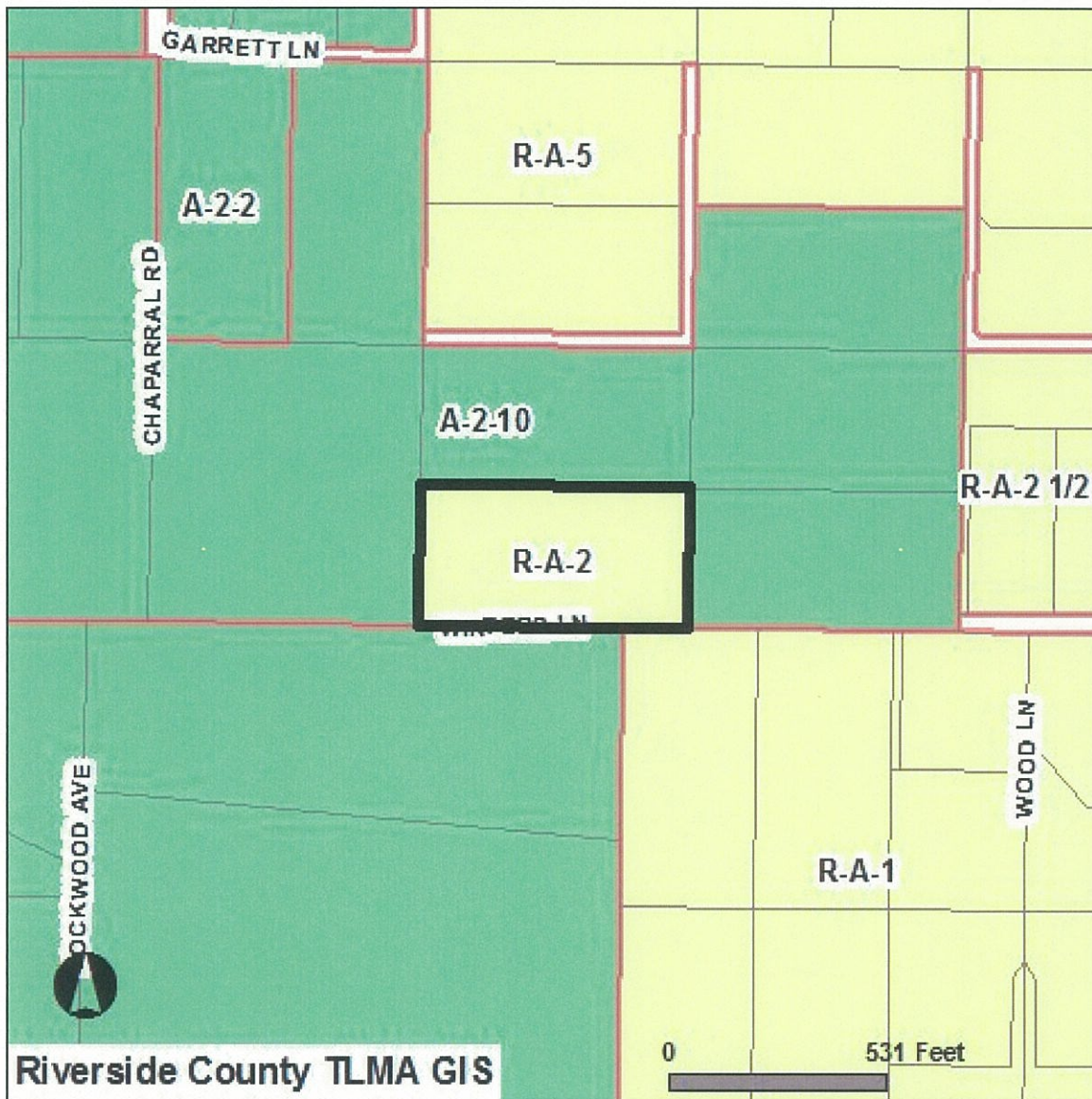
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Version 100826



PP24216





Selected parcel(s):
273-280-010

ZONING

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  ZONING BOUNDARY

-  HIGHWAYS
-  A-2-10, A-2-2

-  CITY
-  R-A-1, R-A-2, R-A-2 1/2, R-A-5

IMPORTANT

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Version 100826

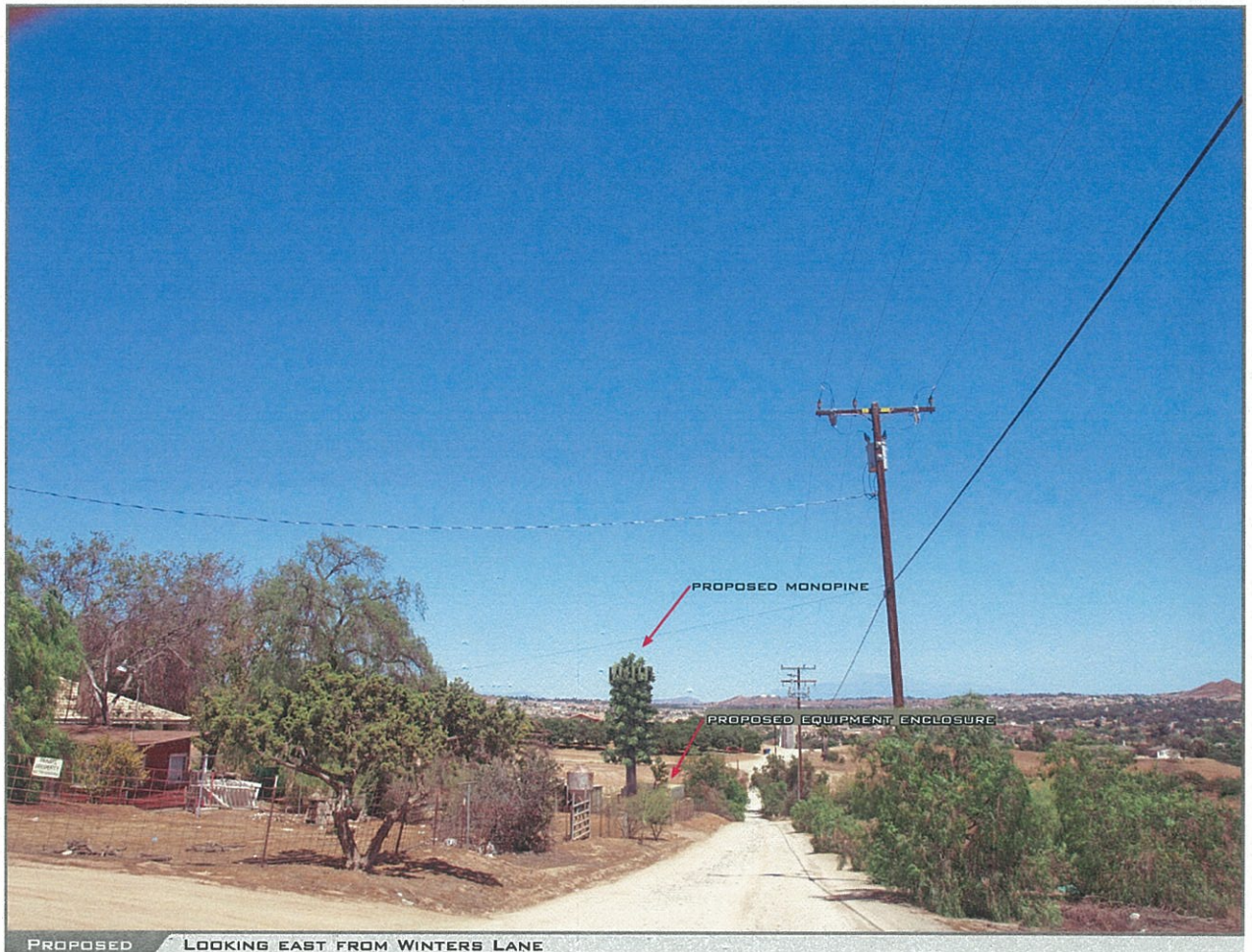
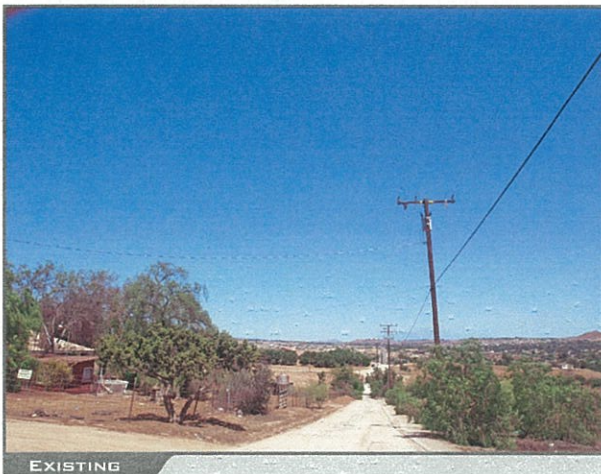


HARLEY

17971 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



VIEW 1



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



HARLEY

17971 MOCKINGBIRD CANYON ROAD RIVERSIDE CA 92504



VIEW 2



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

verizon WIRELESS

HARLEY
 17971 MOCKINGBIRD CANYON RD.
 RIVERSIDE, CA. 92504
 PLOT PLAN NO. 24216

HC CONSULTING
 & DESIGN
 ARCHITECTS
 Inc.
 1801 LAMPTON LANE
 NORCO, CALIFORNIA 92860
 PHONE: (951) 371-3257
 FAX: (951) 371-3424

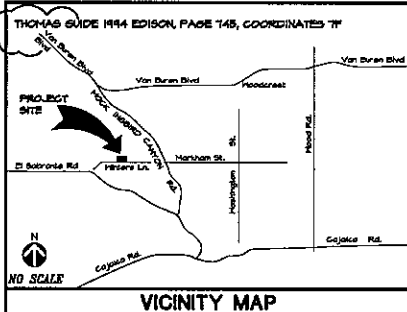
SITE NAME AND ADDRESS

HARLEY
 17971 MOCKINGBIRD CANYON RD.
 RIVERSIDE, CA. 92504

verizon WIRELESS
 15505 SAND CANYON AVENUE
 BUILDING D, 1st FLOOR
 IRVINE, CA. 92618
 Telephone (949) 286-7000

WATER SEWER and ELECTRICITY:	RIVERSIDE PUBLIC UTILITIES (951) 782-0850
GAS:	SO. CAL. GAS CO.
TELEPHONE:	AT&T
CABLE:	CHARTER CABLE COMPANY (1-877) 505-0056
SCHOOL:	RIVERSIDE UNIFIED SCHOOL DISTRICT (951) 786-7105

UTILITY PURVEYORS



SCOPE OF WORK:

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS

WORK INCLUDES THE INSTALLATION OF VERIZON WIRELESS (16'-6"x16'-0"x10'-0") PREFABRICATED STATE APPROVED EQUIPMENT SHELTER, GPS ANTENNA MOUNTED ON SHELTER, A NEW ELECTRICAL SERVICE AND A NEW TELCO PANEL, ALL MOUNTED ON A NEW CONCRETE SLAB ON GRADE

INSTALLATION OF (2) SECTORS, (4) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL, (1) 4'x8' MONOPOLY ANTENNA ALL MOUNTED ON A PROPOSED NEW 50'-0" HIGH STEEL MONOPOLY

INSTALLATION OF COAXIAL CABLE FROM RADIO EQUIPMENT SHELTER TO PROPOSED NEW MONOPOLY

PROJECT DATA:

APN: 275-280-010
 ZONING: RR - RURAL RESIDENTIAL
 EXISTING USE: FIVE ACRE PARCEL OF LAND WITH HOME
 PROPOSED USE: COMMUNICATIONS
 JURISDICTION: COUNTY OF RIVERSIDE

TOTAL VERIZON WIRELESS NET LEASE AREA: 840 SQ. FT.
 OCCUPANCY TYPE B NON RATED, CONSTRUCTION TYPE III B NON RATED

PROJECT GENERAL NOTES

COUNT	SHEET NO.	SHEET TITLE
1	T-1	TITLE SHEET, PROJECT DATA, AND VICINITY MAP
2	C-1	SITE SURVEY DATA AND EXISTING SITE PLAN
3	A-1	SITE PLAN AND ENLARGED AREA PLAN
4	A-2	EXTERIOR ELEVATIONS
5	L-1	IRRIGATION PLAN
6	L-2	PLANTING PLAN
7	L-3	DETAILS

SHEET INDEX

OWNER:
 GREG LYNN PATTISON
 17971 MOCKINGBIRD CANYON ROAD
 RIVERSIDE, CA. 92504
 CONTACT: GREG LYNN PATTISON
 PHONE: (951) 544-8418

ARCHITECT:
 HC&D ARCHITECTS
 1801 LAMPTON LANE
 NORCO, CALIFORNIA 92860
 CONTACT: DAN HINSON
 (951) 371-3257

APPLICANT:
verizon WIRELESS
 15505 SAND CANYON AVE.
 BUILDING D 1ST FLOOR
 IRVINE, CA. 92618
 PHONE: (949) 286-7000

APPLICANT REPRESENTATIVE:
 REALCOM ASSOCIATES, LLC
 37201 FIESTA REAL, SITE 240
 MESSON VIEJO, CA. 92541

SURVEYOR:
 M. PETYO & ASSOC. INC.
 17832 BAY PARK CIRCLE,
 SUITE B
 IRVINE, CALIFORNIA 92614
 (949) 250-0272

PROJECT TEAM

REVISIONS		
INTER-OFFICE		
DATE	ISSUED BY:	DESCRIPTION
2/18/10	TERRI BROCK	Added Shrubbery at Lanes
10/15/10	Alexis Osborn	Revised Vicinity Map

COMMENTS:

APPROVAL AGENCIES		
DATE	ISSUED BY:	DESCRIPTION
10/28/09	Alexis Osborn	Revised per Planning Comments
7-27-10	Alexis Osborn	ADDED LANDSCAPE DRAWINGS
11-1-10	Planning Dep.	Revised Antennas

COMMENTS:

PROJECT TRACKING

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C/PAL		

APPLICABLE CODE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING
 2007 CALIFORNIA BUILDING CODE (CBC)
 HVAC
 2007 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING
 2007 CALIFORNIA PLUMBING CODE (CPC)
ELECTRICAL
 2007 CALIFORNIA ELECTRIC CODE (CEC)
FIRE
 2007 CALIFORNIA BUILDING CODE and NFPA 909
 CALIFORNIA TITLE 24 PART 6 OF 2007 CALIFORNIA BUILDING CODE
 ANSI/VEA-222-F LIFE SAFETY CODE
 LOCAL BUILDING CODE(S)
 CITY AND/OR COUNTY ORDINANCES/INSTRUMENTS

APPROVALS	
APPROVED BY:	INITIALS DATE
LANDLORD	
LEASING	
ZONING	
RF	
E/P	
C/PAL	

JOB NUMBER:	09020	DRAWN BY:	N.M.
ISSUED FOR:	PLOT PLAN	CHECKED BY:	B.B.
DATE:	8-12-09		

SHEET TITLE

**TITLE SHEET
 PROJECT DATA
 AND VICINITY MAP**

SHEET NUMBER

1 OF 7 **T-1**

NORTH HALF OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 34
T 3S, R 5W, S.B.M.
APN 273-280-011

ZONING
A-2-10

SOUTH HALF OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 34
T 3S, R 5W, S.B.M.
APN 273-280-010

ZONING
A-2-10

APN 273-280-030

DATE OF SURVEY:
JUNE 30, 2009
ADDITIONAL SURVEY: JULY 29, 2009
SITE SURVEY PERFORMED BY:
MPSurveyors
17821 SKY PARK CIRCLE, SUITE L
IRVINE, CALIFORNIA 92614
OFFICE: (949) 250-0272
Fax: (949) 250-0275
EMAIL: info@mpsurveyors.com
WEBSITE: www.mpsurveyors.com

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF PARCEL 1, BEING NORTH 89°58'00" WEST, PER PARCEL MAP No. 8024, RECORDED IN BOOK 31, PAGE 90 OF PARCEL MAPS, RECORDS OF SHERESBY COUNTY, (NOT SHOWN HEREIN)

GEODETIC COORDINATES • PROPOSED MONOPRIME:

NAD 83

LATITUDE: 33°51'28.26" N

LONGITUDE: 117°23'20.37" W

GROUND ELEVATION • PROPOSED MONOPRIME: Elev. 1498.0 FEET

BENCHMARK: Elev. 1522.867 FEET

GPS BENCHMARK

ELEVATION WAS ESTABLISHED USING "TRIMARK 2 ASHTECH" GPS RECEIVERS AND ASHTECH SOLUTIONS VERSION 2.7 SOFTWARE FOR POST-PROCESSING.

ELEVATION = 1522.867 FEET (NAVD83)

A.P.N.: RIVERSIDE COUNTY A.P.N. 273-280-010

SITE LEGAL DESCRIPTION:

THE PROPERTY SHOWN HEREON IS LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

AREA:
217,740 SQ. FT. = 4.988 ACRES

TITLE REPORT IDENTIFICATION:

FIDELITY NATIONAL TITLE COMPANY

PRELIMINARY REPORT No. 09-725123001-38

DATED JUNE 15, 2009

EASEMENT NOTES:

1. THE EASEMENTS SHOWN HEREON ARE PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT No. 09-725123001-38, DATED JUNE 15, 2009.

2. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREON DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS. (BLANKET IN NATURE)

7. AN EASEMENT FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES, GRANTED TO HERBERT BURLEY PHARR ET AL, RECORDED FEBRUARY 7, 1911 IN BOOK 224, PAGE 305, OF OFFICIAL RECORDS.

8. AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES, GRANTED TO ROBERT S. MAYASAK ET UX, RECORDED NOVEMBER 12, 1949 IN BOOK 3833, PAGE 194, OF OFFICIAL RECORDS.

9. AN EASEMENT FOR ETIC OR BOTH POLE LINES, CONDUITS OF UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED JULY 25, 1976, AS INSTRUMENT No. 75-10575A, OF OFFICIAL RECORDS.

10. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE AND RECORD RIGHTS OF INGRESS AND EGRESS TO OR FROM A PUBLIC STREET OR HIGHWAY. (BLANKET IN NATURE)

11. AN EASEMENT FOR PERMITS AND INCIDENTAL PURPOSES, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JANUARY 3, 1997 AS INSTRUMENT No. 97-1771, OF OFFICIAL RECORDS.

12. AN EASEMENT FOR PERMITS AND INCIDENTAL PURPOSES, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JANUARY 3, 1997 AS INSTRUMENT No. 97-1772, OF OFFICIAL RECORDS.

13. AN EASEMENT FOR PUBLIC PURPOSE OF CONSTRUCTION OF A 30" DIAMETER SUBSURFACE WATER PIPING, GRANTED TO WESTERN MUNICIPAL WATER DISTRICT, RECORDED JULY 15, 1997 AS INSTRUMENT No. 248133, OF OFFICIAL RECORDS. (DOES NOT AFFECT)

○ DENOTES ITEM PLOTTED HEREON.

HC Insson
Consulting
&
D Design
ARCHITECTS
Inc.

1801 LAMPTON LANE
NORCO, CALIFORNIA 92860
PHONE: (951) 271-2087
FAX: (951) 271-8424

SITE NAME AND ADDRESS

HARLEY
17971 MOCKINGBIRD CANYON RD.
RIVERSIDE, CA 92504

verizon WIRELESS

15505 SAND CANYON AVENUE
BUILDING D, 1st. FLOOR
IRVINE, CA 92618
Telephone (949) 286-7000

CURRENT ISSUE DATE:

11-1-10

ISSUED FOR:

ZONING REVIEW

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

JOB NUMBER:

09020

DRAWN BY:

N.M.

ISSUED FOR:

PLOT PLAN

PREPARED BY:

G.B.

DATE:

8-12-09

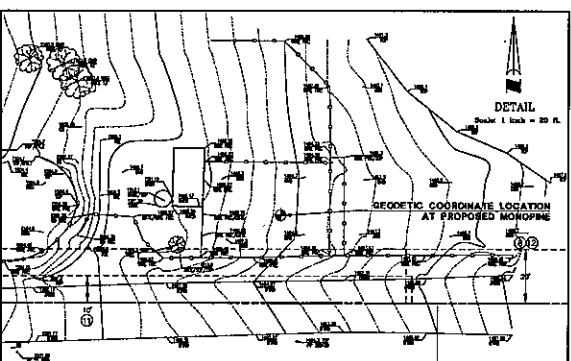
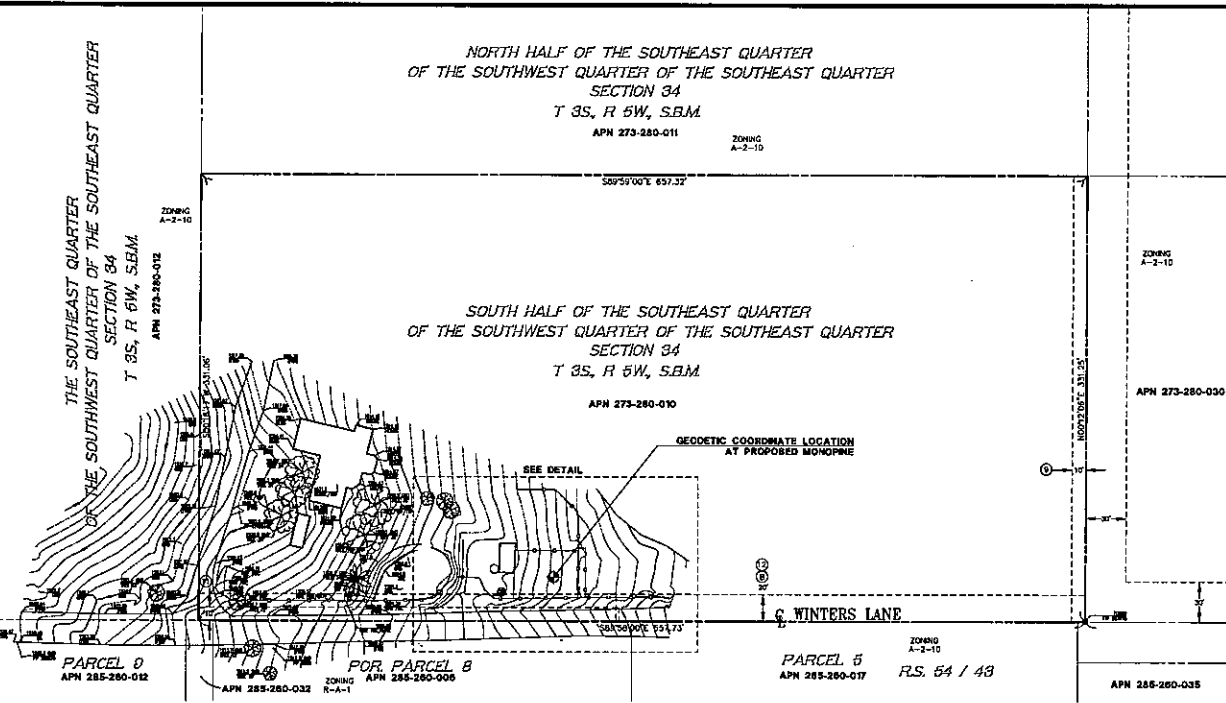
SHEET TITLE

SITE SURVEY DATA
AND EXISTING SITE PLAN

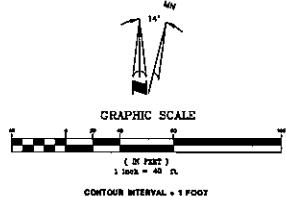
SHEET NUMBER

2 of 7

C-1



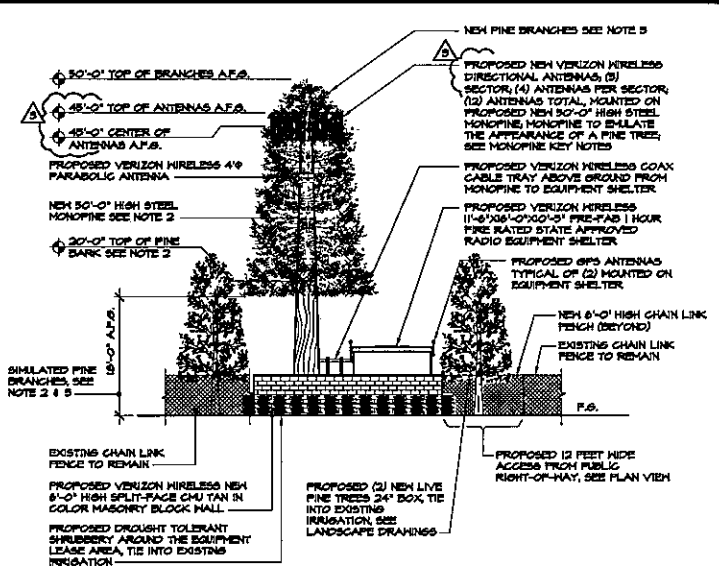
- LEGEND:**
- BP BOLLARD
 - BLDG BUILDING
 - DIRD DIRT ROAD
 - DRL DAY LIGHT
 - FNC FENCE
 - GAZ GAZEBO
 - GRD GRADE BREAK
 - GRD GROUND
 - PP POWERPOLE
 - RSH RISEP
 - TELCO TELEPHONE
 - TYP TYPICAL
 - WD WOOD



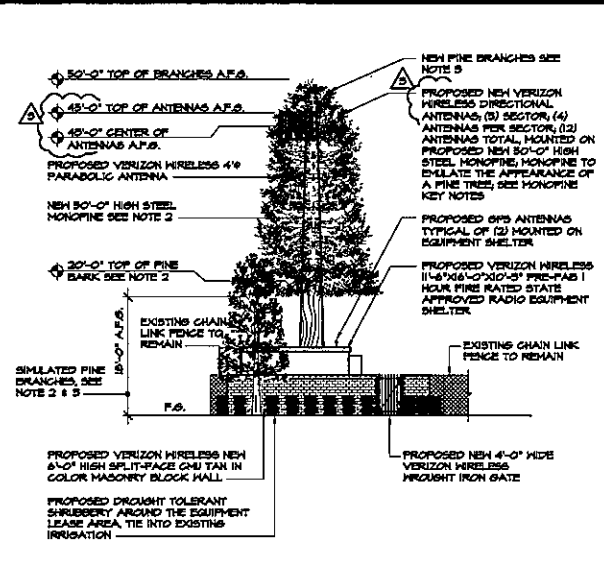
CAD FILE: 24800201

MONOPINE KEY NOTES

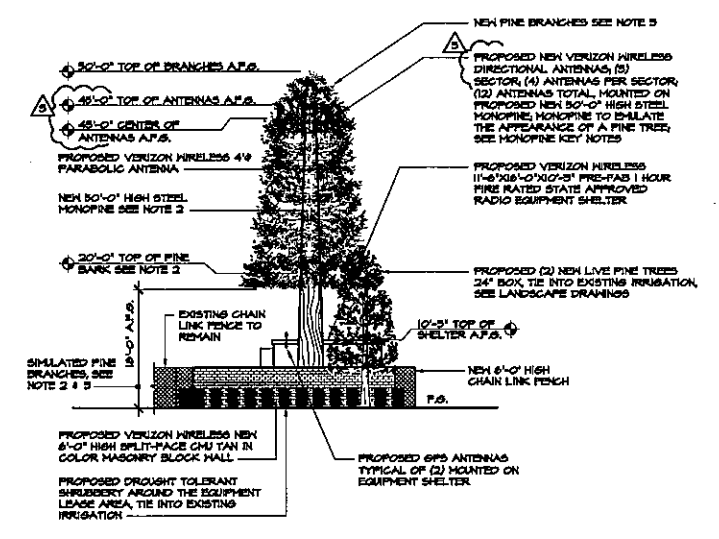
1. THE ANTENNAS AND ALL SUPPORT STRUCTURES SHALL BE PAINTED GREEN TO MATCH THE COLOR OF THE PINE BRANCHES.
2. THE STEEL MONOPOLE SHALL HAVE SIMULATED PINE BARK TO IMITATE THE APPEARANCE OF A PINE TREE STARTING AT FINISH GRADE UP TO 20'-0" ABOVE FINISH GRADE. THE BALANCE OF THE MONOPOLE SHALL BE PAINTED FLAT BROWN. STARTING AT 20'-0" ABOVE FINISH GRADE TO TOP OF POLE, THE PINE BRANCHES WILL START AT 18'-0" ABOVE FINISH GRADE AND CONTINUE TO TOP OF POLE.
3. THE PINE BRANCHES SHALL CONCEAL THE ANTENNAS AND SUPPORT STRUCTURES AS HIGH AS POSSIBLE. THE ANTENNAS AND SUPPORT STRUCTURES SHALL NOT EXTEND A GREATER DISTANCE OUT FROM THE MONOPOLE THAN THE ENDS OF THE PINE BRANCHES.
4. THE MONOPOLE/MONOPOLE SHALL NOT HAVE ANY PORTIONS OF IT VISIBLE FROM THE GROUND THAT ARE NOT PAINTED OR TREATED WITH NATURAL COLOR. NO SHINY OR BRIGHT COLOR SHALL BE EMPLOYED OR BE VISIBLE FROM THE GROUND.



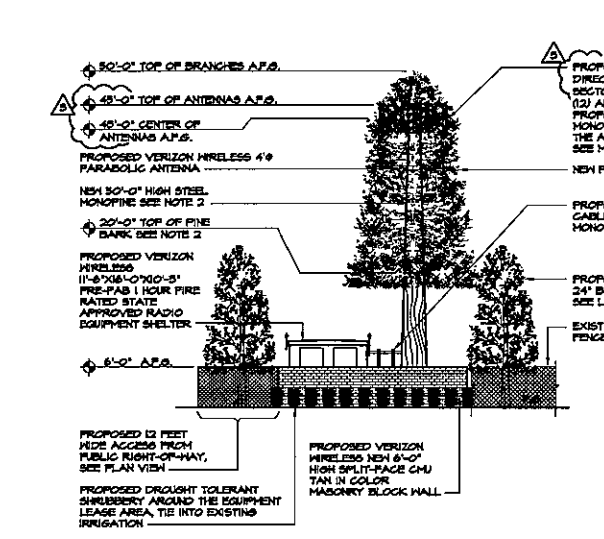
NORTH ELEVATION
SCALE: 1/8"=1'-0"



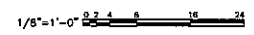
WEST ELEVATION
SCALE: 1/8"=1'-0"



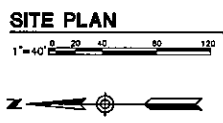
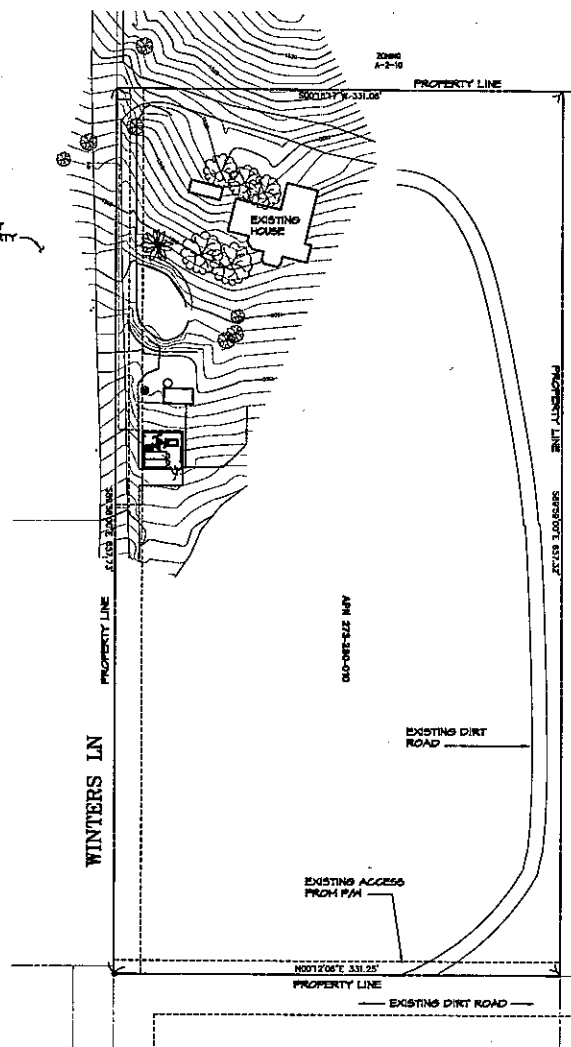
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



CURRENT ISSUE DATE:		
11-1-10		
ISSUED FOR:		
ZONING REVIEW		
APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		
JOB NUMBER	00020	DRAWN BY
		J.W.
ISSUED FOR:	PLOT PLAN	DATE:
CHECKED BY:	S.B.	8-12-09
SHEET TITLE:		
EXTERIOR ELEVATIONS		
SHEET NUMBER		
4 OF 7	A-2	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARE	EST	GEN	REMARKS
0	Rain Bird 1800-1800AF Flood	2	560	30	170	1'
W	Rain Bird R45-B-SOCK	2	560	30	050	1'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
5	Rain Bird XAG2-100-PPF Drip Control Kit, 1" Anti-Siphon Valve Filter, 1" RST Filter, and 40psi pressure regulator, for above grade installation.	1				
⊙	Rain Bird HDCECAP DripLine Flush Valve cap in compression fitting coupler.	1				
Y 8 8 18 28	Rain Bird Xon-Bug 10-1023 Single outlet drip emitter. Single outlet pressure compensating drip emitter, 10-32 Braided Nut, Blue-0.5gph, Black-1.0gph, Red-2.0gph.	51				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
⊕	Rain Bird ABVT Electric Remote Control Valve, with Atmospheric Backflow Preventer	1				
X	KBI LT-6 PVC Solenoid DD Ball Valve, Slip X Slip	1				
⊞	Rain Bird ESP-54754 4 station, wall mount, outdoor controller with tipping bucket rain sensor	1				
	Irrigation Lateral Line: PVC Schedule 40 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	210 LF.				
	Irrigation Mainline: PVC Schedule 40	50 LF.				

Valve Control
Valve Name
Valve Pilot
Valve Size

INK SIZES MUST BE

Generated: 2010-09-23 11:44

P.O.C. NUMBER: 01
Water Source Information: Existing irrigation mainline, verify size and location in field.

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 20.24 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 50.00 psi
Pressure Available: 50.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 1.23 gpm
Flow Available at POC: 20.24 gpm
Residual Flow Available: 19.01 gpm

Pressure Req. at Critical Station: 55.13 psi
Loss for Friction: 0.00 psi
Loss for Minor Line: 0.00 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 0.00 psi
Critical Station Pressure at POC: 55.14 psi
Pressure Available: 50.00 psi
Residual Pressure Available: 45.26 psi

Riverside County Ordinance 859 Landscape Water Use Calculations
Verizon - Harley

1 Maximum Annual Water Allowance (MAWA) gal / yr

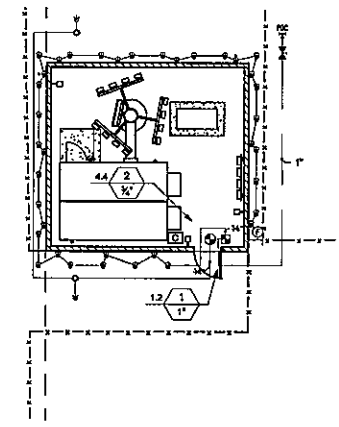
INPUT the total square footage of landscape = S.F.
INPUT the Max. ETO for the area = B
MAWA = 14 gal / yr

2 Estimated Annual Water Use (EAWU) gal / yr

Hydrozone # 1
INPUT square footage of hydrozone = S.F.
INPUT Plant Factor = (low)
INPUT hydrozone irrigation efficiency =
EAWU = gal / yr

Hydrozone # 2
INPUT square footage of hydrozone = S.F.
INPUT Plant Factor = (low)
INPUT hydrozone irrigation efficiency =
EAWU = gal / yr

SubTotal EAWU = gal / yr
Input Irrigation System Operation Factor =
Total EAWU = gal / yr
MAWA < EAWU = cu ft / yr



ENLARGED AREA PLAN
1/8" = 1' - 0" 2 4 6 8 10 12 14 16 18 20 22 24
SCALE ACCURATE AT 24"x36" FULL SIZE DRAWING

I AGREE TO COMPLY WITH THE CRITERIA OF ORDINANCE NO. 859.2 AND TO APPLY THE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

DRIP IRRIGATION NOTES:
THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIP IRRIGATION EQUIPMENT. ANY QUESTIONS OR INADEQUACIES ON THE PART OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.

INSTALL ALL EQUIPMENT AS SHOWN ON THE PLAN AND DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL REQUIREMENTS FOR DRIP EQUIPMENT AND INSTALLATION.

THE NUMBER OF EMITTERS SHOWN ON THE PLANS MAY BE APPROXIMATE DUE TO THE SPECIFIC RELATIONSHIP OF EMITTERS TO PLANT QUANTITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT NUMBER OF TREES AND SHRUBS AND INSTALL THE CORRECT NUMBER OF EMITTERS.

ALL POINTS OF EMISSION FROM EMITTERS MUST BE PORTED ABOVE GRADE, PROPERLY STAKED AND FITTED WITH AN APPROVED Drip CAP. NO EMITTER LINES SHALL BE RUN MORE THAN 12 FT. IN LENGTH AND SHALL BE SECURED AT 3 FT. MAX. INTERVALS WITH A 12 GA. GALVANIZED WIRE STAKE.

ALL EMITTER OUTLETS ARE TO BE PLACED WITHIN THE DRIP LINE OF THE PLANT OR HALFWAY BETWEEN THE PLANTS STALK OR TRUNK AND THE OUTER EDGE OF ITS FOLIAGE. LARGE PLANTS REQUIRING MULTI-OUTLETS ARE TO BE EVENLY SPACED AROUND THE DRIP LINE.

THE MAX. NUMBER OF EMITTERS TO BE INSTALLED PER EACH PLANT ARE TO BE AS FOLLOWS:
PLANT SIZE
1 GAL. SHRUBS 1 1 GAL. PER HOUR
5 GAL. SHRUBS 2 1 G.P.H.
10 GAL. SHRUBS 4 1 G.P.H.

ALL HOLES IN FLEXIBLE PVC PIPE SHALL BE MADE WITH AN APPROVED HOLE PUNCHER. DO NOT USE DRILLS, AWLS OR PUNCHES WITH A POINT GREATER THAN 0.025 IN.

ALL LATERAL LINES ARE TO BE INSTALLED WITH AN APPROVED AUTOMATIC DRAIN VALVE AT THE END OF EACH RUN.

ALL PIPING SHALL BE FLUSHED CLEAN PRIOR TO THE INSTALLATION OF EMITTERS AND END DRAIN VALVES. ALL DISTRIBUTION TUBING SHALL BE FLUSHED CLEAN PRIOR TO INSTALLING Drip CAPS.

ALL EQUIPMENT AND DISTRIBUTION PORTS ARE TO BE INSPECTED ON A REGULAR BASIS TO ENSURE PROPER OPERATION. ANY RESTRICTION IN EMITTER FLOW SHALL BE ANALYZED FOR CAUSE AND REPAIRED IMMEDIATELY. ALL FILTERS SHOWN ARE TO BE MAINTAINED AT 1 WEEK AFTER INSTALLATION FOR DESIGN, BUILD-UP AND DETERMINE FILING MAINTENANCE SCHEDULE ACCORDINGLY.



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verizon WIRELESS
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BUILDING D, 1st. FLOOR
IRVINE, CA. 92618
Telephone (949) 286-7000

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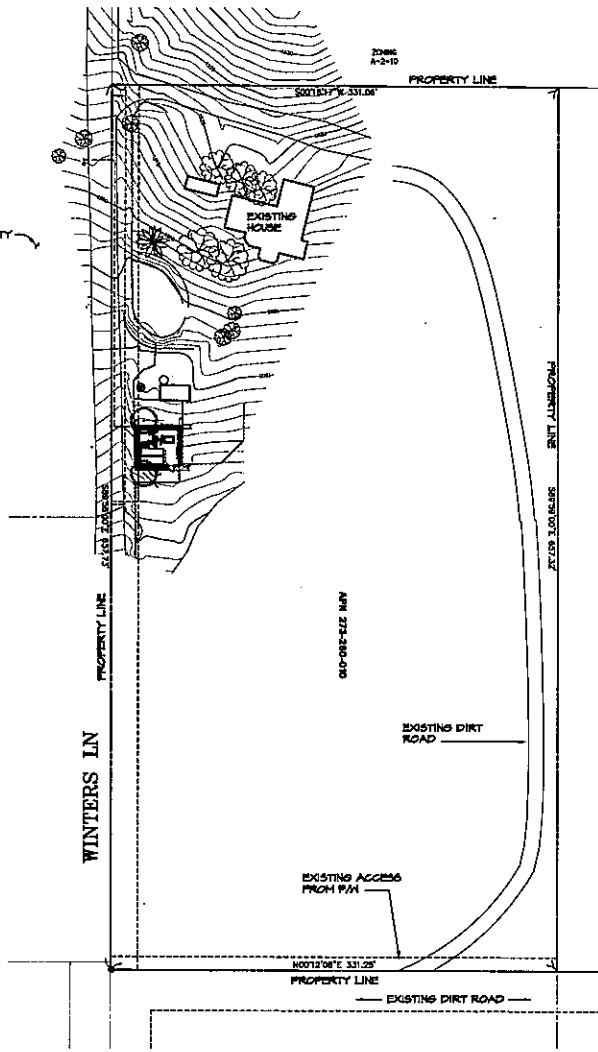
APPROVALS

APPROVED BY:	DETAILS	DATE
LANDSCAPE		
LEASING		
ZONING		
IR		
E/P		
C.P.M.		

JOB NUMBER: **08020**
ISSUED FOR: **PLOT PLAN**
CREATED BY: **BB**
DATE: **8-12-08**

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
5 OF 7
L-1



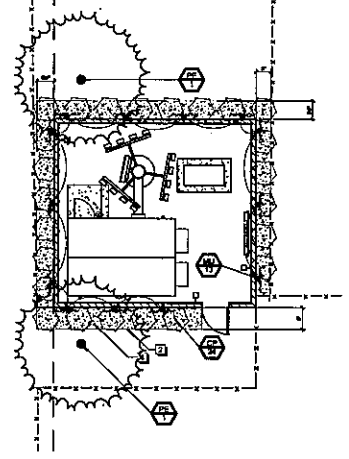
SITE PLAN
 1" = 40'
 0 20 40 80 120
 N

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	CONT.	QTY.
P2	Pinus sibirica / Afghan Pine	24" box	3
S2	Colobrydium domingii / Colobrydium	5 gal	4
V2	Yucca angustifolia / Yellow Cat's Claw Yucca	1 Gal	8

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY.
(1)	3" LAYER SHREDDED BARK MULCH	2.04 cu
(2)	6" CONCRETE MONOSTRIP	127 lf



ENLARGED AREA PLAN
 1/8" = 1'-0"
 0 2 4 6 8 10
 SCALE ACCURATE AT 24" X 36" FULL SIZE DRAWING

PLANTING NOTES:

NEED CONTROL
 THE CONTRACTOR SHALL PERFORM A THOROUGH NEED ABATEMENT PROGRAM KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL BE COMPLETED PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS. THIS SHALL BE DONE FOR ALL PLANTING AREAS, SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUNDCOVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL & REMOVE ALL EXISTING WEEDS.
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS.
3. KILL & REMOVE ALL NEWLY GERMINATED WEEDS.
4. REPEAT STEPS 2 AND 3.
5. PLANT OR HYDROSEED GROUNDCOVER.
6. APPLY PRE-EMERGENT HERBICIDE AFTER PLANTING OR HYDROSEED GERMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDE AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST
 AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. FOR TURF & GROUNDCOVER AREAS THE FOLLOWING SHALL BE UNIFORMLY AND THOROUGHLY ROTOTILLED INTO THE SOIL TO A MIN. DEPTH OF 6 INCHES FOR EVERY 1000 SQ. FEET OF AREA.
 6 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT SUCH AS REDWOOD OR FIR SANDUST.
 120 LBS. AGRICULTURAL GYPSUM.
2. BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
 6 PARTS BY VOLUME ON SITE SOIL.
 4 PARTS BY VOLUME ORGANIC AMENDMENT.
 1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.
 1 LB. IRON SULFATE PER CU. YD. OF MIX.
3. PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:
 1-1/2 GRAM AGRIFORM FERTILIZER PER 1/2" TREE CALIBER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL
 1-2" GRAM AGRIFORM FERTILIZER TABLET PER 1 GALLON STOCK
 5-2" GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
 4-2" GRAM AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK
 1-3 GRAM AGRIFORM PLANT TABLET FOR EACH GROUNDCOVER HOLE
4. ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND. REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

TOP DRESSING
 ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 5" THICK LAYER OF SHREDDED TREE BARK.

MONOSTRIPS
 THE CONTRACTOR SHALL INSTALL CONCRETE MONOSTRIPS (REFER TO PLAN & DETAILS FOR SPECIFICATIONS) FOR ALL SHRUB AND/OR GROUNDCOVER AREAS ADJACENT TO TURF AS SHOWN ON THE PLANS.

HC Consulting & Design
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 NORCO, CALIFORNIA 92660
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 FAX: 951-371-5424

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 17971 MOCKINGBIRD CANYON RD.
 RIVERBIDE, CA. 92504

verizon WIRELESS
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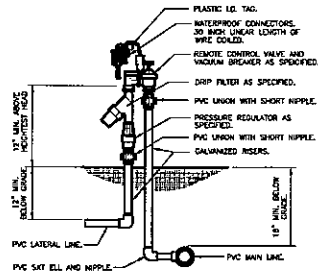
APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

JOB NUMBER: 06020
ISSUED FOR: PLOT PLAN
DESIGNED BY: S.B.
DATE: 8-12-09
DRAWN BY: TD

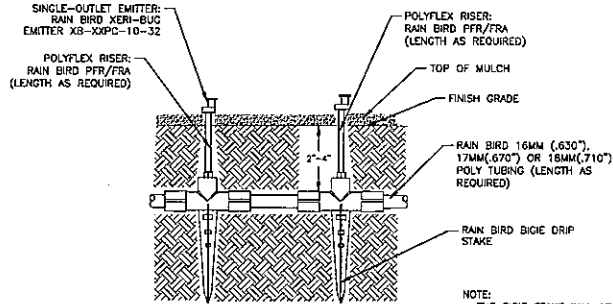
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
 6 OF 7 **L-2**

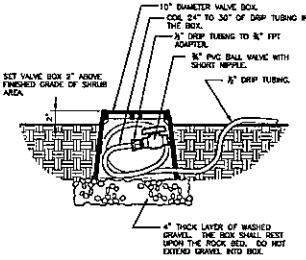




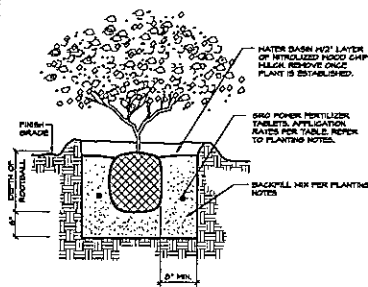
1 DRIP RCV/AVB/FILTER/REG ABOVE GRADE
1 1/2" x 1'-0" L-DR-DRS-08



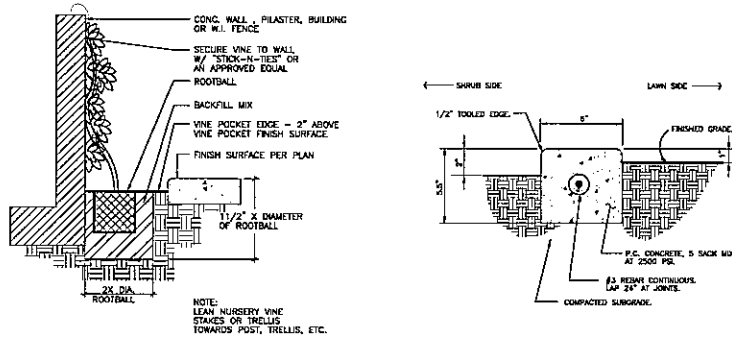
2 DRIP EMITTER ON FLEX RISER & POLY TUBING
1' x 1' H-DR-DRS-84



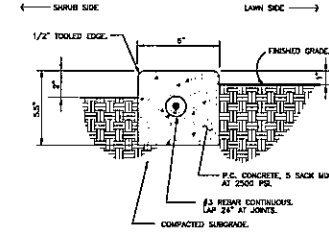
3 DRIP FLUSH VALVE
1 1/2" x 1'-0" H-DR-DRS-82



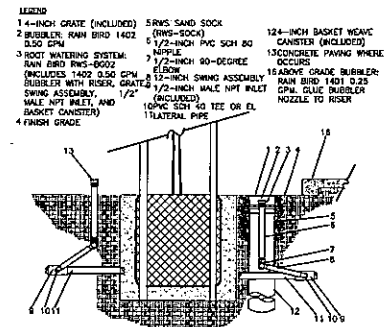
4 SHRUB PLANTING
1' x 1' P-82



5 VINE PLANTING
1' x 1' P-85



6 6\"/>



7 TREE BUBBLERS
1' x 1'-0" P-88

HC Consulting & Design ARCHITECTS Inc.
1601 LANPTON LANE
NORCO, CALIFORNIA 92660
PHONE: 951-571-2521
FAX: 951-571-5424

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LANDLORD		
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RF		
E/P		
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JOB NUMBER: **00020** DRAWN BY: **TD**
ISSUED FOR: **PLOT PLAN**
CHECKED BY: **S.B.** DATE: **8-12-09**

SHEET TITLE
DETAILS
SHEET NUMBER
7 OF 7 **L-3**



CAD FILE: E06022_01

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42249
Project Case Type (s) and Number(s): Plot Plan No. 24216
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: RealCom Associates, LLC
Applicant's Address: 27201 Puerta Real, Suite 240, Mission Viejo, CA 92691
Engineer's Name: Steve Bulkley
Engineer's Address: 250 E Rincon Street, Suite 106, Corona, CA 92504

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

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

C. Total Project Area: 840 square feet on a 5 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 840 square foot lease area			

D. Assessor's Parcel No(s): 273-280-010

E. Street References: Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 5 West, Section 34

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is being utilized as a single family residence and it is surrounded by scattered single family residences to the north and east and vacant land to the south and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 Acres

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 (R)
- D. Land Use Designation(s):** Rural Residential (RR)
- 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: Rural Residential (R: RR) (5 Acres Minimum) to the north, south, east, and west.
- 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:** Residential Agricultural – 2 Acres Minimum (R-A-2)
- J. Proposed Zoning, if any:** Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Heavy Agriculture – 10 Acres Minimum (A-2-10) to the north, east, and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acres Minimum (A-2-10) to the south.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

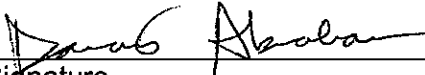
On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

October 28, 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and two live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 50 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.14 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) According to GIS database, the project site is located 45.89 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in a land designated as other lands. 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 (Heavy 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.

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

Source: 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.

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

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

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

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

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, Environmental Programs Department (EPD) review

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

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.

b-c) The County Biologist required that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey be provided in writing to the Environmental Programs Department. (COA 60.EPD.1) With the incorporation of this mitigation measure, 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: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing single family residence on site. And the project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

	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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the single family residence 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.2) 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.1) 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

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, County Geologist review

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 General Plan, 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?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02178)

Findings of Fact:

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", Geologist review

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. 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.

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

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

Source: Project Application Materials

Findings of Fact:

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?

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

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

Source: 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.

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.

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate to Low 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is for the installation of a 50 foot high monopine within an 840 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the 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. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input 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	<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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water body?

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) According to the Riverside County Flood Control District Flood Hazard Report/Condition the proposed lease area is on a ridge and as such does not receive offsite storm runoff and is area for this proposal is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, 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. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the area for this proposal is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the area for this proposal is considered free from ordinary storm flood hazard. 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 (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acres Minimum) in the Lake Mathews/Woodcrest Area Plan. The project will have a less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Residential Agricultural – 2 Acres Minimum (R-A-2). The project is surrounded by properties which are zoned Heavy Agriculture – 10 Acres Minimum (A-2-10) to the north, east, and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) and Heavy Agriculture – 10 Acres Minimum (A-2-10) to the south. The project will have no impact.

c) The proposed cell tower will be designed as a 50 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources	<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
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<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.

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

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

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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POPULATION AND HOUSING Would the project				
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 50 foot high monopine with an equipment shelter in an 840 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.
- 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.

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

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the 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. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 Area (CSA) or recreation and park district with a Com-

<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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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 50 foot high monopine and an equipment shelter within an 840 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 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 to nearby uses or conflict with adopted policies supporting alternative transportation. 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 project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

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.

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<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, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24216. 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. 24216 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24216, Exhibit A, (Sheets 1-7), dated November 2, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#24216 is proposing an unmanned wireless facility without plumbing. Therefore, no proposal to connect to sanitary sewer service or an onsite wastewater treatment system (OWTS) is required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances

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10. GENERAL CONDITIONS

10.E HEALTH. 1 UNMANNED FACILITY (cont.) RECOMMND

should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24216 proposes a wireless communication facility for Verizon wireless within 840 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Cajalco Road, southerly of Van Buren Road, easterly of Mockingbird Canyon Road, and westerly of Woods Road.

The site is impacted by a well defined water course with a drainage area of 5-acres from northwest. The proposed lease area is 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.

PLANNING DEPARTMENT

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

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

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

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10. GENERAL CONDITIONS

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

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 it sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall 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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO

RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The 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.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 6 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. 7 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. 8 USE - MAX HEIGHT RECOMMND

The monopine located within the property shall not exceed a height of 50 feet.

10.PLANNING. 9 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 10 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 273-280-010 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 14 USE - EQUIPMENT/BLDG COLOR CT DRAFT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The branches for the monopine shall start 15' from the bottom of the tree and the color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 15 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. 16 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.

10.PLANNING. 17 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

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 18 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE- VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

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

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

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - Site Evaluation

RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - Site Evaluation (cont.)

RECOMMND

information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - GRADING PLANS (cont.)

RECOMMND

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.

60.PLANNING. 5 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.998 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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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, dated November 2, 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 requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 5 USE- LC SPECIMEN TREE REQUIRE RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 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. 3 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4

USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.998 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5

USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24216 has

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

been calculated to be 0.02 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 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.

90.PLANNING. 7 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- LC LANDSCAPE INSPECT DEP (cont.) RECOMMND

and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 USE- LANDSCAPE INSSPE REQUIRE RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE- LC COMPLY W/LANDSCAPE/IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC COMPLY W/LANDSCAPE/IRR (cont.) RECOMMND

shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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

DATE: September 17, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Information Tech. John Sarkasian

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Riverside Unified School Dist.
City of Riverside

PLOT PLAN NO. 24216 – EA Pending – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkely - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Cajalco Road, southerly of Van Buren Road, easterly of Mockingbird Canyon Road, and westerly of Wood Road, more specifically 17971 Mockingbird Canyon Road – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with eighteen (18) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall will contain a 184 square foot equipment shelter, and two (2) GPS antennas. - APN: 273-280-010.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment on October 15, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



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.

Alexis Osborn

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.

Cindi Lynn Pettibon

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 275³-280-010

Section: 34 Township: 3S Range: 5W

Approximate Gross Acreage: 4.998 acres

General location (nearby or cross streets): North of Cajalco Road, South of Van Buren Road, East of Mockingbird Canyon Rd, West of Wood Road.

Thomas Brothers map, edition year, page number, and coordinates: _____

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Name: Harley

Property Address: 17971 Mockingbird Canyon Road, Riverside, CA

Assessor's Parcel Number: 273-280-010

I, Candi Lynne Pettibon, owner of the above described property, authorize RealCom Associates, LLC., its employees, representatives, agents, and/or consultants, to act as an agent on my behalf for the sole purpose of consummating any building and land-use permit applications, or any other discretionary entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

Verizon Wireless, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. I acknowledge that in the event Verizon Wireless fails to completely remove the facility upon its abandonment, the County of Riverside may remove the facility at my expense and lien the property for the cost of such removal. Verizon has agreed to obtain a bond, letter of credit, or similar security instrument in the amount of \$25,000 to pay for the cost of such removal in the event Verizon fails to comply with the removal requirements of the County. As the property owner, I shall be permitted to draw upon the bond, letter of credit or other similar security interest in the event the County enforces its removal rights and records a lien against the Property for the cost of such removal.

I further understand that signing of this authorization in no way creates an obligation of any kind.

Dated: 6/15/09
Signature of Property Owner(s): Candi Lynn Pettibon
Candi Lynn Pettibon

PLEASE NOTARIZE

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On this 15 day of June 2009, before me, Chris Harmon the undersigned Notary Public, personally appeared Candi Lynne Pettibon who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten signature of Chris Harmon]



APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Proposal for a wireless telecommunications facility consisting of a 50' monopine to house and disguise (18) panel antennas, (1) 4' microwave and (2) GPS antennas. The associated equipment shelter will be a prefabricated aggregate enclosure measuring 11'6" x 16'.

Related cases filed in conjunction with this request:

None.

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?
None

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import N/A Export N/A Neither X

What is the anticipated source/destination of the import/export?
N/A

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 24216 – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: Steve Bulkley - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acres Minimum) – Location: Northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA – 5 Gross Acres - Zoning: Residential Agricultural - 2 Acres Minimum (R-A-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter, and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area. - APN: 273-280-010. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail 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

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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/28/2010,

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

APN (s) or case numbers PP 24216 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

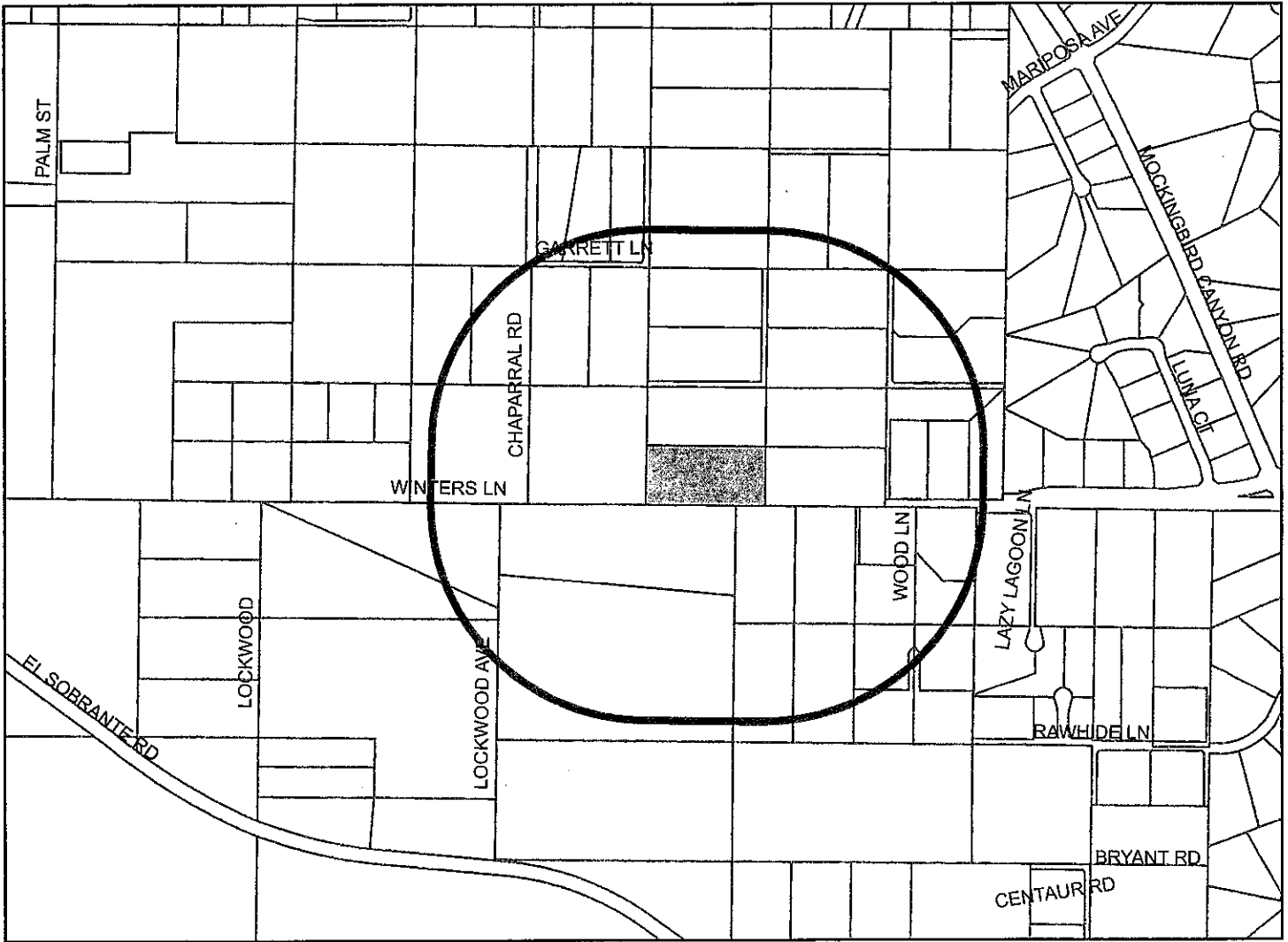
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

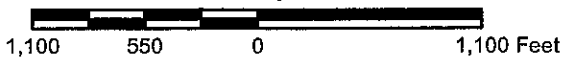
✓ 11/2/10 
EXPIRES 4/28/20

1200 feet buffer



Selected Parcels

273-260-017	273-280-010	285-260-008	285-260-014	285-260-013	285-260-015	285-260-011	273-280-030	285-060-003	273-280-012
273-280-002	273-280-029	285-260-010	273-280-001	285-260-035	273-280-021	285-260-017	273-260-015	273-260-010	285-060-015
285-260-006	285-260-032	273-270-005	273-270-006	273-280-032	273-280-031	273-260-016	273-260-012	285-060-002	285-060-001
285-260-012	285-260-009	273-260-018	273-270-004	285-260-016	273-280-026	273-280-011	285-260-031	273-280-020	273-280-019
285-060-016	273-280-022	273-280-027	273-280-004	273-280-028	273-260-014				



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: 273260017, ASMT: 273260017
ANDREW W KILHAM, ETAL
15590 GARRETT LN
RIVERSIDE CA. 92503

APN: 273280029, ASMT: 273280029
DALE G TANKE, ETAL
15840 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280010, ASMT: 273280010
CANDI LYNNE PETTIBON
17971 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 285260010, ASMT: 285260010
DANNY R BULL, ETAL
18215 WOOD LN
PERRIS CA. 92570

APN: 285260008, ASMT: 285260008
CARLOS M SAMAYOA, ETAL
P O BOX 5652
RIVERSIDE CA 92517

APN: 273280001, ASMT: 273280001
DENNIS F BOCKMAN, ETAL
17903 CORINNE WAY
RIVERSIDE CA 92504

APN: 285260015, ASMT: 285260015
CARMEN E MOTA
10573 MORNING GLORY
FOUNTAIN VALLEY CA 92708

APN: 285260035, ASMT: 285260035
EDUARDO RAUL ESCUDERO, ETAL
18021 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 285260011, ASMT: 285260011
CHARLES NELSON, ETAL
18210 WOOD LN
RIVERSIDE CA. 92504

APN: 273280021, ASMT: 273280021
GARY BURKLUND, ETAL
15982 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280030, ASMT: 273280030
CHARLOTTE L JOSEPH
15810 WINTERS LN
RIVERSIDE CA. 92504

APN: 285260017, ASMT: 285260017
GENE AUTRY, ETAL
15727 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280002, ASMT: 273280002
CHING KUO CARL HSIAO
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

APN: 273260015, ASMT: 273260015
GEORGE F HOANZL, ETAL
16090 RAWHIDE LN
RIVERSIDE CA 92504



APN: 273260010, ASMT: 273260010
HAVADJIA HOLDINGS INC
3800 ORANGE ST STE 250
RIVERSIDE CA 92501

APN: 273260012, ASMT: 273260012
JOE GONZALEZ
15027 LINKING LN
VICTORVILLE CA 92394

APN: 285060015, ASMT: 285060015
HEIN HETTINGA, ETAL
P O BOX 51630
IRVINE CA 92619

APN: 285060001, ASMT: 285060001
JOHN S GOULD, ETAL
C/O RODNEY G BUNKE
15020 EL SOBRANTE RD
RIVERSIDE CA. 92503

APN: 285260032, ASMT: 285260032
IVEN GRANT SCHUYLER, ETAL
15667 WINTERS LN
RIVERSIDE CA 92504

APN: 285260012, ASMT: 285260012
LORENZO MOTA, ETAL
5202 HEDDA ST
LAKEWOOD CA 90712

APN: 273270005, ASMT: 273270005
JAMES AUGUSTINE DESILVA, ETAL
PMB 220
2995 VAN BUREN BLV NO A13
RIVERSIDE CA 92503

APN: 285260009, ASMT: 285260009
MARK R LEE, ETAL
18195 WOOD LN
RIVERSIDE CA. 92504

APN: 273270006, ASMT: 273270006
JAMES AUGUSTINE DESILVA, ETAL
PMB 220
2995 VAN BUREN BLV A13
RIVERSIDE CA 92503

APN: 273260018, ASMT: 273260018
MATTHEW JOSEPH BLUA, ETAL
15610 GARRETT LN
RIVERSIDE CA 92053

APN: 273280031, ASMT: 273280031
JAMES B RANSOM
17668 GLEN HOLLOW WAY
RIVERSIDE CA 92504

APN: 273270004, ASMT: 273270004
MICHAEL V ARROYO, ETAL
1258 MOHAVE DR
COLTON CA 92324

APN: 273260016, ASMT: 273260016
JEFFERY RICHARD, ETAL
15550 GARRETT LN
RIVERSIDE CA. 92503

APN: 285260016, ASMT: 285260016
PAUL BLECKER, ETAL
15715 WINTERS LN
RIVERSIDE CA. 92504



APN: 273280026, ASMT: 273280026
PAULINE D MEDRANO, ETAL
15750 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280027, ASMT: 273280027
TOMMY MEDRANO, ETAL
15730 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280011, ASMT: 273280011
RICHARD A DANDURAN
15650 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280028, ASMT: 273280028
VINCENT JAMES BERNARD, ETAL
15870 WINTERS LN
RIVERSIDE CA. 92504

APN: 285260031, ASMT: 285260031
ROBERT KLOCKI, ETAL
15661 WINTERS LN
RIVERSIDE CA. 92504

APN: 273260014, ASMT: 273260014
ZONE M HOBSON
17561 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273280020, ASMT: 273280020
SAKYAMUNI BUDDHIST MEDITATION ASSN
15950 WINTERS LN
RIVERSIDE CA. 92504

APN: 273280019, ASMT: 273280019
SAKYAMUNI BUDDHIST MEDITATION ASSN
SMAE
15910 WINTERS LN
RIVERSIDE CA. 92504

APN: 285060016, ASMT: 285060016
SU T MAI, ETAL
10092 CHAPMAN AVE NO 1
GARDEN GROVE CA 92640

APN: 273280022, ASMT: 273280022
THOMAS O MANNEN, ETAL
15890 WINTERS LN
RIVERSIDE CA. 92504

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Applicant:
Realcom Associates
27201 Puerta Real Ste. 240
Mission Viejo, CA 92691

Eng-Rep:
Steve Bulkley
250 E. Rincon St. Ste. 106
Corona, CA 92504

Owner:
Candi Lynne Pettibon
17971 Mockingbird Canyon Rd.
Riverside, CA 92504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24216

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: October 28, 2010

Applicant/Project Sponsor: RealCom Associates Date Submitted: August 18, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th 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\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42249 ZCFG05606 \$2,074.25

FOR COUNTY CLERK'S USE ONLY



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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, 12th 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.

EA42249/Plot Plan No. 24216

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)

RealCom Associates

Project Applicant

27201 Puerta Real, Suite 240, Mission Viejo CA 92691

Address

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Winters Lane and westerly of Mockingbird Canyon Road, more specifically 17971 Mockingbird Canyon Road, Riverside, CA.

Project Location

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50' high pine tree with twelve (12) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 840 square foot lease area surrounded by 6' high split-face block wall enclosure and landscaping will contain a 184 square foot equipment shelter and two (2) GPS antennas. Two (2) live trees are also proposed to be planted in the project area.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 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, 12th Floor, Riverside, CA 92501.

Damaris Abraham

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24216\DH-PC-BOS Hearings\DH-PC\NOD.PP24216 Form.docx

Please charge deposit fee case#: ZEA42249 ZCFG05606 \$.074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0916597

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: REALCOM ASSOCIATES \$64.00
paid by: CK 1275
paid towards: CFG05606 CALIF FISH & GAME: DOC FEE
EA42249
at parcel #: 17971 MOCKINGBIRD CANYON RD RIV
appl type: CFG3

By _____ Dec 08, 2009 12:11
SBROSTRO posting date Dec 08, 2009

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1012122

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: REALCOM ASSOCIATES \$2,010.25
paid by: CK 2309
EA42249
paid towards: CFG05606 CALIF FISH & GAME: DOC FEE
at parcel: 17971 MOCKINGBIRD CANYON RD RIV
appl type: CFG3

By _____ Nov 08, 2010 15:48
MGARDNER posting date Nov 08, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Agenda Item No.: 4.4
Area Plan: REMAP
Zoning Area: Tule Peak
Supervisory District: Third
Project Planner: Damaris Abraham
Directors Hearing: December 13, 2010

Plot Plan No. 17345
EA Number: 38445
Applicant: Sante Fe Hunt
Engineer/Representative: Philip Brailsford

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 17345 proposes to permit an existing unpermitted kennel as a Class III Kennel (26 to 40 Dogs) that provides care, breeding, exercise and training of foxhounds for the Santa Fe Hunt organization. Development includes a 1,125 sq. ft. single family residence and a 2,000 sq. ft. Kennel with eight runs on a 4.91 gross acre parcel.

The project is located in the Riverside Extended Mountain Area Plan, easterly of McClain Lane and westerly of Cowboy Country Trail, more specifically 43430 McClain Lane, Aguanga, CA 92536.

BACKGROUND:

The existing kennel has not received approvals from the Planning Department. PP15571 which was a proposal for Class II Kennel was applied for on 7/22/98 and withdrawn on 11/5/98. This plot plan application was submitted on 9/18/01 and was reviewed by the Land Development Committee (LDC) 10/18/01 and corrections were provided to the applicant. The project was recently reactivated and went through a second LDC review on 4/23/09. The kennel has been receiving Kennel License renewal for a Class II Kennel since 9/30/99, but did not receive a license for 09-10 due to lack of Planning Department approval.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west. |
| 3. Existing Zoning: | Rural Residential – 5 Acre Minimum (R-R-5) |
| 4. Surrounding Zoning: | Rural Residential – 5 Acre Minimum (R-R-5) to the north, south, east, and west. |
| 5. Existing Land Use: | Dog Breeding Kennel |
| 6. Surrounding Land Use: | Scattered single family residences to the north, east, south, and west. |
| 7. Project Data: | Total Acreage: 4.91 Acres
Total Building Area: 3,125 sq. ft |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38445**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

h

APPROVAL of **PLOT PLAN NO. 17345**, 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: Rural Residential (R: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 Rural Residential – 5 Acre Minimum (R-R-5) 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 clearly compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
6. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan.
2. The proposed use, a Class III dog kennel, is permitted use in Rural: Rural Residential (R:RR) (5 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east, south, and west.
4. The zoning classification for the subject site is Rural Residential – 5 Acre Minimum (R-R-5)
5. The proposed use, a Class III dog kennel, is a permitted use, subject to approval of a plot plan in the Rural Residential – 5 Acre Minimum (R-R-5) zone.
6. The proposed use, a Class III dog kennel, is consistent with the development standards set forth in the Rural Residential – 5 Acre Minimum (R-R-5) zone.
7. The project site is surrounded by properties which are zoned Rural Residential – 5 Acre Minimum (R-R-5) to the north, east, south, and west.
8. Residential uses have been constructed in the project vicinity.
9. The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'W' Criteria Cell numbers: 7118 and 7214. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed

(HANS01958) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, 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.

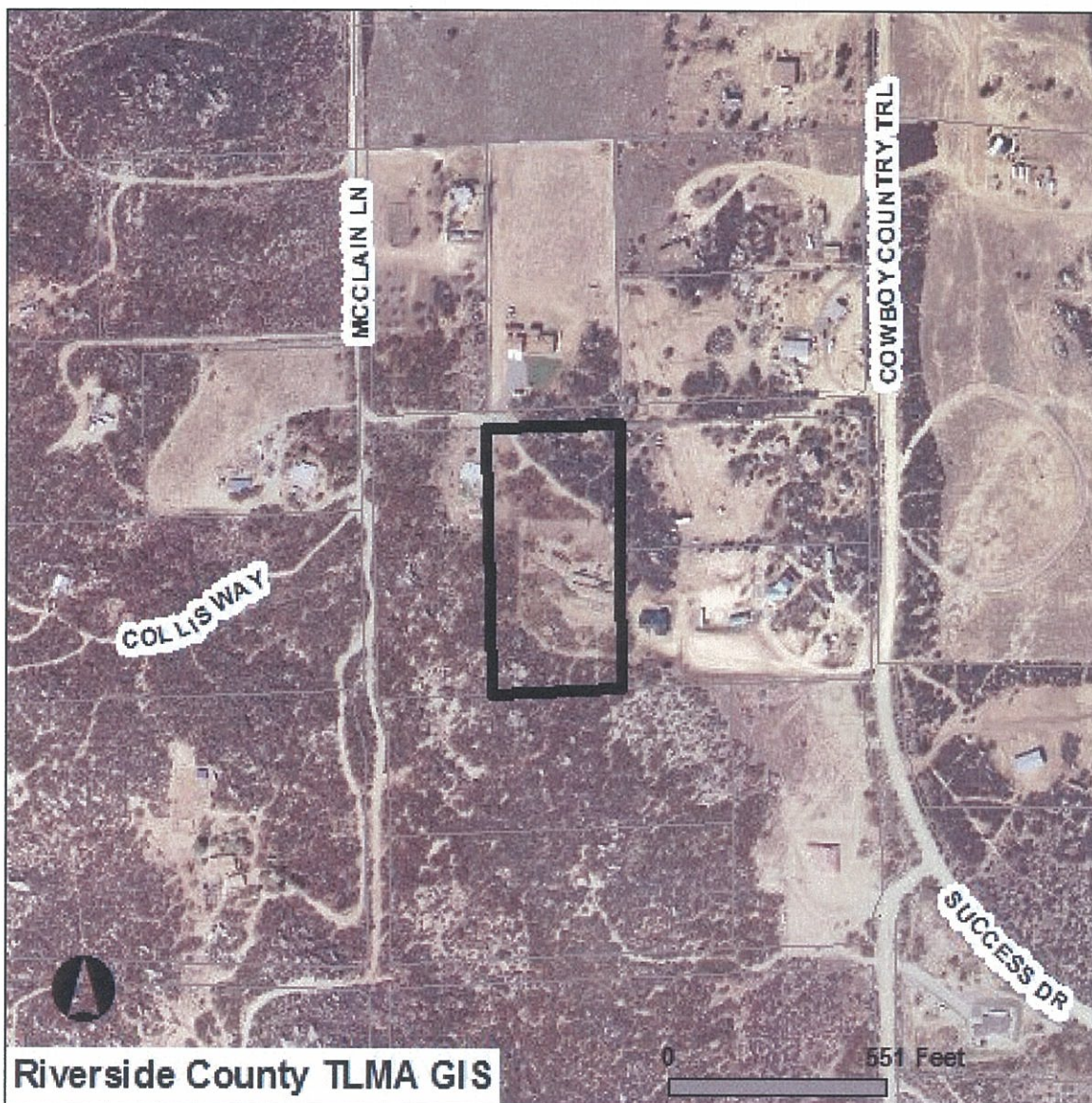
10. Environmental Assessment No. 38445 identified the following potentially significant impacts:
- a) Geology / Soils
 - b) Noise
 - c) Utilities / Service Systems

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. In a Specific Plan;
 - c. An Agricultural Preserve;
 - d. An Airport Influence Area or Airport Compatibility Zone;
 - e. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - f. The Stephens Kangaroo Rat Fee Area;
 - g. A Fault Zone;
 - h. A County Service Area;
3. The project site is locate within:
 - a. The boundaries of the Hemet Unified School District;
 - b. WRMSHCP Cell Group 'W' Criteria Cells number: 7118 and 7214;
 - c. A High Fire Area or State Responsibility Area;
 - d. Santa Margarita Watershed; and
 - e. The Mt. Palomar Lighting Area (Ordinance No. 655) Zone A, 10.25 miles.
4. The subject site is currently designated as Assessor's Parcel Number: 580-110-043.
5. This project was filed with the Planning Department on September 18, 2001.
6. This project was reviewed by the Land Development Committee two times on the following dates; October 18, 2001 and April 23, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$13,438.07.

PP17345



Selected parcel(s):
580-110-043

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

PARCELS

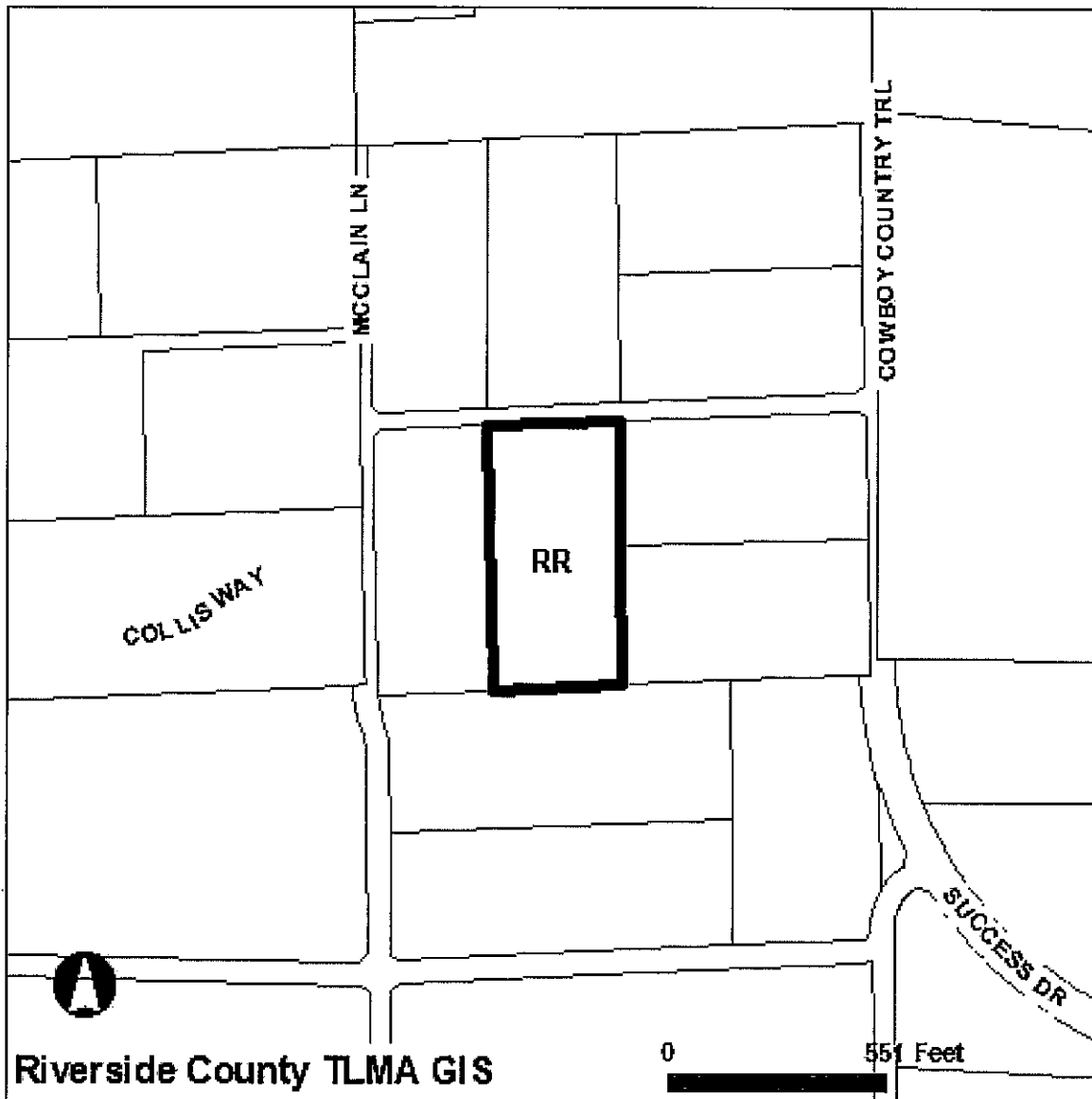
IMPORTANT

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REPORT PRINTED ON...Mon Sep 27 15:45:11 2010

Version 100412

PP17345



Riverside County TLMA GIS

Selected parcel(s):
580-110-043

LAND USE

- SELECTED PARCEL
- PARCELS

N INTERSTATES

N HIGHWAYS

CITY

RR - RURAL RESIDENTIAL

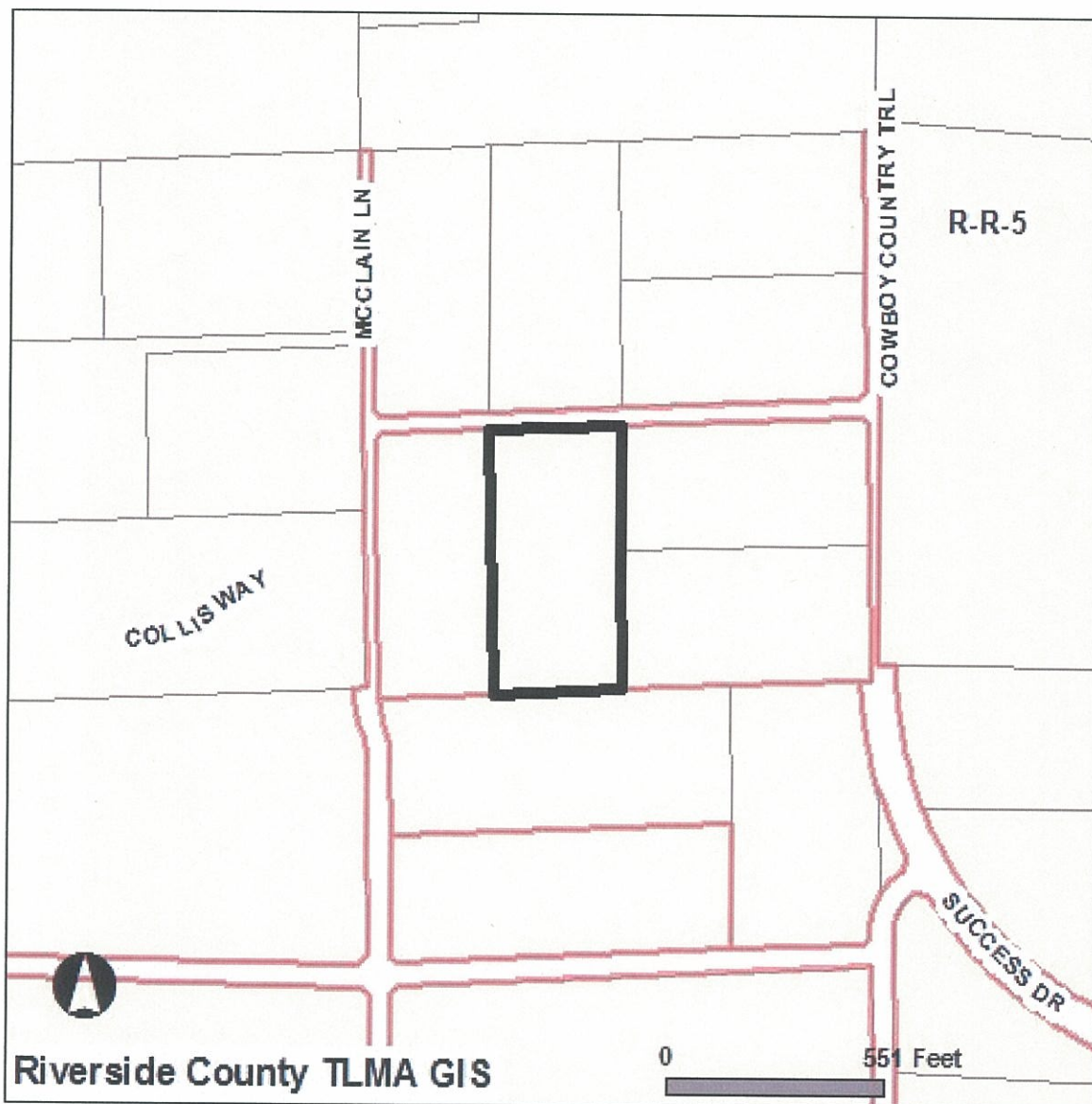
IMPORTANT

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REPORT PRINTED ON...Mon Sep 27 15:44:04 2010

Version 100412

PP17345



Selected parcel(s):
580-110-043

ZONING

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- R-R-5
- CITY

IMPORTANT

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REPORT PRINTED ON...Mon Sep 27 15:43:39 2010

Version 100412

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 38445
Project Case Type (s) and Number(s): Plot Plan No. 17345
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: Santa Fe Hunt
Applicant's Address: 43750 Los Caballos Rd, Temecula, CA 92592
Engineer's Name: Philip Brailsford
Engineer's Address: 6965 El Camino Real, Suite 105-281, Carlsbad, CA 92009

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 17345 proposes to permit an existing unpermitted kennel as a Class III Kennel (26 to 40 Dogs) that provides care, breeding, exercise and training of foxhounds for the Santa Fe Hunt organization. Development includes a 1,125 sq. ft. single family residence and a 2,000 sq. ft. Kennel with eight runs on a 4.91 gross acre parcel.

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

C. Total Project Area: 4.91 gross acres

Residential Acres: 4.91	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 2,000	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 580-110-043

E. Street References: Easterly of McClain Lane and westerly of Cowboy Country Trail.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 8 South, Range 2 East, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: There is an existing home and an existing kennel building on the property. The property is surrounded by single family residential homes on large lots to the north, east and west, and vacant land to the south.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 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 located within a high fire area and has been reviewed by Riverside County Fire Department. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets 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): REMAP

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR)

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: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west.

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: Rural Residential – 5 Acre Minimum (R-R-5)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential – 5 Acre Minimum (R-R-5) to the north, south, east, and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input 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 checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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


Signature

September 28, 2010
Date

Damaris Abraham
Printed Name

For Carolyn Syms Luna, Planning 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 proposed project is to permit an existing kennel as a Class III Kennel. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 10.25 miles away from the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.12) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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) The proposed project may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single family residences on large lots. The proposed project is to permit an existing kennel as a Class III Kennel. The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, project would not create a new source of substantial light or glare which would expose surrounding residential property to unacceptable light levels. Therefore, the impact is considered 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as other lands. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 REMAP Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	<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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policy or ordinance?

Source: GIS database, WRCMSHCP, Environmental Program Department Review, PDB05515, HANS 1958 – Habitat Assessment, prepared by Solequin GOS and Environmental Consulting, dated January 15, 2008

Findings of Fact:

a) The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), in Cell Group W, Criteria cell numbers 7118 and 7214. A habitat assessment conducted on the project site concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant

b-c) The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), in Cell Group W, Criteria cell numbers 7118 and 7214. According to the Habitat Assessment, Conservation within Cell Group W will range from 10% to 20% of the cell group, focusing in the southern portion of the cell group. The proposed project area is not located within the 10% to 20% of the cell group that is described for conservation and does not encompass resources needed to meet the goals and the objectives of the MSHCP. Therefore, impacts are considered less than significant.

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

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

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing home and kennel on site and no grading is being proposed as part of this project. The project does not propose the disturbance of a historic site or the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred for the use of the home and the kennel existing on site and no grading is being proposed as part of the project. 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.2) 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.1) 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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is located within an area where no potential for liquefaction exists. Therefore, there is no impact.

Mitigation: No mitigation measures 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), County Geologist review

Findings of Fact:

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", County Geologist review

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. 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.

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 database, 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

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?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

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 site contains an existing 2,000 square foot kennel with runs and a 1,125 square foot single family residence. No new construction or grading is proposed. Therefore, the project will not change topography or ground surface relief features.

b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.

c) There is no grading proposed with this project. Therefore, 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?

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?

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

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

a) The project site contains an existing 2,000 square foot kennel with runs and a 1,125 square foot single family residence. No new construction is proposed with this project. The project will not result in substantial soil erosion or the loss of topsoil.

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 site has an existing septic system that serves the project. Therefore, prior to building permit issuance, a soils percolation report, septic plans and floor plans, and a complete C42 Certification of all existing septic systems along with a detailed contoured plot plan must be provided to the Department of Environmental Health (DEH) for review and advanced treatment unit and/or Regional Water Quality Control Board Clearance will be required to ensure that the site has soils capable of adequately supporting the use the septic system. (COA 80.E HEALTH.1, COA 80.E HEALTH.2, COA 80.E HEALTH.3, and COA 80.E HEALTH.4) Impacts will be less than significant with mitigation incorporated.

Mitigation: Prior to issuance of building permits, a soils percolation test must be performed (COA 80.E HEALTH.1, COA 80.E HEALTH.2, COA 80.E HEALTH.3, and COA 80.E HEALTH.4).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will occur during the Building and Safety Plan check process.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site is not located near any channels of a river, stream, or bed of a lake; therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.

b) The proposed project may result in an increase in water However, BMPs will be implemented for maintaining water quality and reducing erosion. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

Source: Project application materials

Findings of Fact:

a) The project is to permit an existing kennel as a Class III Kennel. No construction is proposed at this time. Possible greenhouse gas producing elements of the proposed use will include the operation of the Kennel and additional traffic due to the increased number of dogs. Both of these elements will produce less than significant amounts of additional greenhouse gasses. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The existing structure on the project site shall remain and will not undergo any physical changes. The project does not propose a use that would involve the routine transport, use, or disposal of hazardous materials. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

c) Due to the size of the project, the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within ¼ of a mile of the project site or in the project vicinity and the proposed project does not propose the transportation of hazardous materials. Therefore, there is no impact.

e) The proposed 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. Therefore, there is no impact.

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

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

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.

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.

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) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance 787.2. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

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)?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, there is no impact.

b) The project proposes to permit an existing kennel as a Class III Kennel and no additional development is being proposed. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

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.

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 checked="" type="checkbox"/>	<input 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 permit an existing unpermitted kennel as a Class III Kennel. The project site is currently designated as Rural: Rural Residential (R: RR) (5 Acre Minimum) in the REMAP Area Plan. Limited animal keeping and agricultural uses are allowed within the Rural: Rural Residential (R: RR) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no impact.

b) The project is not located within a city sphere of influence. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed use, Class III Kennel (26 to 40 Dogs), is a permitted use, subject to approval of a plot plan in the Rural Residential – 5 Acre Minimum (R-R-5) zoning classification.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is surrounded by properties which are zoned Rural Residential – 5 Acre Minimum (R-R-5). The proposed project is compatible with the existing surrounding zones, because the Rural Residential zone supports and encourages animal keeping. Therefore, the impact is considered less than significant.

c) The existing surrounding land uses include single family residential on large lots. Because of the large lot sizes, the surrounding properties have the ability to keep animals on their properties; the proposed project is therefore compatible with existing and planned surrounding land uses. Therefore, the impact is considered less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 “Mineral Resources Area”

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) 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

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

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

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

a) Although noise from barking will occur, the animals will be enclosed from 10PM to 6AM to reduce the effect of noise during late evening and early morning hours (COA 10.PLANNING.8). Impacts will be less than significant with mitigation incorporated.

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) 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.

d) The project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: The project shall ensure that the animals will be enclosed from 10PM to 6AM to reduce the effect of noise during late evening and early morning hours (COA 10.PLANNING.8).

Monitoring: Monitoring shall occur through Building and Safety Plan check process.

POPULATION AND HOUSING Would the project

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

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

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 site has an existing dwelling on the property, but it will not undergo any physical changes. Therefore, the proposed project will not displace any 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.
- d) The project is not located within a County Redevelopment Project Area. Therefore, 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) No new construction is proposed as part of this project. Development of the project site will have a less than significant impact on inducing 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. 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.2) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

The use of the proposed project 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?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service 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 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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) No new construction is proposed as part of this project. The project will have no impact.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

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

a) The proposed project is served by a well and will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have less than significant impact.

b) The proposed project will be served by a well and it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) 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 less than significant impact.

b) The site has an existing septic system that serves the project. Therefore, prior to building permit issuance, a soils percolation report, septic plans and floor plans and a complete C42 Certification of all existing septic systems along with a detailed contoured plot plan must be provided to the Department of Environmental Health (DEH) for review and an advanced treatment unit and/or Regional Water Quality Control Board Clearance will be required to ensure that the project has adequate capacity to serve the project's projected demand. (COA 80.E HEALTH.1, COA 80.E HEALTH.2, COA 80.E HEALTH.3, and COA 80.E HEALTH.4)

Mitigation: Prior to issuance of building permits, a soils percolation report, septic plans and floor plans and a complete C42 Certification shall be submitted to the DEH for review. (COA 80.E HEALTH.1, COA 80.E HEALTH.2, COA 80.E HEALTH.3, and COA 80.E HEALTH.4)

Monitoring: Monitoring will occur during the Building and Safety Plan check process.

47. Solid Waste

a) Is the project served by a landfill with sufficient

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

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-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

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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49. Energy Conservation

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

Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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.

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Parcel: 580-110-043

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an existing unpermitted kennel as a Class III Kennel (26 to 40 Dogs) that provides care, breeding, exercise and training of foxhounds for the Santa Fe Hunt organization. Development includes a 1,125 sq. ft. single family residence and a 2,000 sq. ft. Kennel with eight runs on a 4.91 gross acre parcel.

10. EVERY. 2 USE - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on the plot plan marked Exhibit A, on file with Plot Plan No. 17345, Amended No. 1, dated March 27, 2009.

10. EVERY. 3 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 PP17345. 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.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan 17345 proposes to permit an existing kennel as a Class III Kennel (26 to 40 dogs). Improvements such as grading, fillinf, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 HAZMAT- GENERAL COMMENTS RECOMMND

Based on the information provided, no permits from the Hazardous Materials Division will be required.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 HAZMAT - RE-REVIEW POSSIBLE RECOMMND

If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Division reserves the right to regulate the business in accordance with applicable County Ordinances.

10.E HEALTH. 3 CONTACT ANIMAL CONTROL RECOMMND

Plot Plan#17345 proposes to permit an existing kennel as a Class III Kennel (26 to 40 dogs). Therefore, the applicant must contact County of Riverside, Animal Control at (951) 358-7387 to obtain information regarding kennel regulations and permitting requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE -FIRE PROTECTION RECOMMND

PROJECT SHALL MAINTAIN FIRE PROTECTION MEASURERS AS SHOWN AND STATED ON EXHIBIT DATED 3/27/09,AMD#1

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

This is a proposal to permit an existing Class III Kennel in the Lake Riverside area. The 4.91 acre site is located northerly of Tule Peak Road, southerly of Bradford Hills Road, and westerly of Cowboy Country Trail.

The site is located on a ridge and as such receives little or no 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.

Based on the exhibit received by the District it appears that this project proposes no additional development. If this project creates or adds 5000 square feet or more of impervious area, then it would require a preliminary site specific Water Quality Management Plan (WQMP).

This proposal will adversely impact water quality. To mitigate for this impact, the development must incorporate Site Design Best Management Practices (BMPs) and Source

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

PLANNING DEPARTMENT

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

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

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

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10. GENERAL CONDITIONS

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

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. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - EXERCISE SPACE/SHELTER RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 6 USE - FOOD/WATER RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 7 USE - FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 8 USE - ANIMAL CONFINEMENT RECOMMND

All dogs/cats shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel/cattery premises during such hours.

10.PLANNING. 9 USE - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 10 USE - KENNEL/CATTERY RECOMMND

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 11 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

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - BUSINESS LICENSING (cont.) RECOMMND

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.

10.PLANNING. 12 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 6 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

PLOT PLAN:TRANSMITTED Case #: PP17345

Parcel: 580-110-043

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. 1 USE - EXISTING STRUCTURE

RECOMMND

WITHIN SIX MONTHS(S) 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.

TRANS DEPARTMENT

20.TRANS. 1 USE-R-O-W CHECK'G FEE DEPOSIT

RECOMMND

Prior to this project going to the Board of Supervisors, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit, to the Survey Department for the dedication of public street right-of-way along unnamed street (along the northerly property line). The legals and plats can be submitted after Board of Supervisors approval in accordance with condition 20.TRANS.2 "USE-R-O-W DEDICATION 1".

PLOT PLAN:TRANSMITTED Case #: PP17345

Parcel: 580-110-043

20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

Within six (6) months of the effective date of this permit, sufficient public street right-of-way along unnamed street (along the northerly property line) shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

20.TRANS. 3 USE - ACCESS RD/AGG. CONST1 RECOMMND

Within six (6) months of the effective date of this permit, an access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of unnamed street (along the northerly property line) to Cowboy Country Trail and the northerly extension of Cowboy Country Trail to County maintained Bradford Road.

20.TRANS. 4 USE - DEDICATIONS/ACCEPTANCE RECOMMND

Within six (6) months of the effective date of this permit, the applicant shall provide offsite access roads from the project site to a publicly maintained road to the satisfaction of the Transportation Department.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easements 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.

PLOT PLAN:TRANSMITTED Case #: PP17345

Parcel: 580-110-043

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 PERC TEST REQD/EST DAILY FLOW

RECOMMND

The applicant must provide an original copy of soils percolation report performed in accordance with the most current Department of Environmental Health (DEH) Technical Guidance Manual to DEH for review.

In addition, the applicant must provide engineering calculations showing the lot's estimated total daily wastewater flows. Please note that further requirements may apply if the estimated total daily wastewater flows exceed 1200 gallons per day.

80.E HEALTH. 2 ATU REQUIRED AND/OR RWQCB OK

RECOMMND

An advanced treatment unit and/or Regional Water Quality Control Board Clearance will be required if one of the following issues apply:

a) The total estimated daily wastewater flow discharged

PLOT PLAN:TRANSMITTED Case #: PP17345

Parcel: 580-110-043

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 ATU REQUIRED AND/OR RWQCB OK (cont.) RECOMMND

onsite exceeds 1200 gallons per day.

b) Groundwater was observed at a depth less than 10 feet below existing natural and undisturbed grade.

c) Soils percolation rates and/or soil conditions observed in the soils percolation report preclude the use of an onsite wastewater treatment system (OWTS).

d) A sewer package treatment plan is proposed onsite.

80.E HEALTH. 3 SEPTIC PLANS / FLOOR PLANS RECOMMND

A set of three detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all required detailed as specified in the Department of Environmental (DEH) Health Technical Guidance Manual must be submitted to DEH for review.

If grading is proposed, all required detail as specified in the DEH Technical Guidance Manual along with the wet stamp and signature of the Professional of Record must be placed on three sets of Precise Grading Plans.

Floor plans must be submitted to DEH for review showing all proposed plumbing fixtures and bedrooms to ensure adequate septic system sizing.

80.E HEALTH. 4 C42 CERTIFICATION W/ PLOT PLAN RECOMMND

A complete C42 Certification of all existing septic systems along with a detailed contoured plot plan wet signed by the C42 will be required for all existing septic systems proposed for the project's use and not scheduled for removal or abandonment. This C42 signed plot plan must contain all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding

PLOT PLAN:TRANSMITTED Case #: PP17345

Parcel: 580-110-043

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - FEE BALANCE (cont.) RECOMMND

fees shall be paid by the applicant/developer.

80.PLANNING. 2 USE - SCHOOL MITIGATION RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 WELL/WATER STATEMENT RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required for any proposed new wells. If a water supply permit has been issued for an existing well, a well evaluation will be required.

The requirements for a water supply permit or well evaluation are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - ORD NO. 659 (DIF) RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP17345

Parcel: 580-110-043

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 17345 has been calculated to be 4.91 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 3 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 17345 is calculated to be 4.91 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 27, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones

PLOT PLAN NO. 17345, AMDENDED NO. 1 - EA 38445 - Applicant: Santa Fe Hunt - Engineer/Representative: Philip Brailsford - Third Supervisorial District - Tule Peak Zoning Area – Riverside Extended Mountainous Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Tule Peak Road, Southerly of Bradford Road, easterly of Bradford Hills Road and westerly of Cowboy Country Trail - 4.91 Gross Acres – Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - REQUEST: The Plot Plan proposes to permit an existing kennel as a Class III Kennel (26 to 40 Dogs) - APN: 580-110-043

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 23, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, Project Planner (951) 955-4641**, or e-mail at **jhorn@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.

FILE COPY

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

DATE: September 24, 2001

TO:

Transportation Department Russ Garrett (MS #1080)	Building & Safety Department - Plan Check Lloyd Bylund	Anza Electric Co-operative, Inc. Verizon Telephone
Environmental Health Department	Regional Park & Open Space District	Hemet Unified School District
Flood Control District	Sheriff's Department	
Fire Department	Waste Management Department	
Building & Safety Department - Grading	Supervisor Venable	
	Commissioner Snell	

Plot Plan No. 17345 - EA 38445 - Santa Fe Hunt - O'Donnell & Harrison, LLP - Tule Peak Zoning Area - Third Supervisorial District - Northerly of Tule Peak Road, Southerly of Bradford Road, easterly of Bradford Hills Road and westerly of Tule Valley Road - 4.91 Gross Acres - Rural Residential - 5 Acre Minimum (R-R-5) Zone - REQUEST: Permit an existing Class III Kennel (26 to 40 Dogs) - APN: 580-110-043 Related Case(s): None

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **October 18, 2001**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If the exhibit cannot be cleared, please have LDC 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, but no later than 14 days after the LDC date. Your comments/recommendations/conditions are requested so 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 **Greg Smith**, Planner III, at (909) 600-6157, or e-mail at gksmith@co.riverside.ca.us.

COMMENTS:

DATE: _____ SIGNATURE: _____
PLEASE PRINT NAME AND TITLE:
TELEPHONE: _____

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

Set 18 # CC001260



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence AICP
Director of Planning

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- CHANGE OF ZONE
- PLOT PLAN
- REVISED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE
- COMMERCIAL WECS PERMIT
- SECOND UNIT PERMIT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER PP17345

A. APPLICATION INFORMATION

1. Applicant's Name: Santa Fe Hunt

Mailing Address: 43750 Los Caballos
Temecula STREET CA 92592
CITY STATE ZIP
Telephone No.: (909) 302-3028 (8am - 5pm)

2. Owner's Name: Santa Fe Hunt

Mailing Address: 43750 Los Caballos
Temecula STREET CA 92592
CITY STATE ZIP
Telephone No. (909) 302-3028 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: John L. O'Donnell, Jr. of O'Donnell & Harrison, LLP

Mailing Address: 27555 Ynez Road #207; Temecula, CA 92591

Telephone No. (909) 699-1333 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. 11/3/99)

Main Office
4080 Lemon Street
2nd Floor (909) 955-3200
P.O. Box 1409 Riverside
California 92502-1409
FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6100
FAX (909) 600-6145

Indio Office
46209 Oasis St., 2nd Floor
Indio, CA 92201
(760) 863-7055
FAX (760) 863-7015

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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.

Applicant/Representative Signature _____ Date _____

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. Use additional sheets as necessary.

SIGNATURE OF PROPERTY OWNER(S): David Kuhlman
(Written authority may be attached) DAVID KUHLMAN
(All owners must sign) _____
(Written authority may be attached) WIFE: MISSIOM
SANTA FE HUNTING

PROPERTY INFORMATION:

- Assessor's Parcel Number(s): APN 580-110-043
- Section: 8 Township: T8S Range: 2E
- Approximate Gross Acreage: 4.91
- General Location (street address, cross streets): North of Tule Peak Rd South of Bradford Road
East of Bradford Hills Rd West of Tule Valley Road
- Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice. SEE ATTACHED

PROJECT INFORMATION:

- Proposal (Describe Project): Class III Kennel license
- Related cases filed in conjunction with this request: N/A
- Is there a previous application filed on the same site? Yes No
If yes, Case No. PP15571 (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known) _____ E.I.R. No. (If applicable) _____
- Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? Number of feet or miles _____
- Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? Number of feet or miles _____
- Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No
- How much grading is proposed for the project size? N/A

Amount of cut = _____ cubic yards Amount of fill = _____ cubic yards

8. Does the project need to import or export dirt? N/A
 Import _____ Export _____ Neither X
9. How many truck loads? N/A truck loads
10. What is the source/destination of the import/export? N/A
11. What is the square footage of the usable pad area? (Area excluding all slopes) _____ square feet.
12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output:
 Total rated power output: N/A
13. If this is a residential parcel or tract map, or other residential project, 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, do you intend to dedicate land or pay fees, or a combination of both?

- Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, 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 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. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
 Representative (1) J. L. O'Donnell III, ESQ Date 9-11-01
ATTY IN CHARGE / IFCB SANTA FE LAND INC

Owner/
 Representative (2) Daniel Kullman Date 9-11-01
VICE PRESIDENT, SANTA FE LAND INC.
12345 12345

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 17345 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Santa Fe Hunt - Engineer/Representative: Philip Brailsford - Third Supervisorial District - Tule Peak Zoning Area – Riverside Extended Mountainous Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of McClain Lane and westerly of Cowboy Country Trail, more specifically 43430 McClain Lane, Aguanga, CA 92536 - 4.91 Gross Acres – Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - **REQUEST:** The Plot Plan proposes to permit an existing unpermitted kennel as a Class III Kennel (26 to 40 Dogs) that provides care, breeding, exercise and training of foxhounds for the Santa Fe Hunt organization. Development includes a 1,125 sq. ft. single family residence and a 2,000 sq. ft. Kennel with eight runs on a 4.91 gross acre parcel. - APN: 580-110-043. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail 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

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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/29/2010,

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

APN (s) or case numbers PP 17345 For

Company or Individual's Name Planning Department,

Distance buffered 1600'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

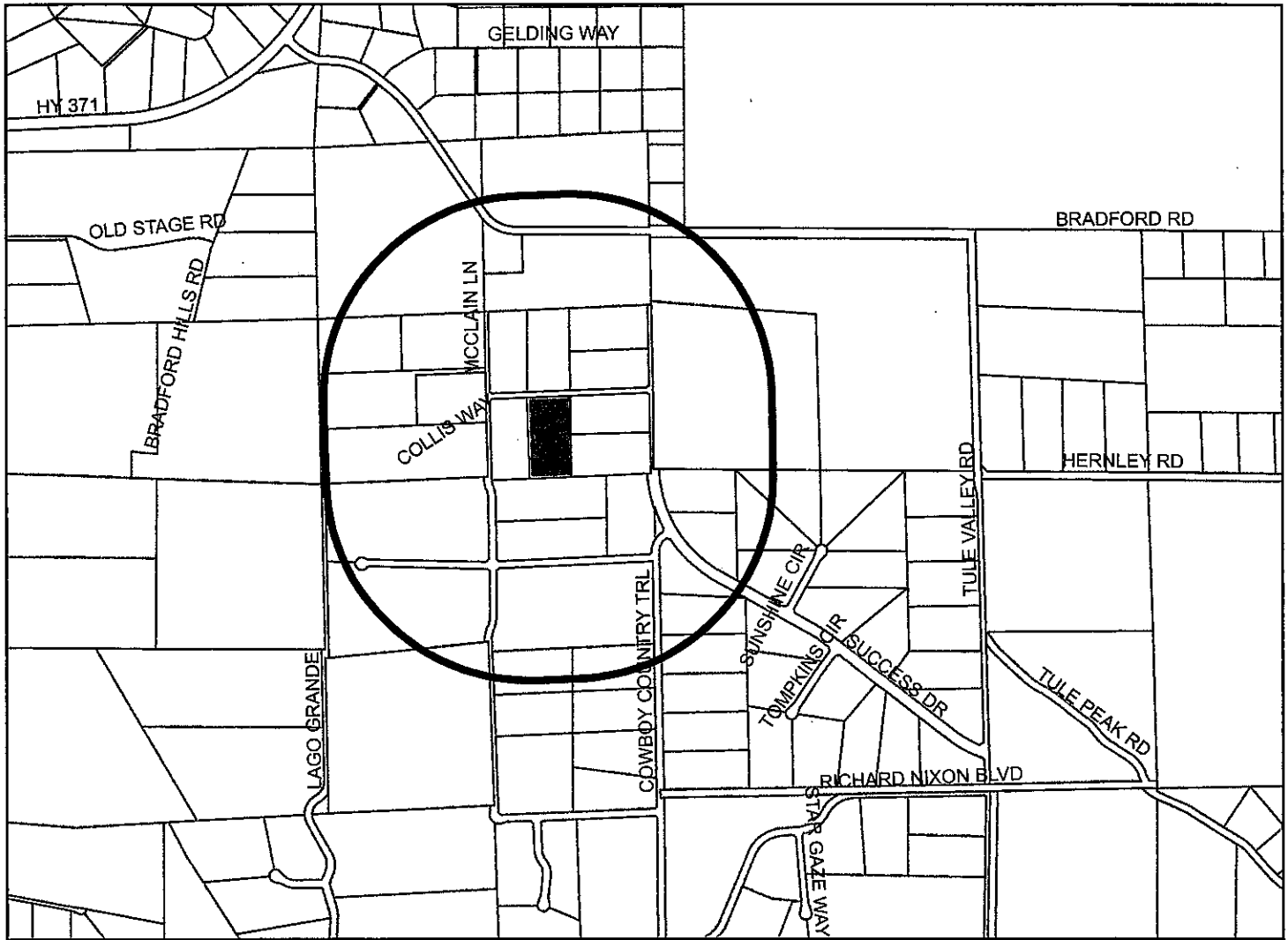
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

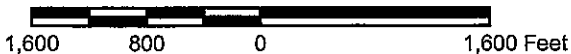
9/29/10 
Eprints: 8/29/11

1600 feet buffer



Selected Parcels

580-110-041	580-130-017	580-110-032	580-110-003	580-110-004	580-110-037	580-110-042	580-120-026	580-140-016	580-110-038
580-120-041	580-120-042	580-120-040	580-140-015	580-120-023	580-110-039	580-140-038	580-110-007	580-120-024	580-110-008
580-140-033	580-120-027	580-120-025	580-110-045	580-110-044	580-110-005	580-130-003	580-130-020	580-110-033	580-110-040
580-120-014	580-110-043	580-140-036	580-140-035	580-140-037	580-140-014	580-140-034	580-110-010	580-110-036	



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: 580110041, ASMT: 580110041
ADAM E HIGBEE, ETAL
43475 COWBOY COUNTRY
ANZA CA. 92539

APN: 580140016, ASMT: 580140016
EMMANUEL CONTOS, ETAL
43565 SUNSHINE CIR
AGUANGA CA. 92536

APN: 580130017, ASMT: 580130017
ANZA ELECTRIC COOPERATIVE INC
P O BOX 96
ANZA CA 92539

APN: 580110038, ASMT: 580110038
FEDERAL HOME LOAN MORTGAGE CORP
C/O EVERHOME MORTGAGE CO
8100 NATIONS WAY
JACKSONVILLE FL 32256

APN: 580110032, ASMT: 580110032
ATC TOWER CORP
C/O AMERICAN TOWER CORP
P O BOX 723597
ATLANTA GA 31139

APN: 580120040, ASMT: 580120040
GAYLE BULLINGTON
23119 NE 19TH AVE
ARLINGTON WA 98223

APN: 580110004, ASMT: 580110004
CARL E ATKISON, ETAL
C/O KIM BRANDSTATER
89 OLIVE AVE
SIERRA MADRE CA 91024

APN: 580140015, ASMT: 580140015
JAMES D DEERING, ETAL
43615 SUNSHINE CIR
AGUANGA CA. 92536

APN: 580110037, ASMT: 580110037
DOUGLAS W SIMPSON
43410 MCCLAIN LN
AGUANGA CA. 92536

APN: 580120023, ASMT: 580120023
JAMES D REICHELDERFER, ETAL
43592 MCCLAIN LN
AGUANGA CA. 92536

APN: 580110042, ASMT: 580110042
EDWARD C BRAYMAN
43390 MCLAIN LN
AGUANGA CA. 92536

APN: 580110039, ASMT: 580110039
JOHN F SHEEHAN, ETAL
43355 COWBOY COUNTRY TR
AGUANGA CA. 92536

APN: 580120026, ASMT: 580120026
ELI HIGGINS
P O BOX 391401
ANZA CA 92539

APN: 580140038, ASMT: 580140038
JOSE D PUNSALAN, ETAL
43665 SUNSHINE CIR
AGUANGA CA. 92536

APN: 580110007, ASMT: 580110007
KELLY LAURITSEN, ETAL
22150 WAITE ST
WILDOMAR CA 92595

APN: 580130020, ASMT: 580130020
PME MORTGAGE FUND INC
C/O CASSANDRA BARROWS
P O BOX 2836
BIG BEAR LAKE CA 92315

APN: 580120024, ASMT: 580120024
LEANN M MCCLAIN
P O BOX 556
AGUANGA CA 92536

APN: 580110033, ASMT: 580110033
RAMON L SERRATO, ETAL
721 W CALIFORNIA AVE
VISTA CA 92083

APN: 580110008, ASMT: 580110008
MAJID SAGHAFI, ETAL
6441 LOOKOUT LN
ANAHEIM CA 92807

APN: 580110040, ASMT: 580110040
RICKY LEE BABCOCK, ETAL
43375 COWBOY COUNTRY RD
AGUANGA CA. 92536

APN: 580140033, ASMT: 580140033
MARIA SOCORRO MUNOZ, ETAL
P O BOX 390182
ANZA CA 92539

APN: 580120014, ASMT: 580120014
RIVERSIDE COUNTY HABITAT CONS AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

APN: 580120027, ASMT: 580120027
NANCY E RHODES
43755 COWBOY COUNTRY TR
AGUANGA CA. 92536

APN: 580110043, ASMT: 580110043
SANTA FE HUNT
43750 LOS CABALLOS RD
TEMECULA CA 92592

APN: 580120025, ASMT: 580120025
PAUL A MALINEN, ETAL
1929 E OAKLAND AVE
HEMET CA 92544

APN: 580140035, ASMT: 580140035
STEVE HAMILTON, ETAL
43620 COWBOY COUNTRY TR
AGUANGA CA. 92536

APN: 580110005, ASMT: 580110005
PAUL E PRICE
711 N CLEMENTINE ST
ANAHEIM CA 92805

APN: 580140037, ASMT: 580140037
SUNAE C MOREE
P O BOX 722931
SAN DIEGO CA 92172

APN: 580140014, ASMT: 580140014
VERNON ARTHUR WILLETTE
43540 COWBOY COUNTRY RD
AGUANDA CA 92536

APN: 580140034, ASMT: 580140034
WALTER J SPURGIASZ, ETAL
1030 W MCARTHUR APT 33
SANTA ANA CA 92707

APN: 580110010, ASMT: 580110010
WILLIAM A KOHL, ETAL
43479 MCCLAIN LN
AGUANGA CA. 92536

APN: 580110036, ASMT: 580110036
ZIVKO B ILICH, ETAL
43450 MCCLAIN LN
AGUANGA CA. 92536

Anza Cooperative Electric Company
58470 Hwy. 371
P.O. Box 391909
Anza, CA 92539-1909

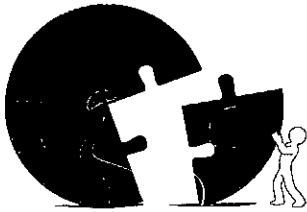
Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

Applicant:
Santa Fe Hunt
c/o Philip S. Brailsford
6965 El Camino Real 105-281
Carlsbad, CA 92009

Owner:
Santa Fe Hunt
73750 Los Caballos Rd.
Temecula, CA 92592





RIVERSIDE COUNTY
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, 12th 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.

EA38445/Plot Plan No. 17345

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)

Santa Fe Hunt

Project Applicant

6965 El Camino Real, Suite 105-281, Carlsbad, CA 92009

Address

The project is located in the Riverside Extended Mountain Area Plan, easterly of McClain Lane and westerly of Cowboy Country Trail, more specifically 43430 McClain Lane, Aguanga, CA 92536.

Project Location

Plot Plan No. 17345 proposes to permit an existing unpermitted kennel as a Class III Kennel (26 to 40 Dogs) that provides care, breeding, exercise and training of foxhounds for the Santa Fe Hunt organization. Development includes a 1,125 sq. ft. single family residence and a 2,000 sq. ft. Kennel with eight runs on a 4.91 gross acre parcel.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 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, 12th Floor, Riverside, CA 92501.

Damaris Abraham

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP17345\DH-PC-BOS Hearings\12.13.10 DH\NOD.PP17345 Form.docx

Please charge deposit fee case#: ZEA38445 ZCFG01793 . \$2,074.25

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 17345

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: September 28, 2010

Applicant/Project Sponsor: Santa Fe Hunt Date Submitted: September 18, 2001

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th 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\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA38445 ZCFG01793 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1008230

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SANTA FE HUNT \$1,996.25
paid by: CK 024251
paid towards: CFG01793 CALIF FISH & GAME: DOC FEE
EA38445 FOR PP17345
at parcel #: 43430 MCCLAIN LN AGUA
appl type: CFG3

By _____ Jul 26, 2010 11:03
MGARDNER posting date Jul 26, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,996.25

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * T0108507

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: SANTA FE HUNT \$78.00
paid by: CK 3762
EA38445 FOR PP17345
paid towards: CFG01793 CALIF FISH & GAME: DOC FEE
at parcel: 43430 MCCLAIN LN AGUA
appl type: CFG3

By _____ Sep 18, 2001 11:56
CFEIST posting date Sep 18, 2001

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$78.00

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

Agenda Item No.: 4.5
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: December 13, 2010

Plot Plan No. 24431
Variance No. 1874
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Drive.

FURTHER PLANNING CONSIDERATIONS:

The project was continued off calendar from the August 9, 2010 Director's Hearing due to an advertising error.

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, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

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RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, 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 **VARIANCE NO. 1874**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 24431**, 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 Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) 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, a wireless telecommunication facility disguised as a 55 foot high pine tree, 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, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).

5. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree, is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 55 foot high pine tree is a permitted use, subject to approval of a plot plan and a variance in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. Ordinance 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification. The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The site is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep slope to the east and a tree row to the south. In addition, there exists a 5 feet gradient difference between the perimeter road way and the project's location. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
9. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 42274 identified the following potentially significant impacts:
 - a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing the following letters have been received:
 - a. Letter in opposition from Sharon Stanke, dated August 6, 2010.
 - b. Letter in opposition from Thomas and Noel Roush, dated August 2, 2010.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.

- g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
 4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
 5. This project was filed with the Planning Department on 02/2/2010.
 6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

DA:da
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Date Prepared: 04/28/10
Date Revised: 10/13/10

Agenda Item No.: 3.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Damaris Abraham
Director's Hearing: August 9, 2010

Plot Plan No. 24431
EA Number: 42274
Applicant: T-Mobile West
Engineer/Representative: Barbara Saito

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The project is located in the Lake Mathews/Woodcrest Area Plan, northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA.

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, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west |
| 5. Existing Land Use: | Water tank |
| 6. Surrounding Land Use: | Single family residences to the north, south, east and west |
| 7. Project Data: | Total Acreage: 3.2 Acres
Lease Area: 860 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42274**, 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. 24431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

W

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 Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) 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, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), 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, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2).
5. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage) is a permitted use, subject to approval of a plot plan in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 50 foot high pine tree (55' with foliage), is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acres Minimum (R-A-2 1/2) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42274 identified the following potentially significant impacts:

a) Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Flood Zone.
 - b. A Fault Zone
 - c. A High Fire area.
 - d. An Airport Influence Area.
 - e. A County Service Area.
 - f. A Subsidence Area.
 - g. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. The Boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 285-440-022.
5. This project was filed with the Planning Department on 02/2/2010.
6. This project was reviewed by the Land Development Committee one time on the following date 03/04/10
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,629.18.

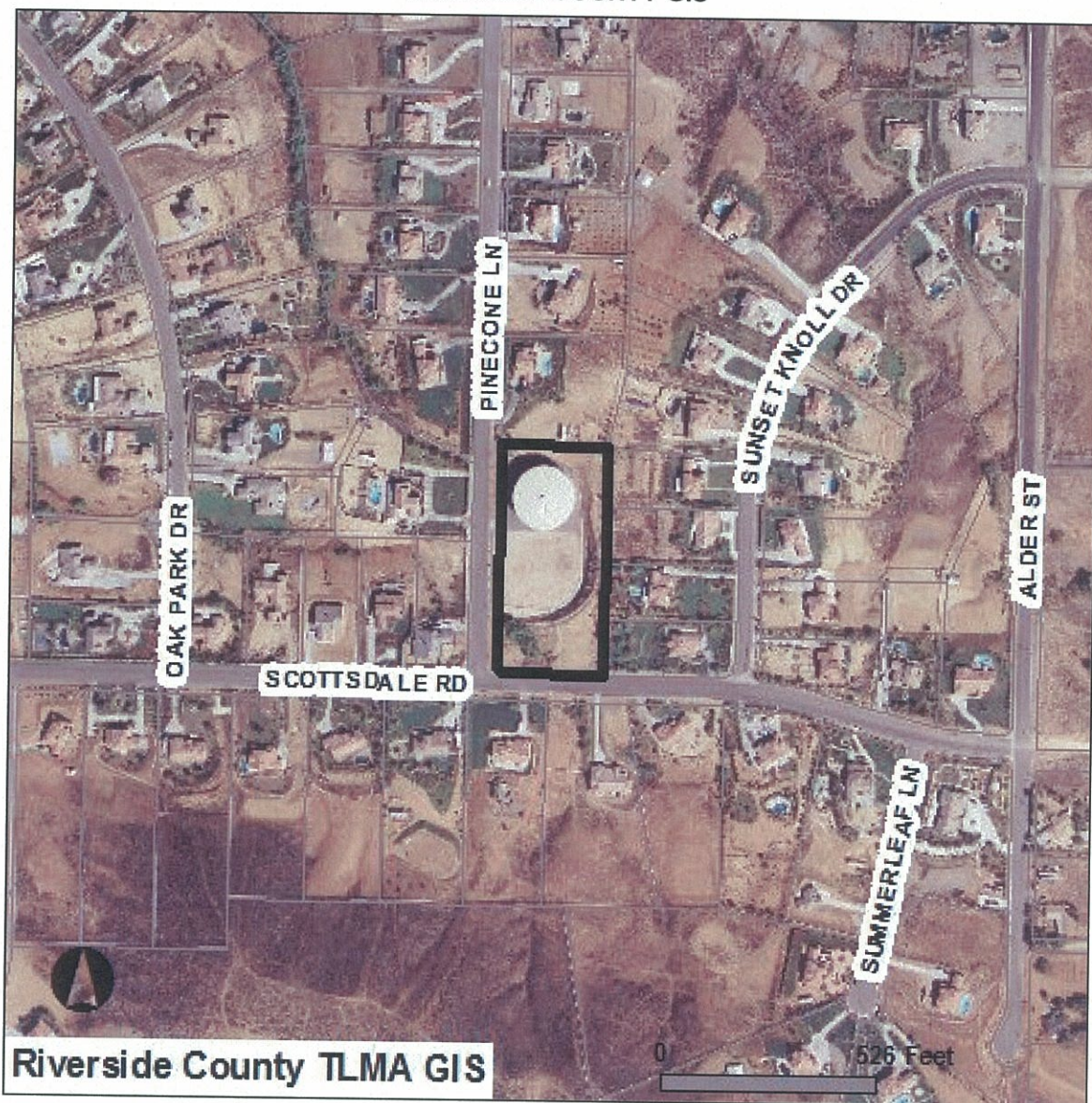
DA:da

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Date Prepared: 04/28/10

Date Revised: 6/23/10

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-440-022

LEGEND

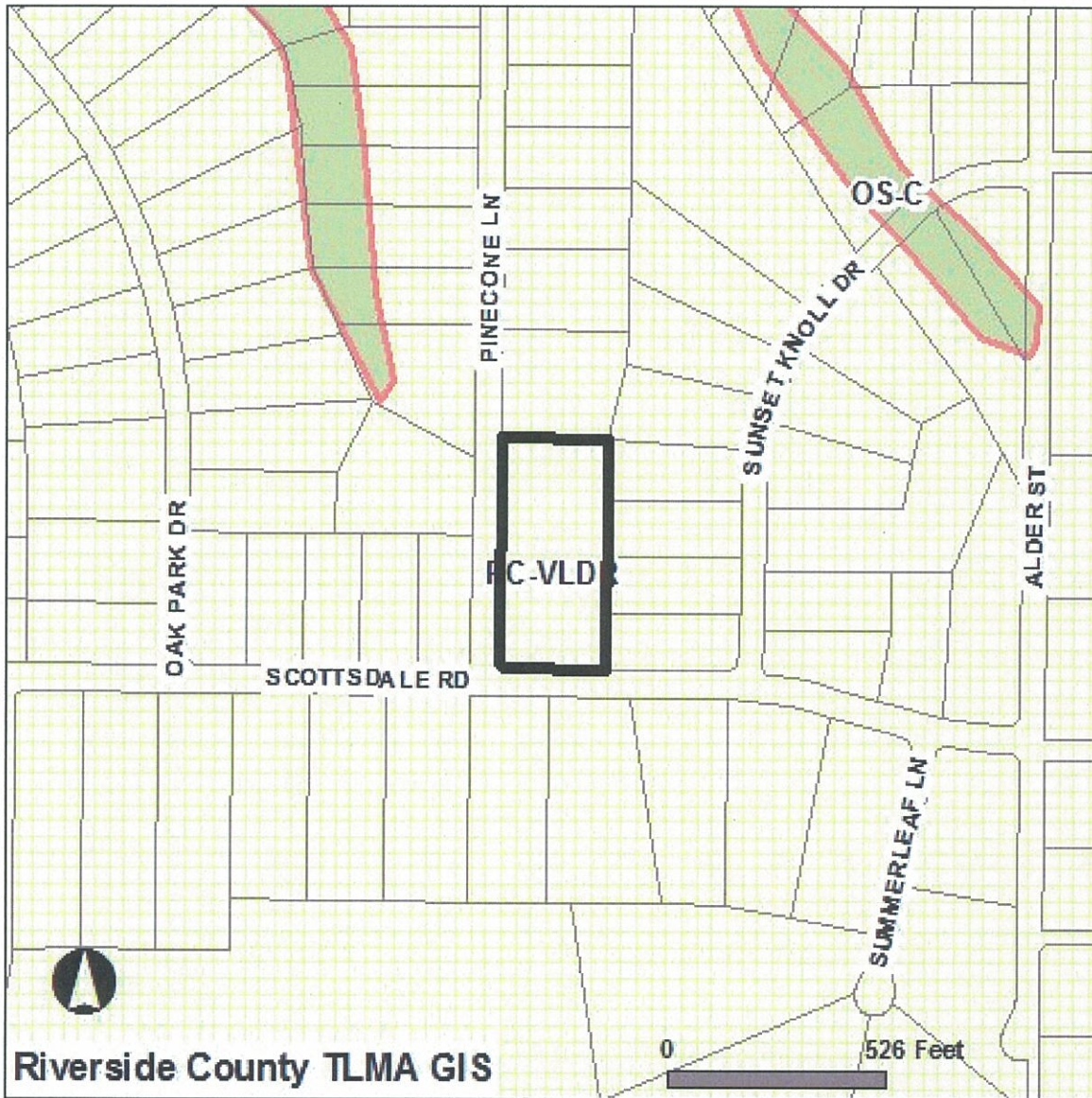
- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

IMPORTANT

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

REPORT PRINTED ON...Thu Apr 29 11:32:36 2010

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-440-022

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

OS-C - CONSERVATION

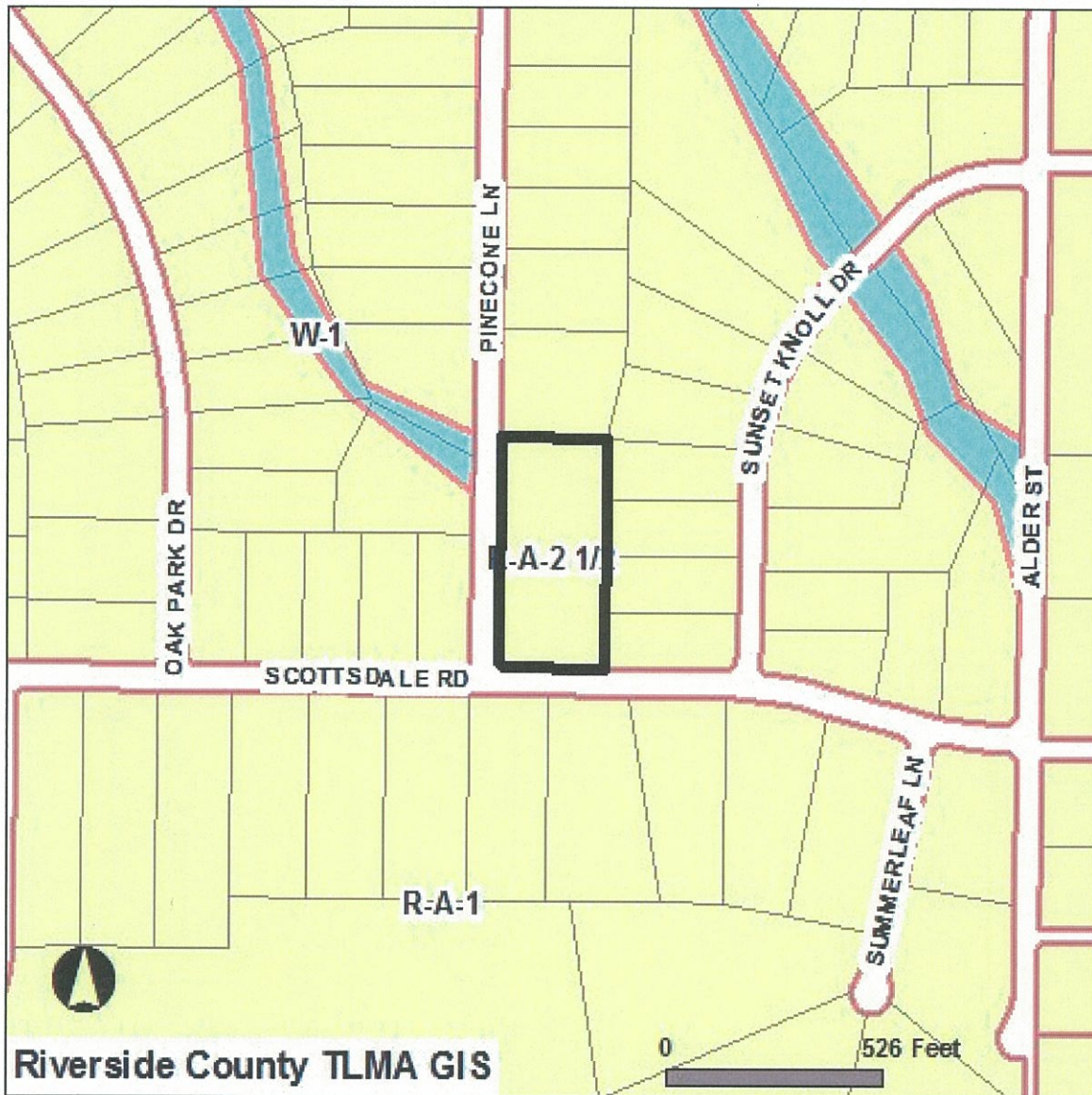
RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL

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 Apr 29 11:23:19 2010

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-440-022

ZONING

- | | | | |
|-----------------|-----------------|------------------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | R-A-1, R-A-2 1/2 | W-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 Apr 29 11:23:55 2010



IE24889A - ROOSEVELT

8727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM ROW

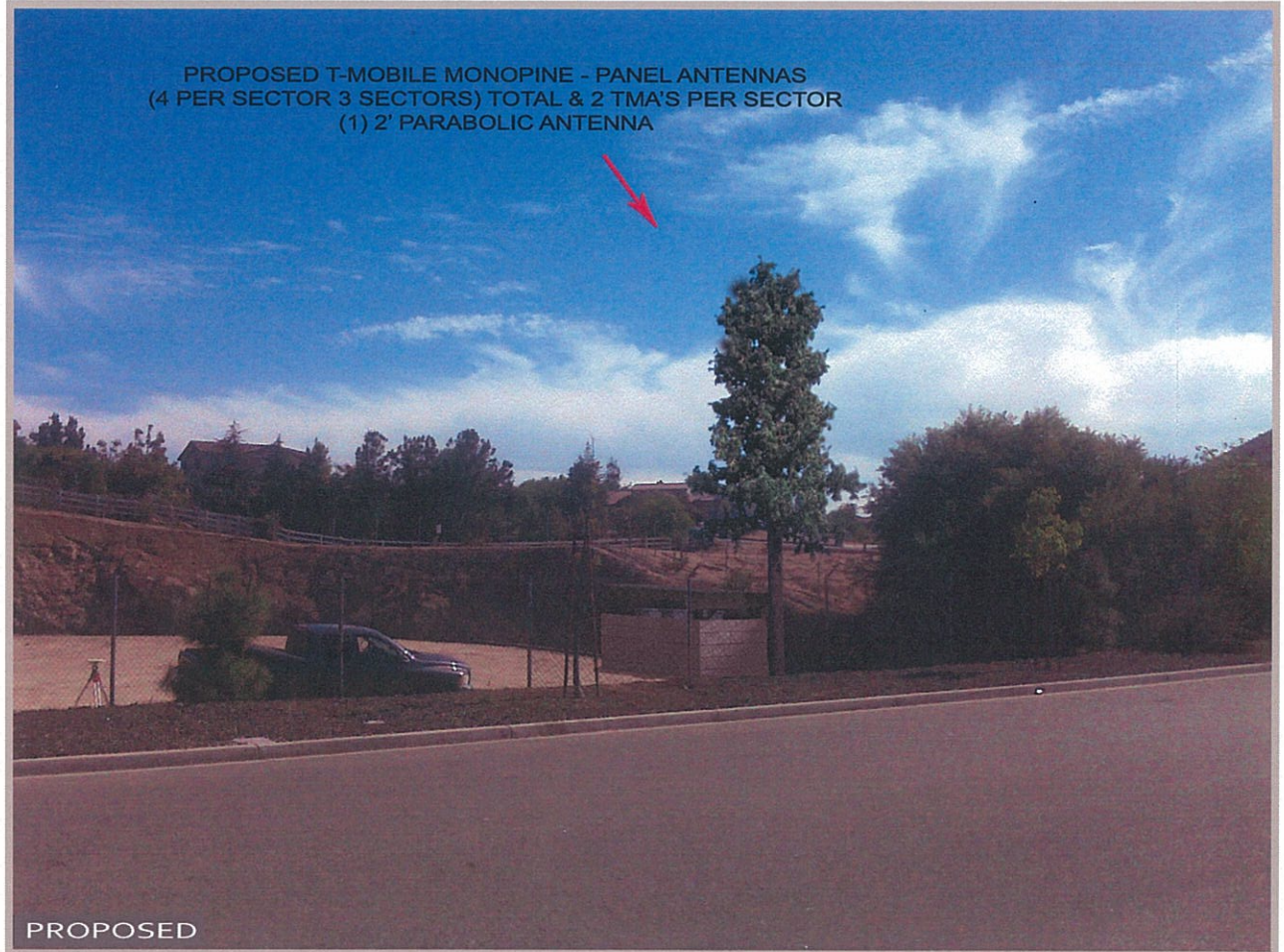


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



IE24889A - ROOSEVELT

18727 PINECONE LANE RIVERSIDE, CA 92502

AVILA INC

VIEW FROM WEST ON SCOTTSDALE

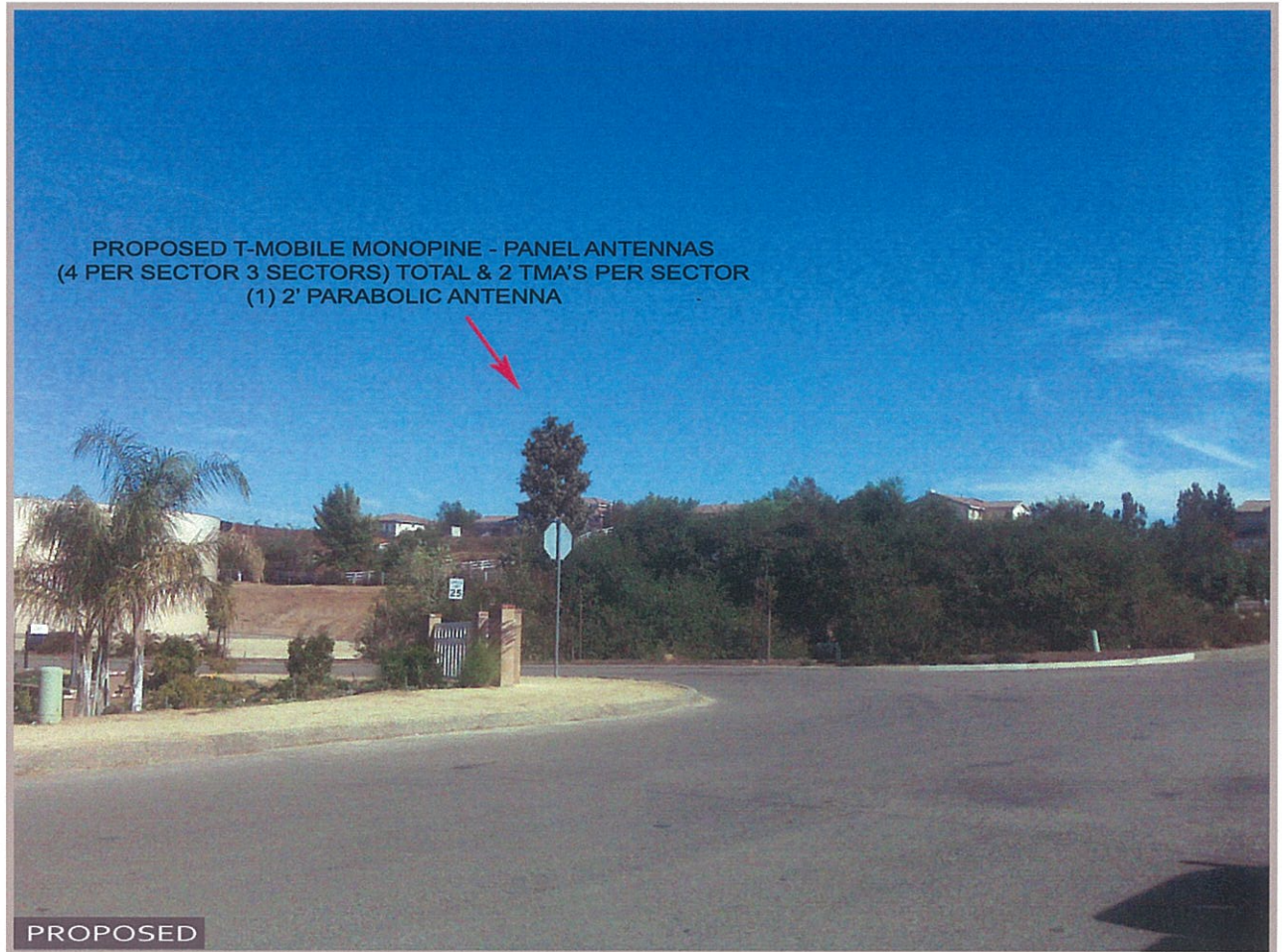


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



IE24889A - ROOSEVELT

8727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM EAST ON SCOTTSDALE

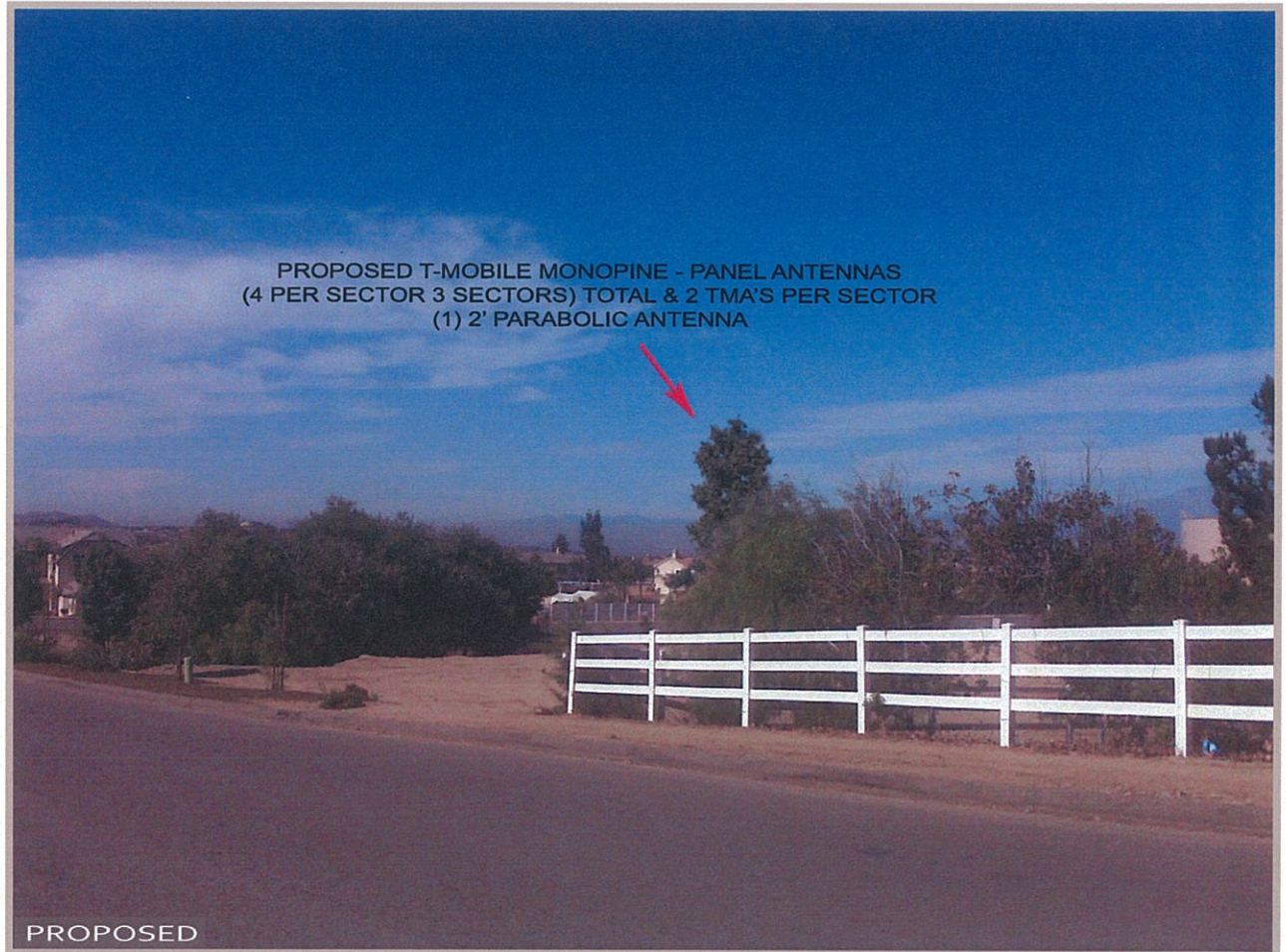


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



IE24889A - ROOSEVELT

8727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM ROW

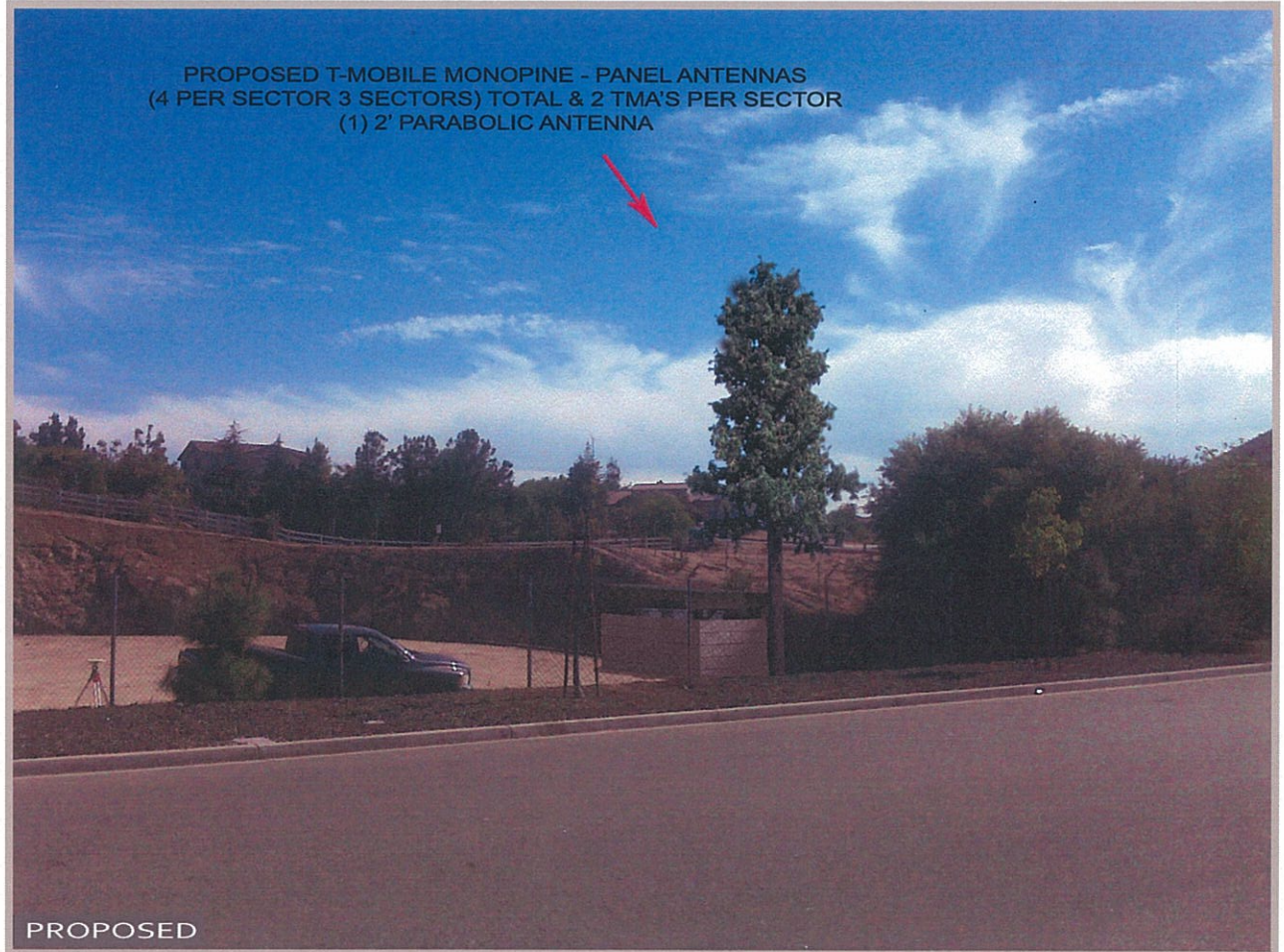


Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.



IE24889A - ROOSEVELT

18727 PINECONE LANE RIVERSIDE, CA 92502

AVILA INC

VIEW FROM WEST ON SCOTTSDALE

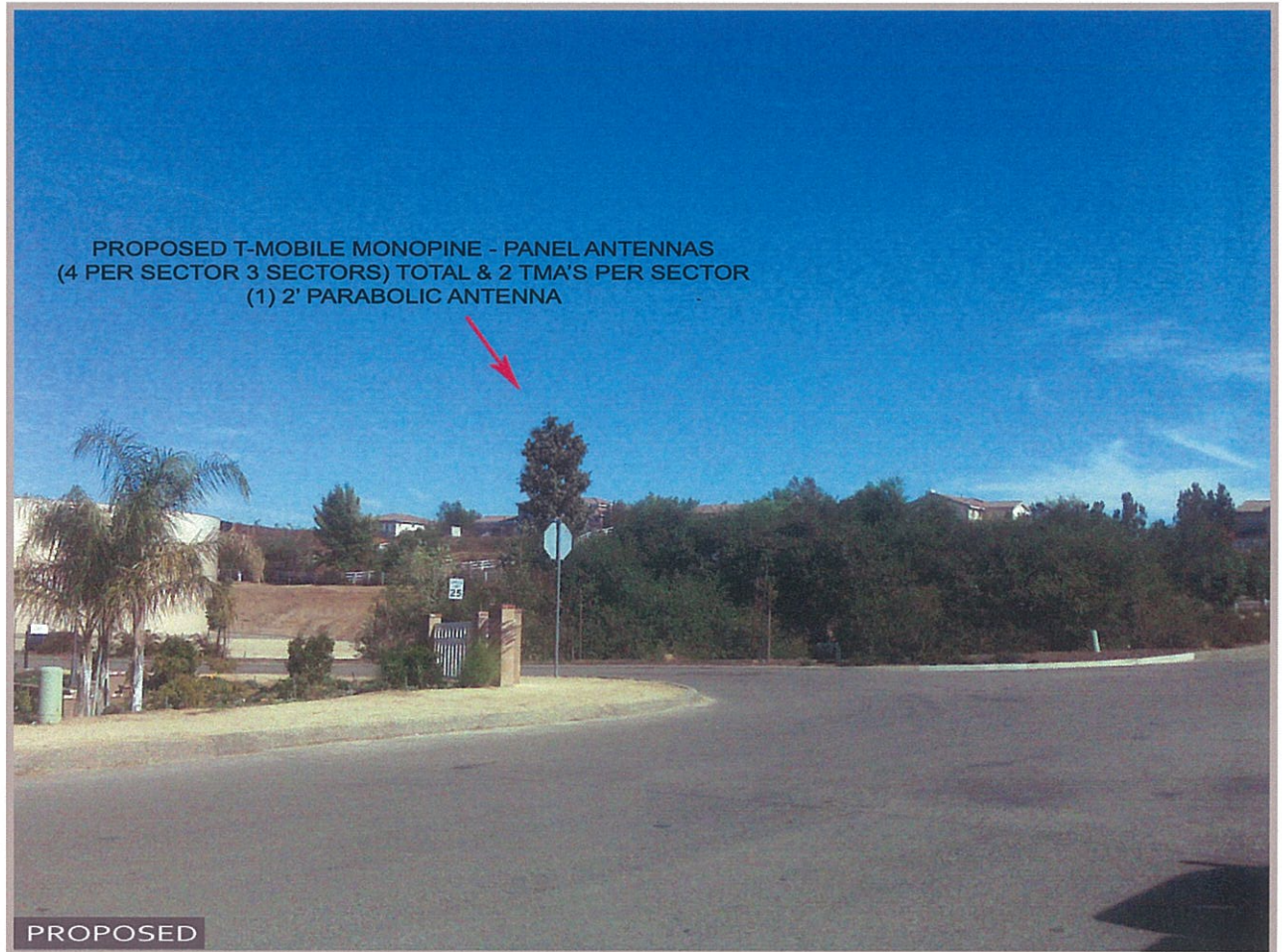


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IE24889A - ROOSEVELT

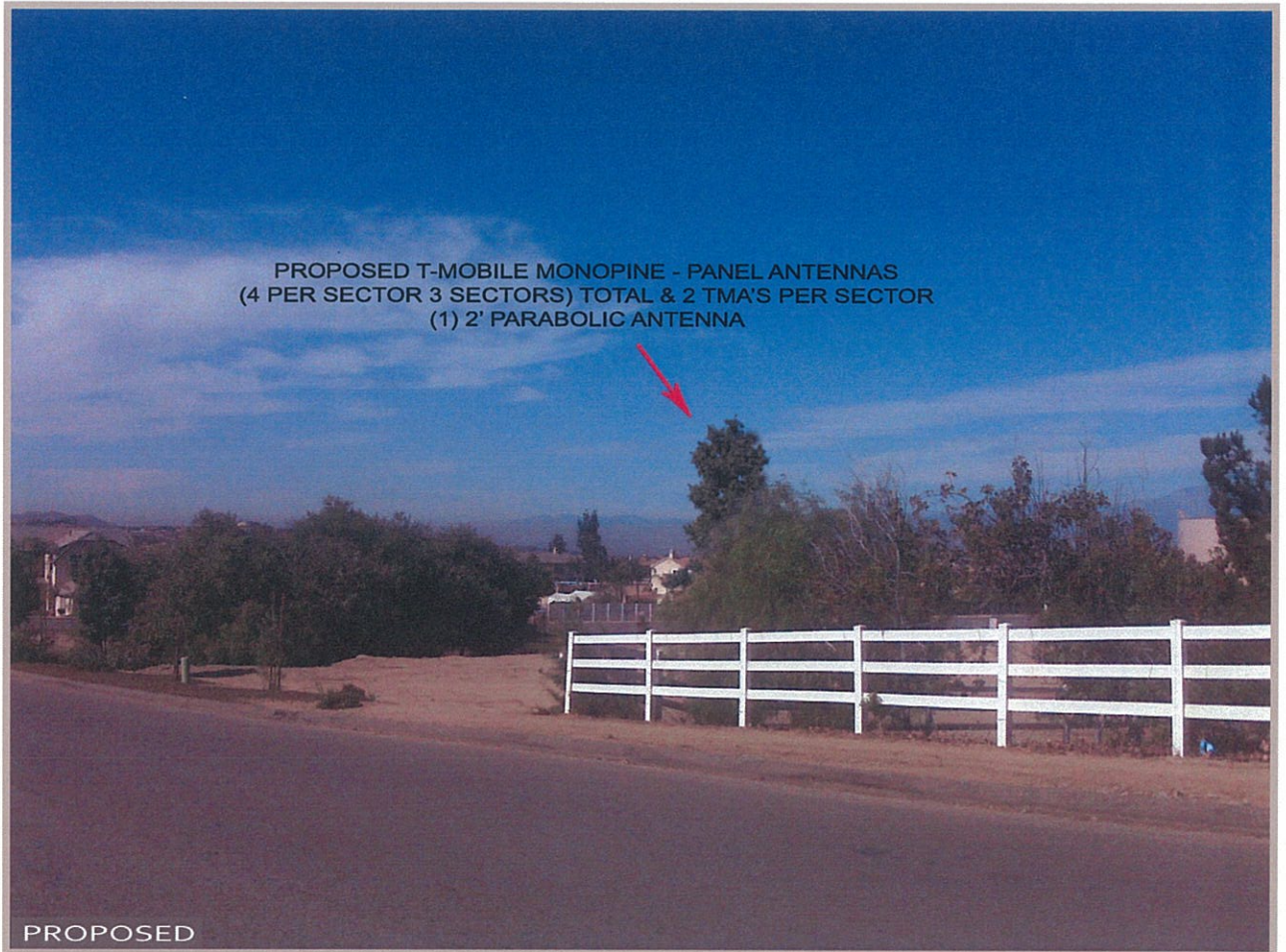
8727 PINECONE LANE RIVERSIDE, CA 92504

AVILA INC

VIEW FROM EAST ON SCOTTSDALE



EXISTING



PROPOSED T-MOBILE MONOPINE - PANEL ANTENNAS
(4 PER SECTOR 3 SECTORS) TOTAL & 2 TMA'S PER SECTOR
(1) 2' PARABOLIC ANTENNA

PROPOSED

Photo simulations based on available plans and client project data, and is intended to be a realistic representation of the proposed project. The final constructed site may vary.

T-Mobile®

T-Mobile®
Stick Together™

3257 E. QUAST RD., SUITE 200
ONTARIO, CA 91761

PLANS PREPARED BY:



CONNELL DESIGN GROUP, LLC
CONSULTING ENGINEERS
485 MACARTHUR COURT, SUITE 480, NEWPORT BEACH, CALIFORNIA
(949) 755-8800 OFFICE • (949) 755-8811 FAX
CDG#: 09-6817

CONSULTING GROUP:

AVILA INC.
6254 Avila Rd.
Yucca Valley, CA 92284
(760) 228-1556

SITE NUMBER: IE24889A
SITE NAME: ROOSEVELT WT
SITE TYPE: RAWLAND

CITY: RIVERSIDE
COUNTY: RIVERSIDE
JURISDICTION: CITY OF RIVERSIDE

PROJECT SUMMARY:

SITE ADDRESS:
... PINECONE LANE
RIVERSIDE, CA 92204

PROPERTY OWNER:
WESTERN MUNICIPAL WATER DISTRICT
450 ALEJANDRO BLVD.
RIVERSIDE, CA 92508
PHONE: (951) 755-5000

APPLICANT:
T-MOBILE WEST CORPORATION
3257 E. QUAST RD., SUITE 200
ONTARIO, CA 91761
PHONE:

ZONING MANAGER: LUNDA PAUL
CONSTRUCTION INSPECTOR: DENIS DEMARDO
DEVELOPMENT MANAGER: JENNIFER CARNEY (909) 331-7344

PROJECT DESCRIPTION:
INSTALLATION OF A GANTRY EQUIPMENT ENCLOSURE WITH TABLE COVER AND EQUIPMENT CABINETS.
INSTALLATION OF A 55'-0" TALL MONOPINE WITH ANTENNAS AND ONE GPS ANTENNA AT EQUIPMENT AREA
COAX RUNS FROM EQUIPMENT TO ANTENNAS
200A ELECTRICAL & TELCO SERVICE TO EQUIPMENT

BUILDING SUMMARY:
OCCUPANCY CLASSIFICATION: B (TELEPHONE EXCHANGE)
TYPE OF CONSTRUCTION: V-3
ZONING: R-4-2 1/2 RESIDENTIAL
TOTAL LEASE AREA: 850 SQ FT
ASSESSORS PARCEL NUMBER: 285-440-022

SHEET INDEX:

SHEET NUMBER: DESCRIPTION:

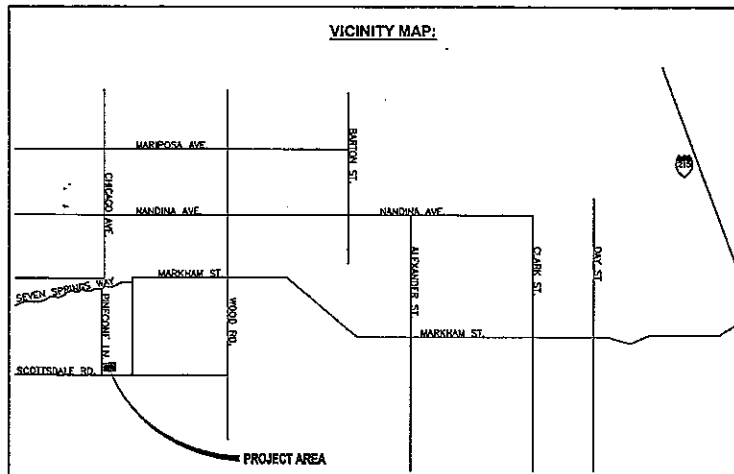
T-1 TITLE SHEET

LS-1 TOPOGRAPHIC SURVEY
LS-2 TOPOGRAPHIC SURVEY

A-1 SITE PLAN
A-2 ENLARGED SITE PLAN
A-3 ARCHITECTURAL ELEVATIONS
A-4 ARCHITECTURAL ELEVATIONS

L-1 IRRIGATION PLAN AND NOTES
L-2 LANDSCAPE DETAILS
L-3 PLANTINGS PLAN AND NOTES

VICINITY MAP:



NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	08/02/10	100% ZD'S	JPC

SITE INFORMATION:

ROOSEVELT WT
IE24889A
APN: 285-440-022
INTERSECTION OF PINECONE LANE AND
SCOTTSDALE ROAD
RIVERSIDE, CA 92204

SEAL:

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
AVILA INC.
6254 AVILA ROAD
YUCCA VALLEY, CA 92284
CONTACT: JOE SPIELER
PHONE: (805) 859-5256
EMAIL: jspieler@avila.net

ARCHITECTURAL & ENGINEERING:
CDG-CONNELL DESIGN GROUP, L.L.C.
4855 MACARTHUR COURT, STE 480
NEWPORT BEACH, CA 92660
CONTACT: JOE CONNELL
PHONE: (949) 506-4550

SURVEY:
FLYNN SURVEYING, INC.
2533 Wagon Wheel Rd.
Nareca, CA 92560
(951) 739-7949 phone/fax
(315) 879-2091 cell
Office (951) 739-7949
Fax (951) 739-7949
Mobile: (315) 879-2091
email: dflloyd@flynnsurveying.com

ELECTRICAL ENGINEER:
CDG-CONNELL DESIGN GROUP, L.L.C.
4855 MACARTHUR COURT, STE 480
NEWPORT BEACH, CA 92660
CONTACT: CHAU TANG
PHONE: (714) 262-8811

TELCO UTILITY CONTACT INFO:
VERIZON
MR. OSCAR ESCOBAR
ENGINEER PLANNER
1450 E. PHILLIPS BLVD.
POMONA, CA 91768
(909) 459-6340

SCS
JERRY CHAMBERLANE
SCS, IHS GROUP 1st FLOOR
2685 FOOTBALL BLVD.
RUALTO, CA 92376
(909) 820-5681

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. MGR			
A&E MGR			
ZONING MGR			
RF ENGINEER			
OPERATIONS			
SAC REP.			
UTILITIES			

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	350°	47'-10"	4	TMBX00-8518-R2M	8	7/8"	100' ±
B	90°	47'-10"	4	TMBX00-8518-R2M	8	7/8"	100' ±
C	250°	47'-10"	4	TMBX00-8518-R2M	8	7/8"	100' ±
N/A	N/A	N/A	1	GPS	1	1/2"	100' ±

NOTE: AZIMUTHS ARE FOR REFERENCE ONLY

DIRECTIONS FROM T-MOBILE ONTARIO OFFICE:
Start out going NORTHWEST on E QUAST RD toward E CENTRELAKE DR. Turn RIGHT onto E CENTRELAKE DR. Turn LEFT onto E QUAST RD. Turn LEFT onto N HAVEN AVE. Merge onto I-10 S. Merge onto I-15 S toward SAN DIEGO. Merge onto CA-52 E toward RIVERSIDE. Take the exit toward VAN BUREN BLVD/ETRIWANDA AVE. Turn RIGHT onto MISSION BLVD. MISSION BLVD becomes VAN BUREN BLVD. Turn RIGHT onto MOUNTAINVIEW CANYON RD. Turn LEFT onto HARLEY JOHN RD. Turn RIGHT to stay on HARLEY JOHN RD. Turn LEFT onto SCOTTSDALE RD. Turn LEFT onto PINECONE LN. 18722 PINECONE LN is on the LEFT.

THOMAS GLIDE (2004)
REGION: RIVERSIDE
PAGE: 378
GRID #: B1

BUILDING CODE: CALIFORNIA BUILDING CODE 2007
APPLICABLE CODES
ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC)
TA/DA-222-1995-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
AISC - CONSTRUCTION MANUAL, 9TH EDITION OR LATER.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

Coverage Improvement Comparison Table

Overall Coverage Improvement comparison		
Coverage Gap	4.82	sq miles
Coverage Gap Improvement from	Area (sq miles)	% Improvement on the Coverage Gap (Overall)
Primary Site @ 50' TOA	4.28	89%
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*Losing approximately 15% of coverage improvement if the height is reduced by 5' due to the blocking caused by the Water tank		
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SITE TYPE: RAWLAND

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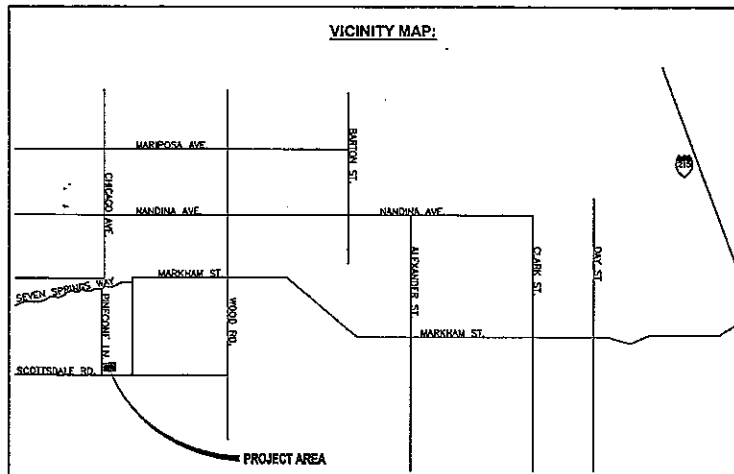
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THOMAS GLIDE (2004)
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PAGE: 378
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TITLE SHEET

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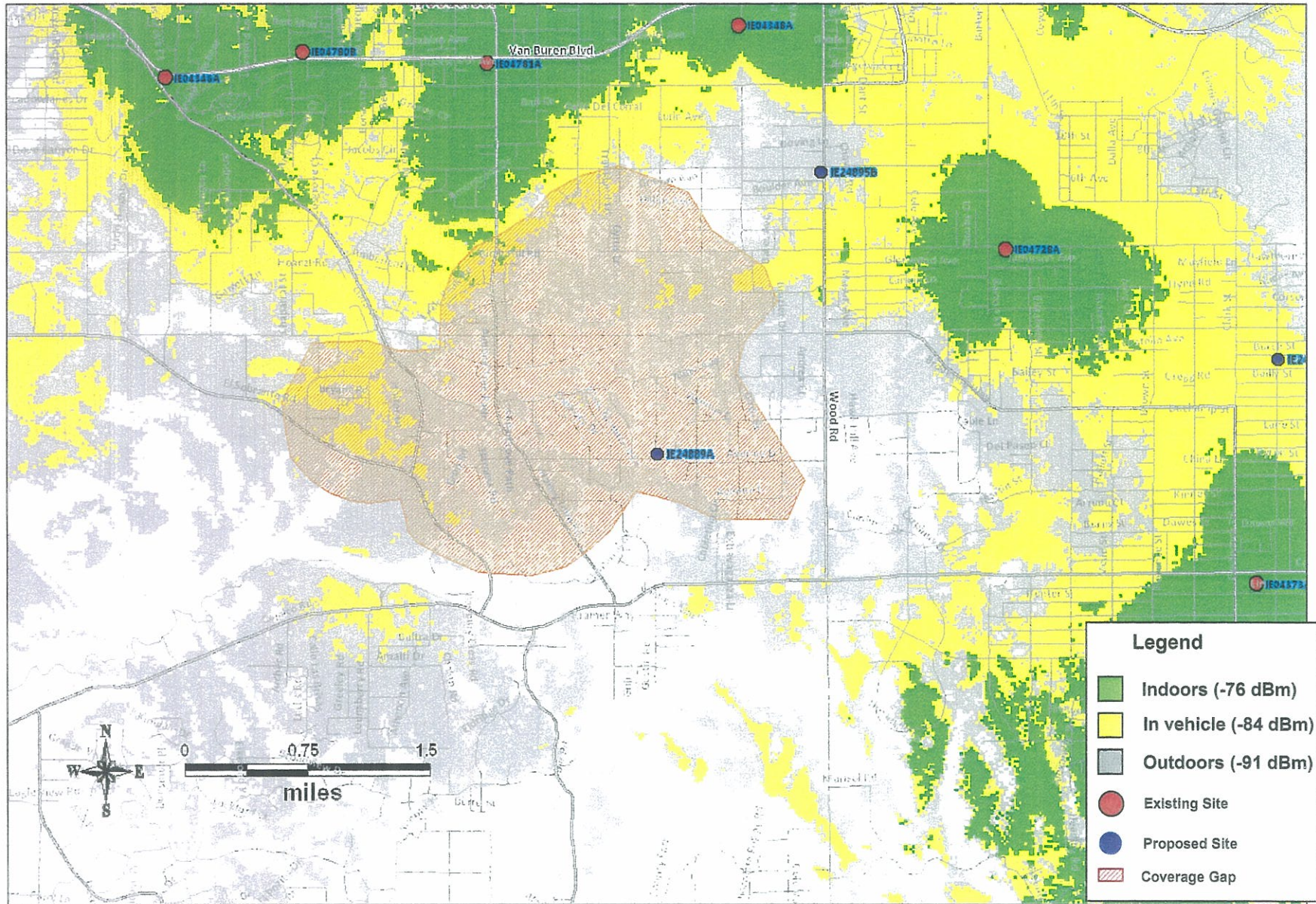
T-1

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Predicted Coverage w/o the Proposed Site

T-Mobile Site IE24889A

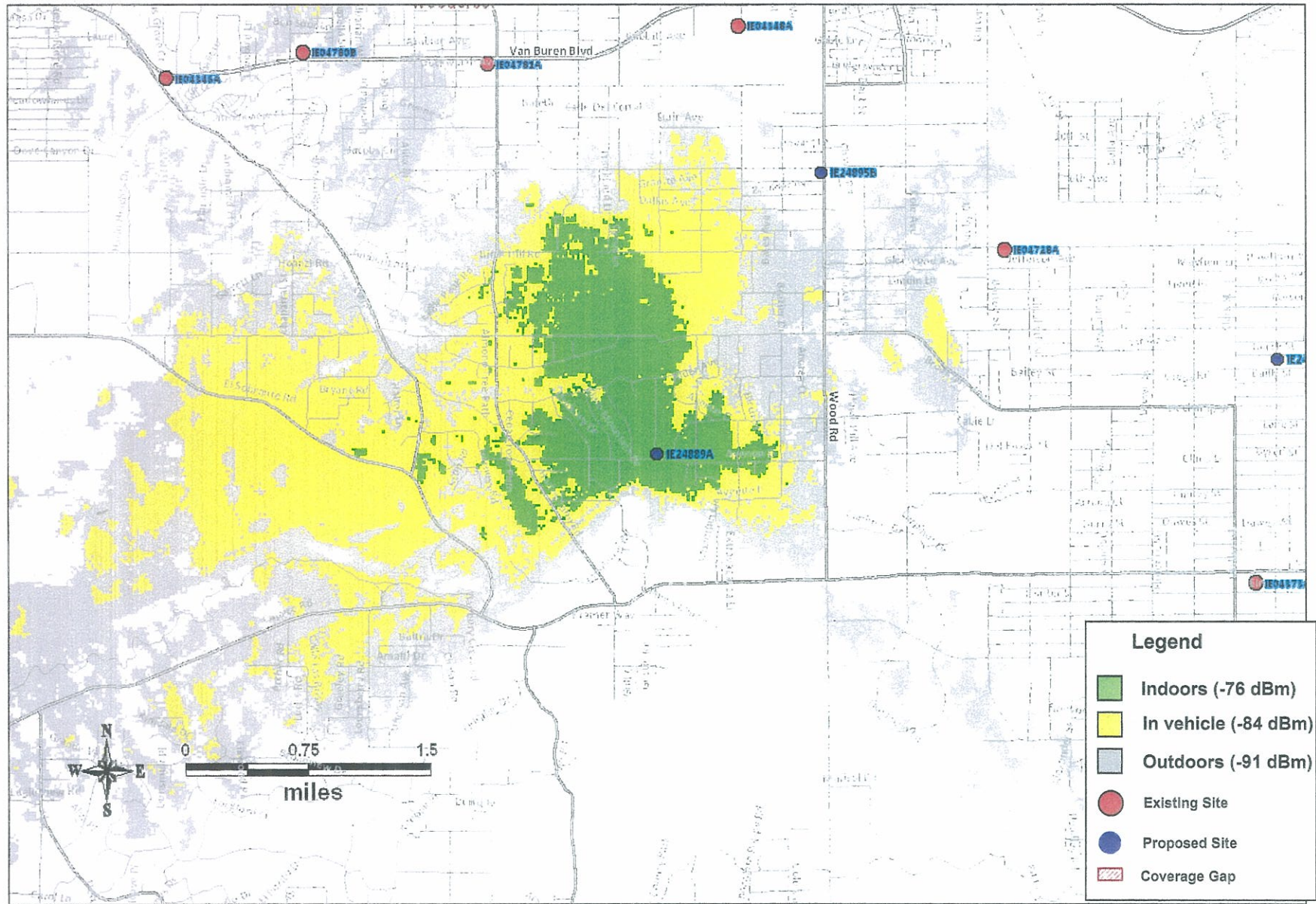


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 45' TOA

T-Mobile Site IE24889A

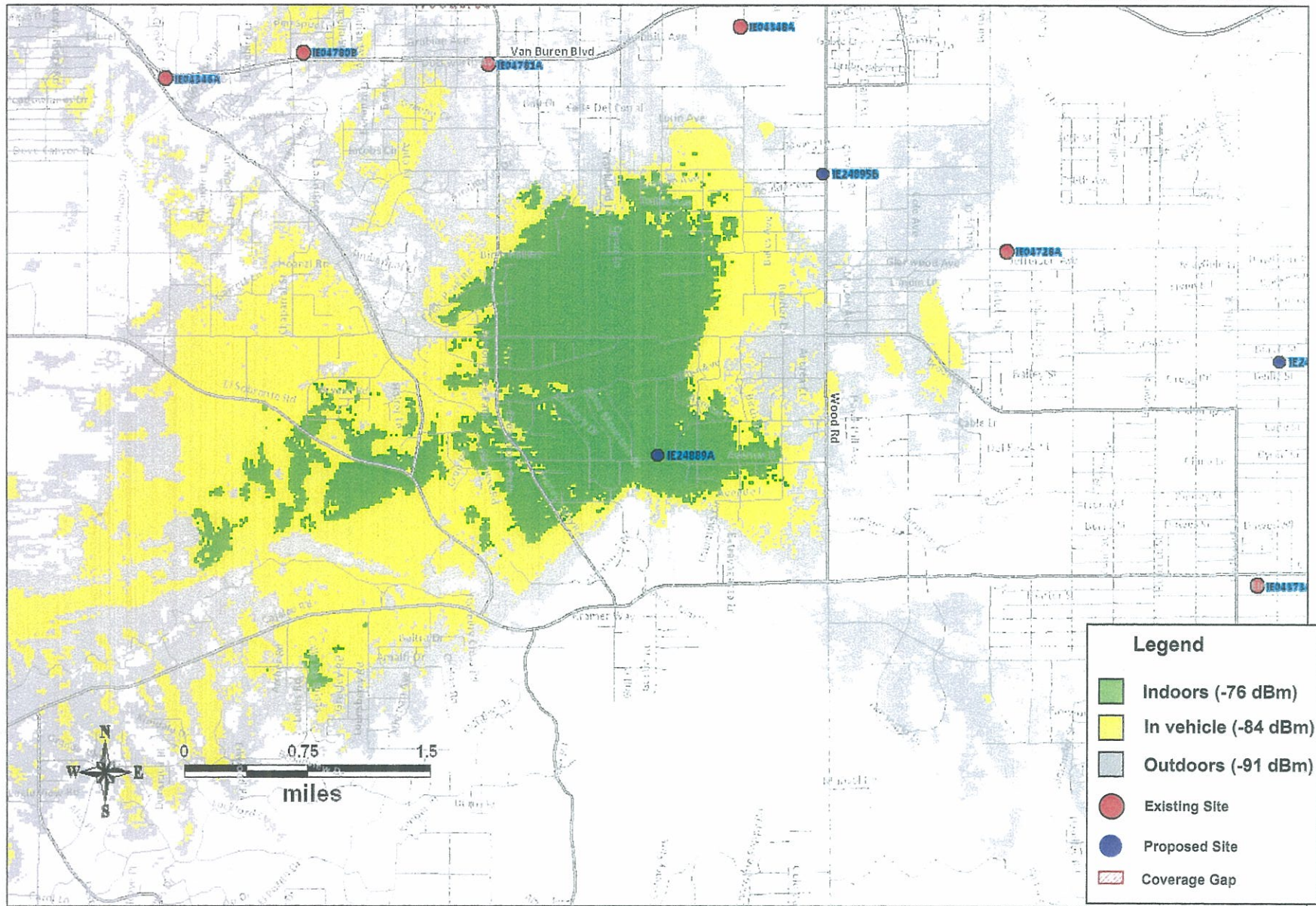


T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 50' TOA

T-Mobile Site IE24889A

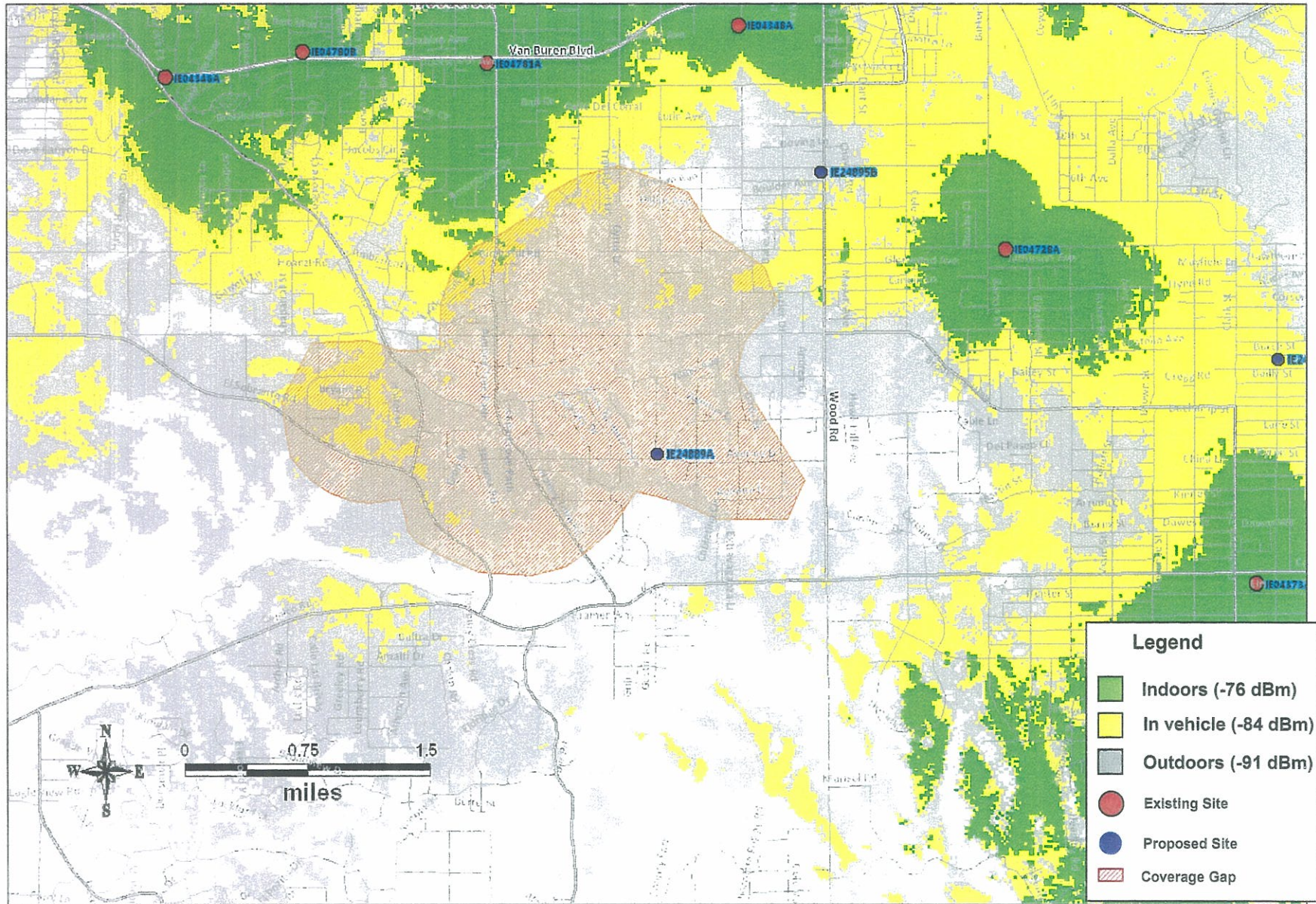


T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage w/o the Proposed Site

T-Mobile Site IE24889A

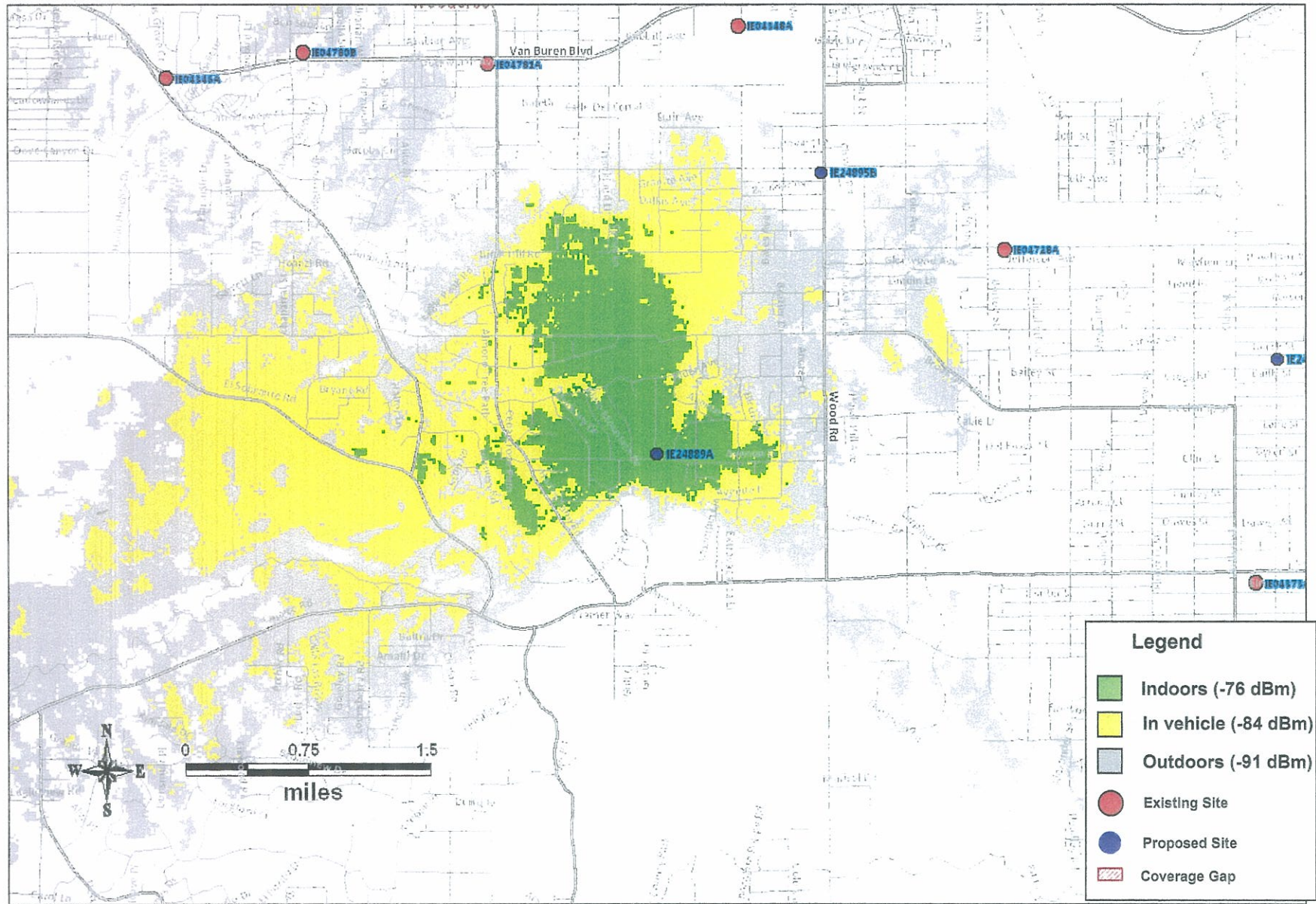


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 45' TOA

T-Mobile Site IE24889A

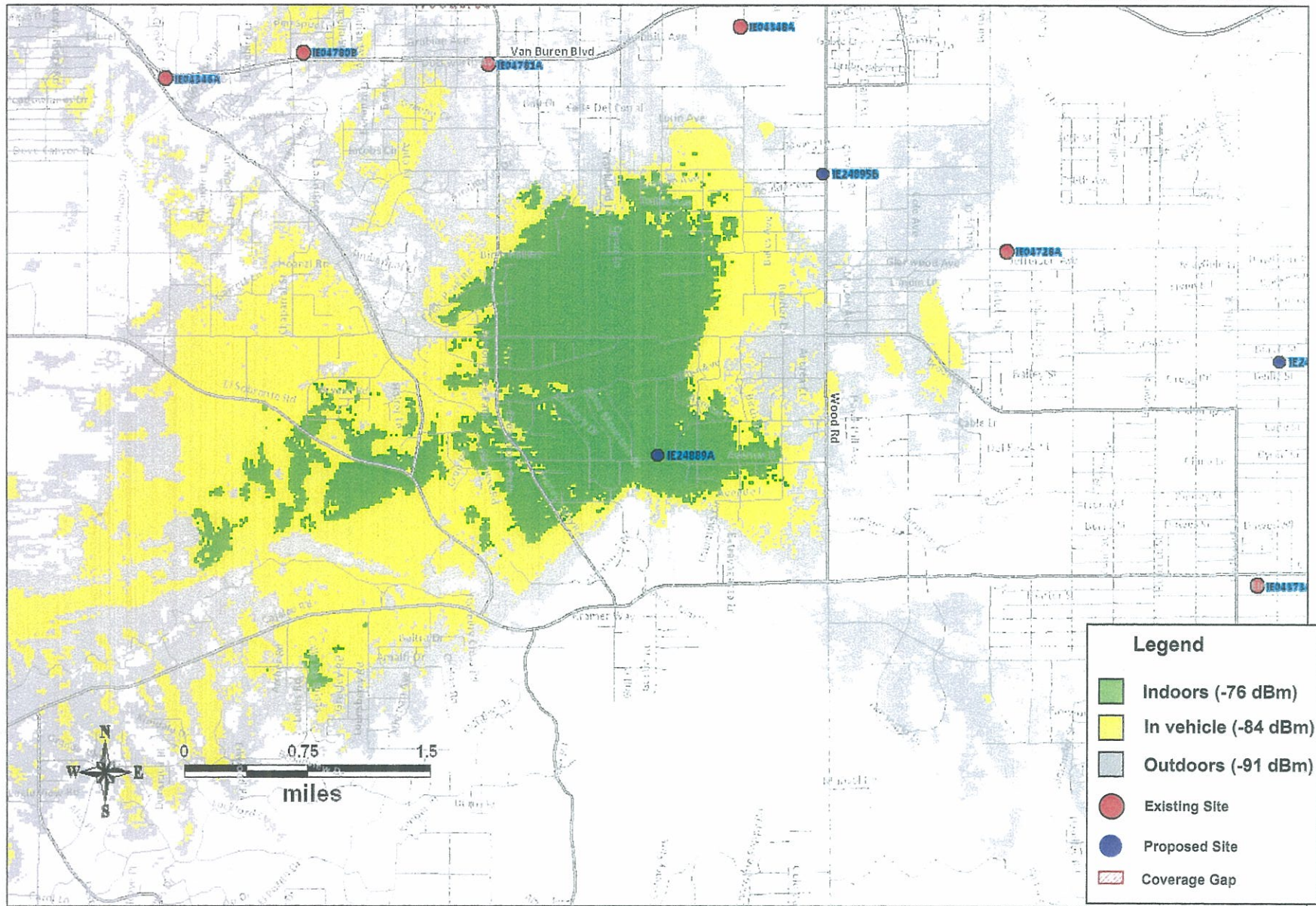


T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site Only @ 50' TOA

T-Mobile Site IE24889A

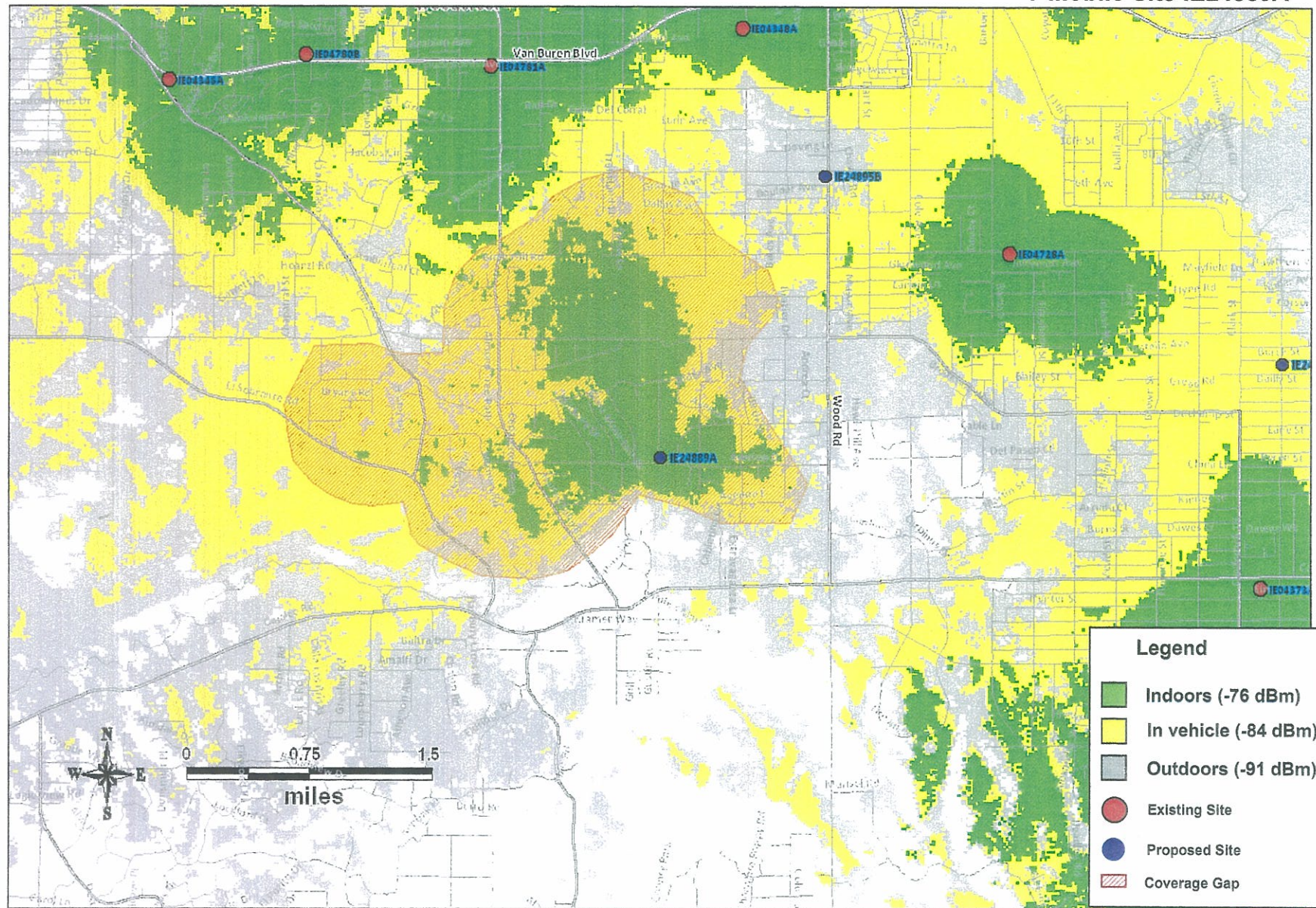


T-Mobile stick together

Confidential and Proprietary Information of T-Mobile USA

Predicted Coverage with the Proposed Site @ 45' TOA

T-Mobile Site IE24889A

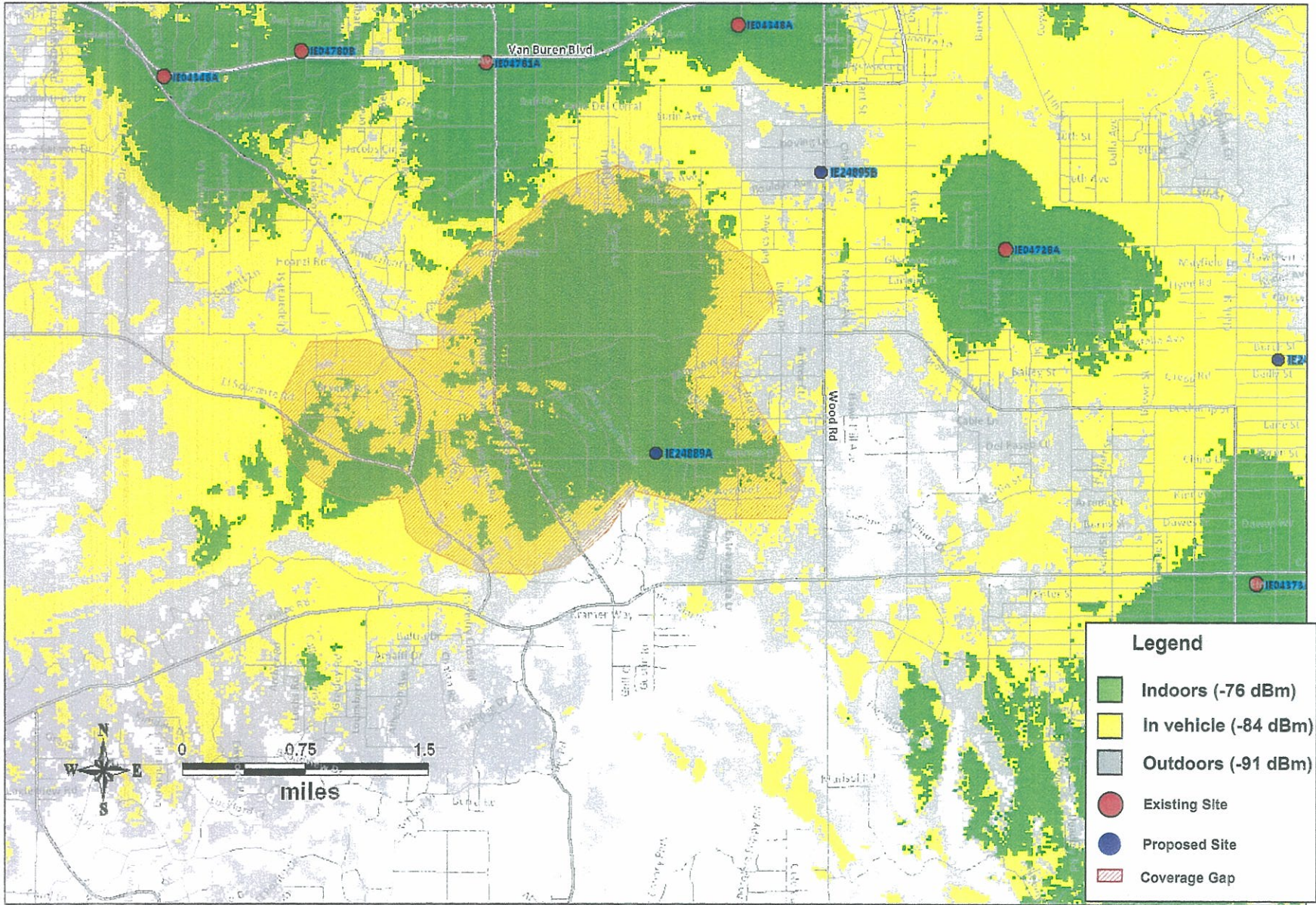


T-Mobile stick together

Confidential and Proprietary information of T-Mobile USA

Predicted Coverage with the Proposed Site @ 50' TOA

T-Mobile Site IE24889A



T-Mobile stick together™

Confidential and Proprietary information of T-Mobile USA

OWNER'S NAME: W.W.D.
 ASSESSOR'S PARCEL NUMBER(S) 285-440-022

BASIS OF BEARINGS: (NAD 83; Epoch 2002)
 THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5000 RECEIVERS AND TRIMBLE GEOCENTRIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETRIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TORP, ELEVATION = 103.91' AND 2) PNT, ELEVATION = 4233.46' WITH GEO059 CORRECTIONS APPLIED.

SITE TEMPORARY BENCHMARK:
 BENCHMARK IS A PK-HALL/WASHER LOCATED AT THE ENTRANCE OF THE WATER TANK SITE AS SHOWN HEREON. ELEVATION = 1827.55'.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: RIVERSIDE Effective Date: 8/28/2008
 Panel: 14550 Community-Panel Number: 90650
 The Flood Zone Designation for this site is: ZONE: X

FEMA FLOOD ZONE INFORMATION

ALL THAT PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 89°15' WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1125.36 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SAID SECT IONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO; THENCE NORTH 89°52' WEST ALONG SAID NORTH LINE OF SECTION 1, A DISTANCE OF 123.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00°04'29" EAST, A DISTANCE OF 2848.04 FEET; THENCE SOUTH 02°19'23" WEST, A DISTANCE OF 784.49 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'23" WEST, A DISTANCE OF 574.85 FEET; THENCE SOUTH 89°56'37" EAST, A DISTANCE OF 280.00 FEET; THENCE NORTH 00°02'23" EAST, A DISTANCE OF 574.85 FEET; THENCE NORTH 89°56'37" WEST, A DISTANCE OF 280.00 FEET TO THE TRUE POINT OF BEGINNING.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:
 THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 09-22512410-1-59 PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND DATED JULY 27, 2008 FOR OTHER DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY.

ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: County of Riverside, a political subdivision
 Purpose: Drainage
 Recorded: February 25, 1999, Instrument No. 074945, of Official Records (AS SHOWN HEREON)

ITEM #8 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: Mockingbird 54, LLC, a California limited liability company
 Purpose: Roadway
 Recorded: August 18, 2000, Instrument No. 2000-0315306, of Official Records (AS SHOWN HEREON)

ITEM #9 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Purpose: Public road and drainage, including public utility and public services
 Recorded: August 31, 2000, Instrument No. 342363, of Official Records (AS SHOWN HEREON)

ITEM #10 - Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
 Granted to: County of Riverside, a political subdivision
 Purpose: Drainage
 Recorded: August 31, 2000, Instrument No. 342364, of Official Records (AS SHOWN HEREON)

END OF EASEMENTS

*ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT AFFECT THE PROPOSED T-MOBILE LEASE AREA.

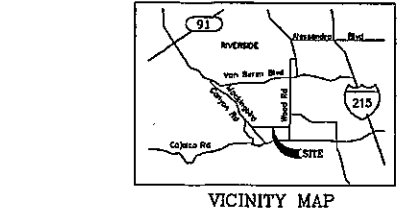
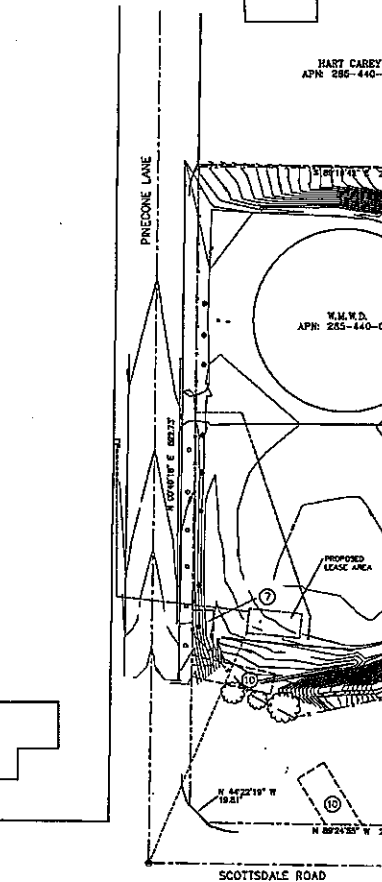
PRELIMINARY TITLE NOTES:

PARCEL 1: (Lease Parcel Area)
 BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PINECONE LANE AND SCOTTSDALE ROAD WITH THE CENTERLINE OF SCOTTSDALE ROAD HAVING A BEARING OF SOUTH 89°24'55" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE NORTH 22°56'36" EAST, A DISTANCE OF 203.28 FEET TO THE SOUTHWEST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 5°38'29" EAST, A DISTANCE OF 20.00 FEET; THENCE,
- 2) SOUTH 84°21'31" EAST, A DISTANCE OF 43.00 FEET; THENCE,
- 3) SOUTH 5°38'29" WEST, A DISTANCE OF 20.00 FEET; THENCE,
- 4) NORTH 84°21'31" WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 880 SQUARE FEET, MORE OR LESS.



PARCEL 2: (Access Easements)

BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 12 FOOT WIDE VEHICULAR ACCESS EASEMENT, THE CENTERLINE OF WHICH AS SHOWN HEREON.

PARCEL 3: (Utilities Easements)

BEING A PORTION OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AS SHOWN BY SECT IONIZED SURVEY OF THE OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN 2 FOOT WIDE UTILITY EASEMENT, THE CENTERLINE OF WHICH AS SHOWN HEREON.

ADD. LEGEND

BC	BOTTOM OF CURB
DC	DITCH CONCRETE
EC	EDGE OF CONCRETE
ETR	ELECTRICAL TRANSFORMER
EP	EDGE OF PAVEMENT
FL	FLOWLINE CURB & GUTTER
FNCP	FENCE
LP	LIP OF CUTTER
NG	GROUND SPOT ELEVATION
RAU	RANGE ON WATER TANK
RTOP	ROOF TOP
TC	TOP OF CURB
TTP	TREE TOP
VG	V-GUTTER
WT	WATER TANK TOP
---	BOUNDARY LINE
---	CENTERLINE
---	ASSC. PROPERTY LINE
---	ASSC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FENCE LINE

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over notes & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on NOVEMBER 4, 2009.

GENERAL NOTES

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PK	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLDG	BUILDING	RS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DOOR	DOOR	RY	ROOF YENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE-ELEV	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SD	STORM DRAIN MANHOLE
GPS	GPS POINT	TEB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
HTR	HEATER	TB	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TSB	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TP	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

LEGEND

T-Mobile

3251 E. GILASTI RD.
 SUITE 200
 ONTARIO, CA 91761

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PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1	11/10/09	80% ZONING
2	11/19/09	LEASE AREA

FLOYD SURVEYING, INC.

2555 WAGON WHEEL ROAD
 NORCO, CA 92580
 OFFICE/FAX (951) 738-7949
 EMAIL: floyd@floydsurveying.com

David A. Floyd
 No. 7278
 Exp. 12/31/2009
 STATE OF CALIFORNIA

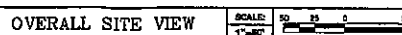
SITE NAME
ROOSEVELT

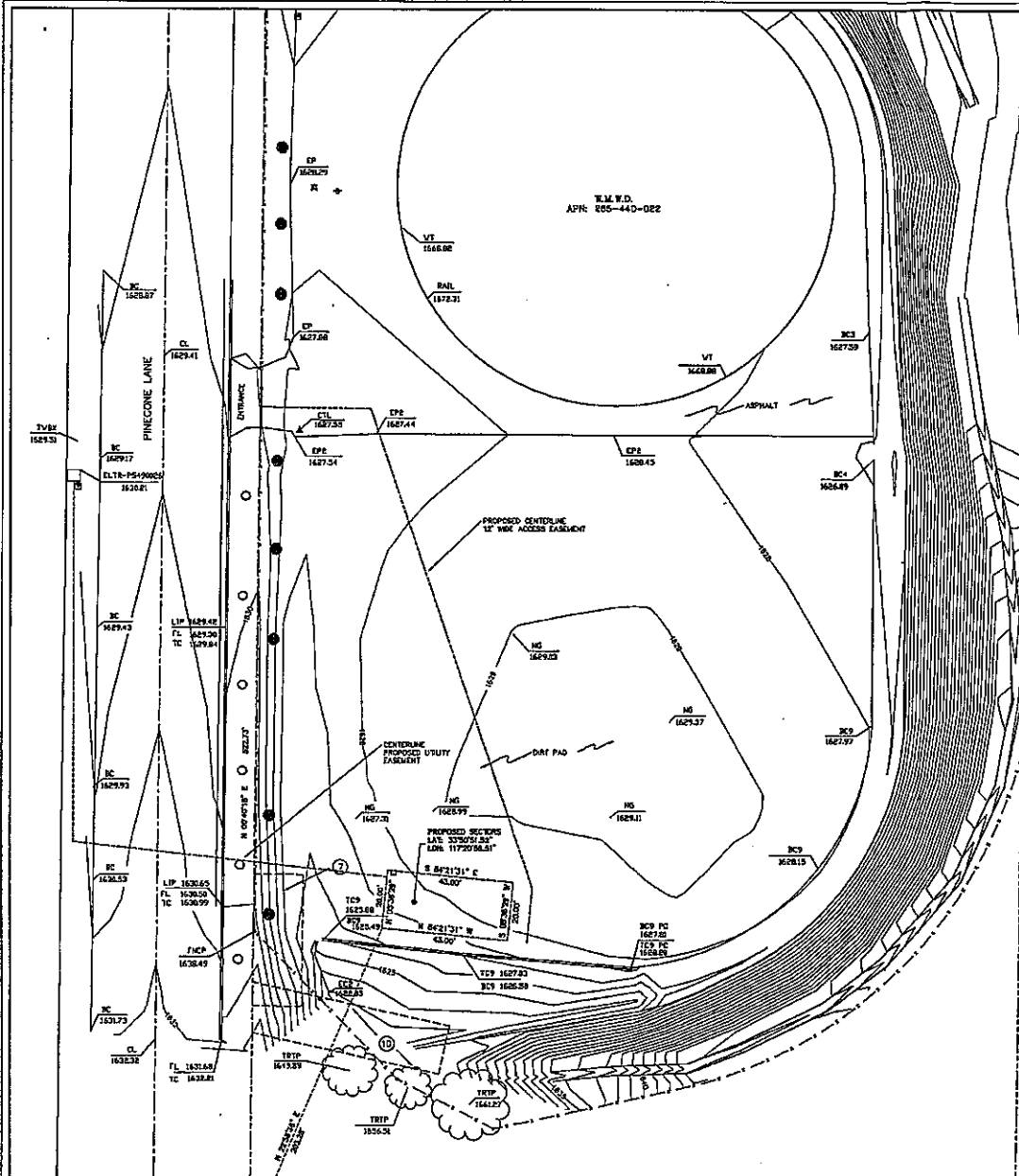
SITE NUMBER
1E24889A

SITE ADDRESS
 18121 PINECONE LANE
 RIVERSIDE, CA 92504

SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS1





ROAD
APN: 285-440-007

TRIP
1695.80

MORTA
APN: 285-440-008

ROSS
APN: 285-440-009

WATSON
APN: 285-440-010

ADD. LEGEND

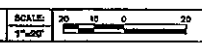
BC	BOTTOM OF CURB
DITCH	DITCH
EC	EDGE OF CONCRETE
ELTR	ELECTRICAL TRANSFORMER
EP	EDGE OF PAVEMENT
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FICP	FLOWLINE CURB & GUTTER
LIP	LIP OF GUTTER
NG	GROUND SPOT ELEVATION
RWL	RAIL ON WATER TANK
RTOP	ROOF TOP
TC	TOP OF CURB
TRIP	TREE TOP
VD	V-GUTTER
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---	BOUNDARY LINE
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- Field survey completed on NOVEMBER 4, 2009.

GENERAL NOTES

AC	AIR CONDITIONER	P4	PARCEL MAP
ASPH	ASPHALT	P	PARKING METER
BC	BOTTOM OF CURB	PM	POWER POLE
BUDG	BUILDING	RES	RECORD OF SURVEY
B	BOLLARD	RD	ROOF DRAIN
C	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
D	DOOR	R	ROOF VENT
E	ELECTRIC BOX	S	SANITARY SEWER MANHOLE
F	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
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A	GY ANCHOR	TP	TELEPHONE PEDSTAL
HTR	HEATER	TB	TEMPORARY BENCHMARK
I	INLET	TRE	TITLE REPORT EXCEPTION
IR	IRRIGATION BOX	TC	TOP OF CURB
IRV	IRRIGATION VALVE	TBS	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
L	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
()	MEASURED DISTANCE	W	WATER METER
M	MONITORING WELL		

DETAIL SITE VIEW



LEGEND

T-Mobile

3291 E. GUAJATI RD.
SUITE 200
ONTARIO, CA 91761

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PREPARED BY: DAF

CHECKED BY: DAF

APPROVED BY: DAF

#	DATE	REVISIONS
1.	11/04/09	80% ZONING
2.	11/19/09	LEASE AREA

FLOYD SURVEYING, INC.

2553 WAGON WHEEL ROAD
KORVCO, CA 92380
OFFICE/FAX (951) 739-7949
EMAIL: floyd@floydsurveying.com

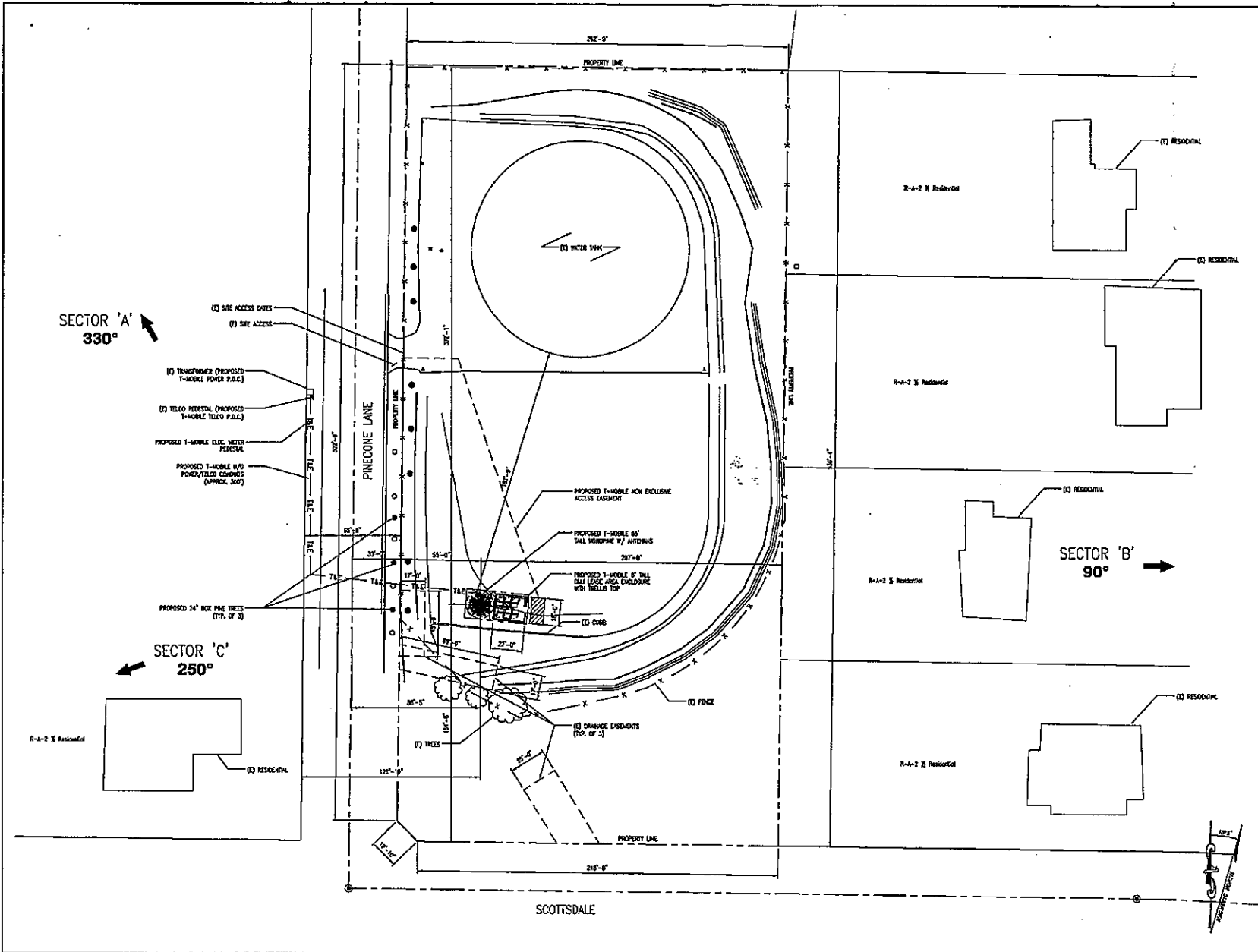
SITE NAME
ROOSEVELT

SITE NUMBER
1E24889A

SITE ADDRESS
18121 PINECONE LANE
RIVERSIDE, CA 92504

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER
LS2



T-Mobile
 Stick Together™
 3337 E. CLAYTON RD., SUITE 200
 CHENAY, CA 93741

PLANS PREPARED BY:
EDG
 CONNELL DESIGN GROUP, LLC
 CONSULTING ENGINEERS
 1433 MACARTHUR BLVD., SUITE 300, RIVERSIDE, CA 92504
 (951) 724-5007 OFFICE • (951) 724-1111 FAX
 CDG#: 09-8817

CONSULTING GROUP:
AVILA INC.
 6254 Avila Rd.
 Yucca Valley, CA 92284
 (760) 228-1556

NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
4	04/29/10	UPDATE MONOPINE HEIGHT	JPC
5	06/16/10	100% ZD'S	JPC
6	08/02/10	100% ZD'S	JPC

SITE INFORMATION:
**ROOSEVELT WT
 IE24889A**
 APN: 285-440-022
 INTERSECTION OF PINECONE LANE AND
 SCOTTSDALE ROAD
 RIVERSIDE, CA 92504

SEAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

SITE PLAN

SCALE:
 1" = 30'-0" 0' 15' 30" 1

T-Mobile
Stick Together[®]

3257 E. DUMAS ST., SUITE 200
CHANDLER, AZ 85226

PLANS PREPARED BY:
CDG
CONNELL DESIGN GROUP, LLC
CORPORATE OFFICE: SUITE 400, 14000 W. BUCKLEBOURNE, CHANDLER, AZ 85226
PHOTOGRAPHY OFFICE: (PH) 724-3433 FAX (PH) 724-3433
CDG#: 09-6817

CONSULTING GROUP:
AVILA INC.
6254 Avila Rd.
Yucca Valley, CA 92284
(760) 228-1556

NO.	DATE	DESCRIPTION	BY:
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK
3	03/31/10	ADD LANDSCAPE	JPC
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6	08/02/10	100% ZD'S	JPC

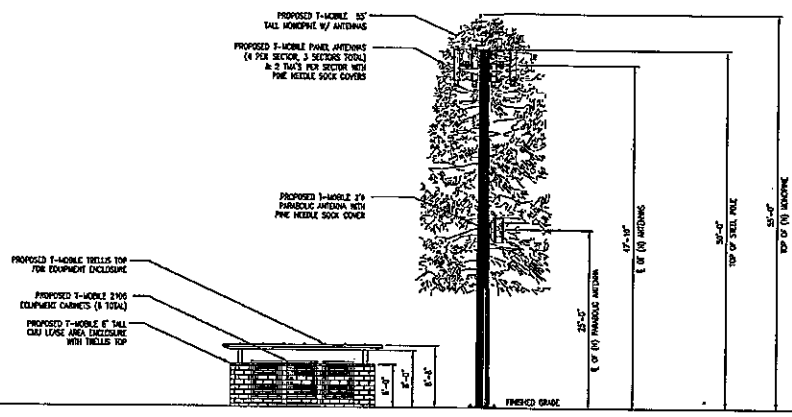
SITE INFORMATION:
**ROOSEVELT WT
IE24889A**
APN: 265-440-022
INTERSECTION OF PINOCCHIO LANE AND
SCOTTSDALE ROAD
RIVERSIDE, CA 92504

SEAL:

SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**

SHEET NUMBER:
A-3

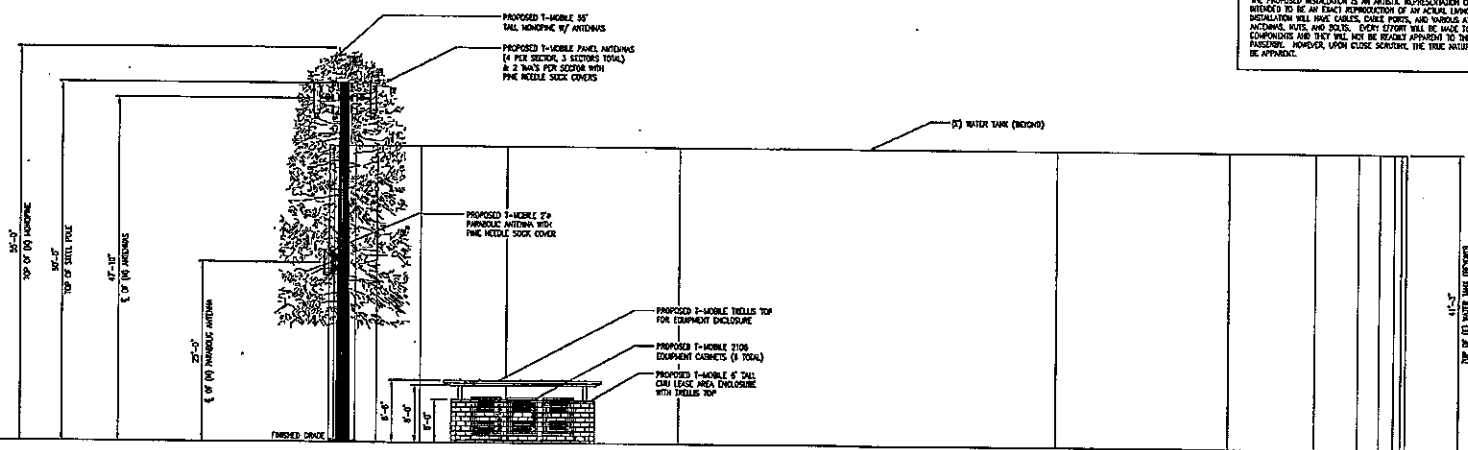
THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, HATS, AND SCULPT. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSERBY. HOWEVER, UPON CLOSE SCANNING, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.



NORTH ELEVATION

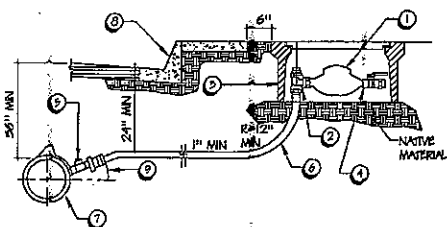
SCALE:
1/8"=1'-0" 0 4 8' 1

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SOUTH ELEVATION

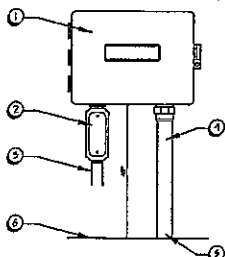
SCALE:
1/8"=1'-0" 0 4 8' 2



- 1 1" OR 2" METER, BRONZE, FURNISHED BY WATER AUTHORITY AT CUSTOMER'S EXPENSE. CENTER METER IN METER BOX.
- 2 FOR 1" METER CONNECTION, USE 1" OR 2" BRASS ANGLE METER STOP.
- 3 POLYMER METER BOX WITH SOLID LID.

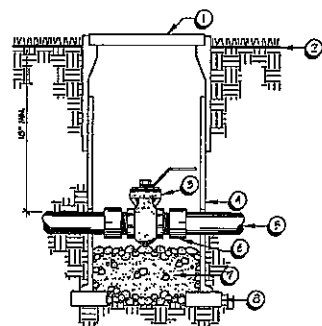
A 1" AND 2" SERVICE CONNECTION
N.T.S.

NOTE: ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES. ELECTRICAL METER TO BE INSTALLED OPPOSITE SIDE IRRIGATION CONTROLLER PER NFPA'S SPECIFICATIONS.



- 1 IRRIGATION CONTROLLER MOUNTED TO WALL. REFER TO IRRIGATION LEGEND, SHEET 1-1 FOR CONTROLLER SPECIFICATIONS.
- 2 JUNCTION BOX BY GENERAL CONTRACTOR.
- 3 110V WIRE AND CONDUIT TO ELECTRICAL CONNECTION BY GENERAL CONTRACTOR.
- 4 2" CONDUIT AT MINIMUM 18" BELOW GRADE AND INSULATED TO 3" ON OUTSIDE WALL.
- 5 CONTROL WIRES TO REMOTE CONTROLLER VIA MAINLINE TRENCH.
- 6 FINISH GRADE.

C WALL MOUNTED CONTROLLER
N.T.S.



- 1 6" DIAMETER ROUND GREEN PLASTIC VALVE BOX W/ G.V. BURNED INTO LID < MIN. 2" HIGH
- 2 FINISH GRADE
- 3 BALL VALVE, LINE SIZE
- 4 VALVE BOX EXTENSION, LENGTH AS REQUIRED
- 5 PVC MAINLINE
- 6 PVC MALE ADAPTER
- 7 3/4" PEA GRAVEL
- 8 BRICK SUPPORTS

NOTE: UTILIZE PURPLE VALVE BONES FOR RECLAIMED LINES

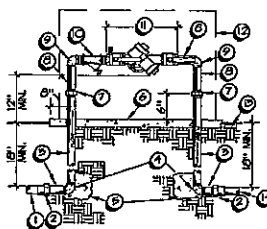
F BRASS BALL VALVE
N.T.S.

- 4 1" OR 2" ISOLATION VALVE, FOR 812-44WR-1054 OR EQUIV.
- 5 BRASS CORROSION STOP. (COMPRESSION FITTING X NPT)
- 6 1" OR 2" TYPE K SOFT COPPER TUBING (POLY SLEEVES).
- 7 DOUBLE STRAP BRASS SERVICE SADDLE REQUIRED FOR DUCTILE IRON MAINS. A WELDED COUPLING IS REQUIRED FOR STEEL MAINS. SERVICE SHALL NOT BE INSTALLED WITHIN 24" OF VALVE, COUPLING JOINT, OR FITTING. USE TRIPLE STRAP STAINLESS STEEL SADDLE FOR WATER MAINS ABOVE 12" DIAMETER.
- 8 SCAMP 1/4" IN CURB FACE AT SERVICE LOCATION (3" SIZE LETTERING).
- 45° ANGLE FROM HORIZONTAL FOR 1" SERVICE. 90° ANGLE FROM HORIZONTAL FOR 2" SERVICE.

NOTES:
1. THE WATER METER SERVICE LINE SHALL BE LAD PERPENDICULAR FROM THE WATER MAIN TO THE METER STOP.
2. METER BOX SHALL BE SET BEHIND SIDEWALK IF RIGHT-OF-WAY PERMITS OR FLUSH WITH TOP OF CURB IN PARKWAY IF NO SIDEWALK EXISTS.
3. NO STRUCTURE (BLOCK WALL, PLANTER, ETC) SHALL BE CONSTRUCTED WITHIN 12" OF METER BOX.
4. METER FURNISHED THROUGH LOCAL WATER AUTHORITY.
5. NEW INSTALLATION MUST COMPLY WITH DEVELOPMENT PROCEDURAL GUIDELINES.

NOTES:

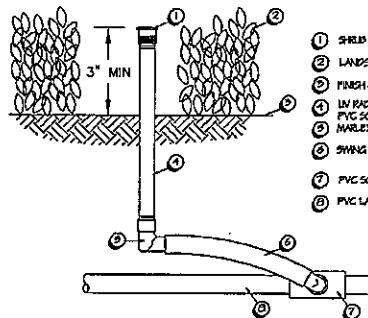
- LEVER ENCLOSURE UNIT SHALL BE HINGED, PROVIDE APPROPRIATE SIZE AS REQUIRED TO HINGE OVER BACKFLOW UNIT. CAST SUPPORT HARDWARE INTO CONCRETE SLAB



- 1 IRRIGATION MAINLINE FROM P.O.C.
- 2 PVC MALE ADAPTER
- 3 GALVANIZED NIPPLES, WRAP UNDERGROUND PIPE WITH C23 WRAPS DUCT TYPE
- 4 GALVANIZED 90 ELBOW
- 5 10" BY 12" BY 12" CONCRETE STREET BLOCK
- 6 4" CONCRETE SLAB
- 7 ELECTRIC COUPLING
- 8 BRASS NIPPLE, TYPICAL
- 9 BRASS 90 ELBOW, TYPICAL
- 10 ANTI-SUCKING BRASS WIRE STRAINER, LINE SIZE
- 11 REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES, INSTALL PER LOCAL CODE
- 12 BACKFLOW PREVENTER ENCLOSURE BY LEAKUR MANUFACTURING
- 13 FINISH GRADE
- 14 PVC MAINLINE SUPPLY TO VALVES

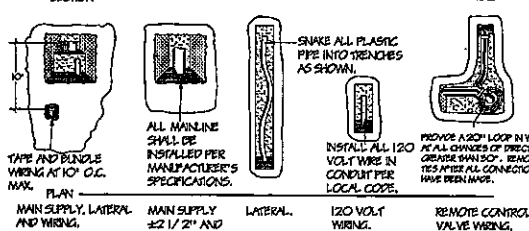
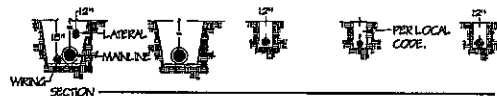
B REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.

- 1 TREE TRUNK
- 2 ROOTBALL
- 3 GRAVEL / BARK MULCH, ECT.
- 4 4" DIA. POLY DRAIN GRADE
- 5 FINISH GRADE
- 6 BUBBLER
- 7 4" DIA. PERFORATED PIPE ARRANGE PERFORATIONS TOWARDS ROOTBALL, TYPICAL 1/2" PERFORATIONS AT 2" O.C.
- 8 PEA GRAVEL
- 9 PVC SCH. 80 RISER, LENGTH AS REQUIRED
- 10 PVC SCH. 40 ELL.
- 11 SUBGRADE
- 12 PVC SCH. 50 90° TEE
- 13 BACKFILL MIX
- 14 PVC SCH. 80 NIPPLE
- 15 PVC LATERAL LINE



- 1 SHIELD SPRAY NOZZLES
- 2 LANDSCAPING
- 3 FINISH GRADE
- 4 1/2" IRRIGATION RESONANT 1/2" PVC SCH. 80 NIPPLE
- 5 MAXLEX STREET TELL
- 6 SWING PIPE, 12" LENGTH
- 7 PVC SCH. 40 90° TEE
- 8 PVC LATERAL LINE

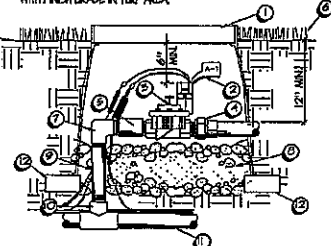
D TREE BUBBLER
N.T.S.



H PIPE & WIRE TRENCHING DETAIL
N.T.S.

D TREE BUBBLER
N.T.S.

NOTES:
- ALL WIRES SHALL BE INSTALLED PER LOCAL CODE.
- PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WRAPS AROUND 1/2" DIA. PIPE).
- SHUT BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER / SHIELD AREA AND FLUSH WITH FINISH GRADE IN TRENCH AREA.



G REMOTE CONTROL VALVE
N.T.S. B.G. STANDARD

T-Mobile
Stick Together™

3257 E. CLAYTON RD., SUITE 100
ONTARIO, CA 91761

PLANS PREPARED BY:

CDG

CONNELL DESIGN GROUP, LLC
CONSULTING ENGINEERS
485 SACRAMENTO COURT, SUITE 400, NEWPORT BEACH, CA 92660
(949) 754-0000 OFFICE (949) 754-0001 FAX
CDG#: 09-6817

CONSULTING GROUP:

AVILA INC.
6254 Avila Rd.
Yucca Valley, CA 92284
(760) 228-1556

NO.	DATE	DESCRIPTION	BY
1	11/11/09	90% ZD'S	ESK
2	11/18/09	100% ZD'S	ESK

SITE INFORMATION:

ROOSEVELT WT

IE24889A

18727 PINECONE LANE
RIVERSIDE, CA 92504

SEAL:

CS DG

6963 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(760) 433-0542
(760) 454-9097

CS Design Group, Inc.



SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-2

IRRIGATION PLAN

SCALE:
REFER TO DETAIL

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42274
Project Case Type (s) and Number(s): Plot Plan No. 24431/Variance No. 1874
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: : T-Mobile West
Applicant's Address: 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761
Engineer's Name: Barbara Saito
Engineer's Address: 418 N. Cloverdale Lane, Walnut, CA 91789

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

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

C. Total Project Area: 860 square feet on a 3.2 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 860 square foot lease area			

D. Assessor's Parcel No(s): 285-440-022

E. Street References: Northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 5 West, Section 1

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a water tank and it 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 project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the 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, east, and west.
- 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:** Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½)

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

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

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

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.

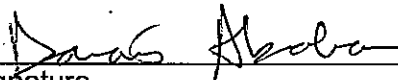
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

October 5, 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 55 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.13 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

2. Mt. Palomar Observatory				
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) The project site is located 43.84 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 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.17) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an urban-built up land. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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

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

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.

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

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

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Site Visit by Environmental Programs Department (EPD) on 03/2/10

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.
- b) No endangered or threatened species were identified on the project site during the Environmental Programs Department site visit. Therefore, there is no impact.
- c) Per the EPD site visit on March 2, 2010, the site is a fenced lot devoid of natural biological features with the existing water tank and soils are too compacted for burrow formation. Therefore, there is no impact.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) The site is fully disturbed with an existing water tank on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

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.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the water tank 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.2) 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.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

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

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 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?

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

Findings of Fact:

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 is not 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. The project will have no 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,

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

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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.

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The 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 a 55 foot high monopine within an 860 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

- 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:

- 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

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

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

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable 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," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, 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. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. 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 (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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. The project has been reviewed by the City of Riverside. No information provided suggested that the proposed project would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect land uses within Riverside or adjacent city or county boundaries. Therefore, impacts are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The project will be consistent with the site's existing zoning of Residential Agricultural – 2 and ½ Acres Minimum (R-A-2 ½). The project proposes a height over the maximum height specified in the zone; however, a variance application was submitted to address the increase in height. The project will have a less than significant impact.

b-c) The proposed cell tower will be designed as a 55 foot high monopine. Due to the topography of the project's location, the proposed facility's height was increased beyond the maximum height of the zone. A variance application was submitted to address the increase in height. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project will have a less than significant impact.

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"/>

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

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,

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

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

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: 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.

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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a 55 foot high monopine with an equipment shelter in an 860 square foot lease area. The scope of the development is not substantial enough to displace a number of houses, 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.

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.

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

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

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.

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. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a 55 foot high monopine and an equipment shelter within an 860 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

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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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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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.

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

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

52. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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.

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Parcel: 285-440-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

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 PP24431. 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. 24431 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24431, Exhibit A, (Sheets 1-10), dated September 14, 2010.

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Parcel: 285-440-022

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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Parcel: 285-440-022

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY

RECOMMND

Plot Plan#24431 is proposing an unmanned wireless communications facility without plumbing. Therefore, connection to a dedicated onsite wastewater treatment system (OWTS), advanced treatment unit (ATU), or sanitary sewer is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24431 proposes a wireless communication facility for T-Mobile within 860 square-foot of lease area in Lake Mathews/Woodcrest area. The project site is located northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Alder Street.

The site is impacted by a well defined water course with a drainage area of approximately 40-acres from south. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. 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.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 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. 5 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. 6 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. 7 USE - MAX HEIGHT RECOMMND

The monopine/antenna array located within the property shall not exceed a height of 55 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 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. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 285-440-022 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 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

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Parcel: 285-440-022

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - SITE MAINTENANCE CT (cont.) RECOMMND

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. 15 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.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 PPA - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 18 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

PLOT PLAN:TRANSMITTED Case #: PP24431

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21 USE- LC VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Scottsdale Road and Pinecone Lane due to existing improvements.

10.TRANS. 3 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 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

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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.

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.2 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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, dated September 14, 2010.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

80.PLANNING. 3 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 5 USE- LC SPECIMEN TREES REQUIRE RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE- LC LANDSCAPE SECURITIES (cont.) RECOMMND

security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 7 USE- LC SPECIMEN TREE REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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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. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.2 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24431 has been calculated to be 0.02 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

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.

90.PLANNING. 6 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 7 USE- LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- LANDSCAPE INSPECT REQ (cont.) RECOMMND

Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 USE- LC COMPLY W/LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Pre-Installation, the Installation, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ (cont.)

RECOMMND

irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 11 USE- LC COMPLY W/ LAND/IRR PLN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

10/06/10
16:34

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 3

USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. Or,

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: February 10, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Information Tech. - John Sarkasian

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Riverside
Riverside Unified School Dist.

PLOT PLAN NO. 24431 – EA42274 – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - 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 Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST: The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 52' high pine tree (57' with foliage) with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 860 square foot lease area will contain six (6) equipment cabinets in a 6' high wall enclosure with trellis cover. - APN: 285-440-022.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on March 4, 2010.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

CC005935

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 24431 DATE SUBMITTED: 2-2-00
EA 42274 CFG 05632

APPLICATION INFORMATION

Applicant's Name: T-Mobile West E-Mail: _____

Mailing Address: IE24489 Zoning Manager, 3251 E. Guasti Suite 200
Ontario Street CA 91765
City State ZIP

Daytime Phone No: (909) 975-3694 Fax No: () _____

Engineer/Representative's Name: Barbara Saito - Contact E-Mail: barbara.saito1@verizon.net

Mailing Address: 418 N. Cloverdale Lane
Walnut Street CA 91789
City State ZIP

Daytime Phone No: (909) 723-6152 Fax No: (909) 594-8202 call first

Property Owner's Name: Western Municipal Water Dist E-Mail: _____

Mailing Address: 450 E. Alessandro
Riverside Street CA 92502
City State ZIP

Daytime Phone No: (951) 789-5000 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.

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Barbara Suito

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.

See attached

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2 ac

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Seven Springs, West of Pinecone

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a disguised wireless communication facility with antennas attached to a structure designed to resemble a pine tree and attendant radio equipment within a block surround.

Related cases filed in conjunction with this request:

none

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

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: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

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.

Barbara Satt h Aviloh T Monele [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.

see file for letters of authorization
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 285-440-022

Section: 1 Township: 4S Range: 5W

Approximate Gross Acreage: 3.2

General location (nearby or cross streets): North of Scottsdale, South of Seven Springs, East of Pinecone, West of Seven Springs

Thomas Brothers map, edition year, page number, and coordinates: 2004 776 B1

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a wireless telecommunication facility designed to resemble a pine tree plus radio equipment cabinets. Please see attached project description

Exceed code height of 50 feet by 5 feet

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) n/a

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

BARBARA SAITO for AVILA Inc.
418 N. Cloverdale Lane, Walnut, CA 91789
Cell: (909) 723-6152 Email: barbara.saito1@verizon.net

January 20, 2010 Revised September 27, 2010

Authorized Agent for **T-Mobile**
T-Mobile Project Number: **IE24889A**
T-Mobile Project Name: **Roosevelt Water Tank**

County of Riverside
Application for a Plot Plan Review and Variance
Project Information and Justification

T-Mobile West Corporation (T-Mobile) is requesting approval of a Plot Plan Review and Variance for the construction and operation of a unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

Project Location

Address 18727 Pinecone Lane
APN 285-440-022
Zoning RA 2 1/2

Project Representative

Barbara Saito
418 N. Cloverdale Lane, Walnut, CA 91789
909-723-6152

T-Mobile Contact

Linda Paul, Real Estate and Zoning Manager
3257 E. Guasti Rd. #200
Ontario, CA 91761
909-975-3698

Project Description

The installation of a wireless telecommunication facility consisting of twelve panel antennas, one microwave dish installed on a pole designed to resemble a pine tree and radio equipment enclosed within a block surround. This design meets the County requirements for a disguised facility. A variance is being requested due to the overall height of the proposed facility.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

All constitute a significant gap in the coverage or quality of service provided. In this specific case, this location was selected because T-Mobile's radio-frequency engineers (RF) have identified the objective of

this site is to provide coverage for the Residential communities surrounding Markham Street, east of Washington Street and on Scottsdale Road, east of Hanley John Rd. This candidate would meet the objective primarily due to the higher terrain elevation and the designed antenna center of 48 feet.

Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

Harley John Water Tank—This water tank is too far from the proposed coverage area and gives duplicate coverage that already exists, while leaving gaps where coverage is necessary.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

The parcel is of a size to meet all the required setbacks. Additionally it has existing vegetation that helps to screen the proposed facility.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The existing property takes its access from Pinecone Lane. There will be no traffic generated by this proposal.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The design of the proposed facility meets the planning objective of disguised facilities by designing the antenna structure to resemble a pine tree and the equipment enclosure to be a covered enclosure.

The proposed use is deemed essential and desirable to the public convenience or welfare.

Wireless communication has been deemed essential and desirable to public convenience and welfare based on consumer demand and the FCC mandated connection to 911 services.

Please see the Variance Discussion for a more thorough discussion of the findings.

Variance Discussion

A variance is being requested to all 5 feet over the required limit of 50 feet for wireless telecommunication facilities on residentially zoned parcels. The top of the antennas and pole structure are 50 feet. To assist in the stealthing of the facility, additional branches have been added for an overall height of 55 feet to make the facility more "tree-like." The subject parcel was chosen for the proposed facility because 1) it has a utility use established, 2) it meets the objective for the provision of wireless telecommunication as mandated by the FCC, and 3) because of the surrounding topography and topology, the proposed use will cause an insignificant impact to the surrounding parcels. The variance for height is necessary for the following reasons:

- The ground elevation of the proposed facility is below the street grade by five feet. This difference in grade assists in screening the facility but also inhibits the radio transmission
- There are existing trees to the south which will block the radio signal unless the height variance is granted
- The water district has plans for an additional water tank to be built on the existing parcel of like height to the existing water tank. If the variance is not approved, the new tank will block the transmission signal of the proposed facility.

These physical items, while causing the need for variance also act as screening to the proposed facility.

Why is the height necessary

Certain uses by their very nature require height to be effective. Examples include silos, chimneys and water towers, which have practical as well as safety reasons that require them to be of greater height than allowed by the zoning regulations. Silos are designed to store dry materials. The height not only allows for more storage in a small area, but also helps to keep the dry goods dry. Chimneys have increased height to guide smoke away from the occupied area. Water towers utilize height to create the necessary water pressure to provide for domestic uses as well as fire protection. Restricting on these types of facilities would certainly reduce their effectiveness, and possibly render them useless.

Just as the water tanks utilize physics to create water pressure, so radio transmission utilizes physics to provide communication. Limiting a transmission facility to a certain height does not recognize the physical needs of the facility, and can render the facility useless.

The subject antennas must be able to send out signals to, and receive signals from mobile radios. These radios are either installed in motor vehicles or are portable. A mobile radio and a portable radio operate at different power levels. The transmission signals must be stronger for a portable radio to receive them.

As implied, these radios move around from place to place. They are sometimes in the path of the signal, sometimes out of the path. While they are in the path of a signal, they can receive and transmit to the base antennas, and communicate with the world. While out of the path, they cannot transmit or receive the base signal, therefore cannot communicate with anyone. In a shadow area, the signal is sometimes strong enough to be received by the mobile radio, but not by the portable. This point is of great significance when the users of the portable radio are emergency personnel.

The subject property is in an area with a very changing topography. It is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep uphill slope to the east and a tree row to the south. The radio signal, while moving in a straight path, must navigate its way through all this. Shadows are caused by those hills that do not totally block the signal. By increasing the height of the subject antennas, the blockages and shadows can be reduced and eliminated entirely, thereby allowing communication to occur.

The subject property is a utility lot partially developed with a large 41 foot water tank and future plans for another tank. The most southerly portion of the property has not been developed and is covered in natural vegetation. There is a row of trees and a slope separating the developed portion from the undeveloped portion. There is a difference in height of approximately 10-15 feet. The location of the proposed facility is at the southerly end of the developed portion of the parcel to utilize the existing slope and tree row to help screen the facility. This location is sub grade to the street elevation. The properties to the east have a higher ground elevation. The properties to the west have a lower ground elevation.

The request for variance is because the overall height of the facility is five feet taller than allowed by the wireless ordinance. However, the development standards for the RA zone allow structures up to 70 feet. The landowners of the parcels surrounding the site could build taller structures without a variance.

The facility could be moved to the undeveloped portion of the property however it would be highly visible to all passersby because it would not have the screening from the tree row or slope. This would not meet the intent of the wireless ordinance.

The top of the antennas and pole meet the height limit of 50 feet. It is the additional "tree branching" which helps to camouflage the facility which causes the facility to breach the wireless ordinance height limit.

What impact will this facility make on the neighborhood

There is a minor impact that the antennas will make on the neighborhood. This is the visual impact.

There will be little impact to the adjacent residential properties due to the existence of the large water tank and the tree row. Most of the views of the surrounding residents are towards the valley, not the subject property. Passers-by would be more inclined to see the existing water tank, trees and other vegetation.

Are there other alternatives to increasing the height

There are no viable alternatives to increasing the height. The attached coverage plots indicate the coverage objective and how the proposed facility meets the objective at the submitted height. Additional coverage plots are included to show how much less coverage would be achieved if the proposed facility is limited to the zoning height.

T-Mobile Company Information

T-Mobile is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

T-Mobile is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

T-Mobile will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. T-Mobile requests a favorable determination and approval of a Plot Plan and Variance to build the proposed facility. Please contact me at 909-723-6152 for any questions or requests for additional information.

Respectfully submitted,

Barbara Saito
Authorized Agent for T-Mobile

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 24431/VARIANCE NO. 1874 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Sunset Knoll Drive – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail 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

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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 24431 – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Scottsdale Road, Southerly of Seven Springs Way, Easterly of Pinecone Lane, and westerly of Alder Street, more specifically 18727 Pinecone Lane, Riverside, CA – 3.2 Acres - Zoning: Residential Agricultural – 2 ½ Acres Minimum (R-A-2 ½) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 50' high pine tree (55' with foliage) with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area. - APN: 285-440-022. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 9, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabaraham@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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/16/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 24431 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

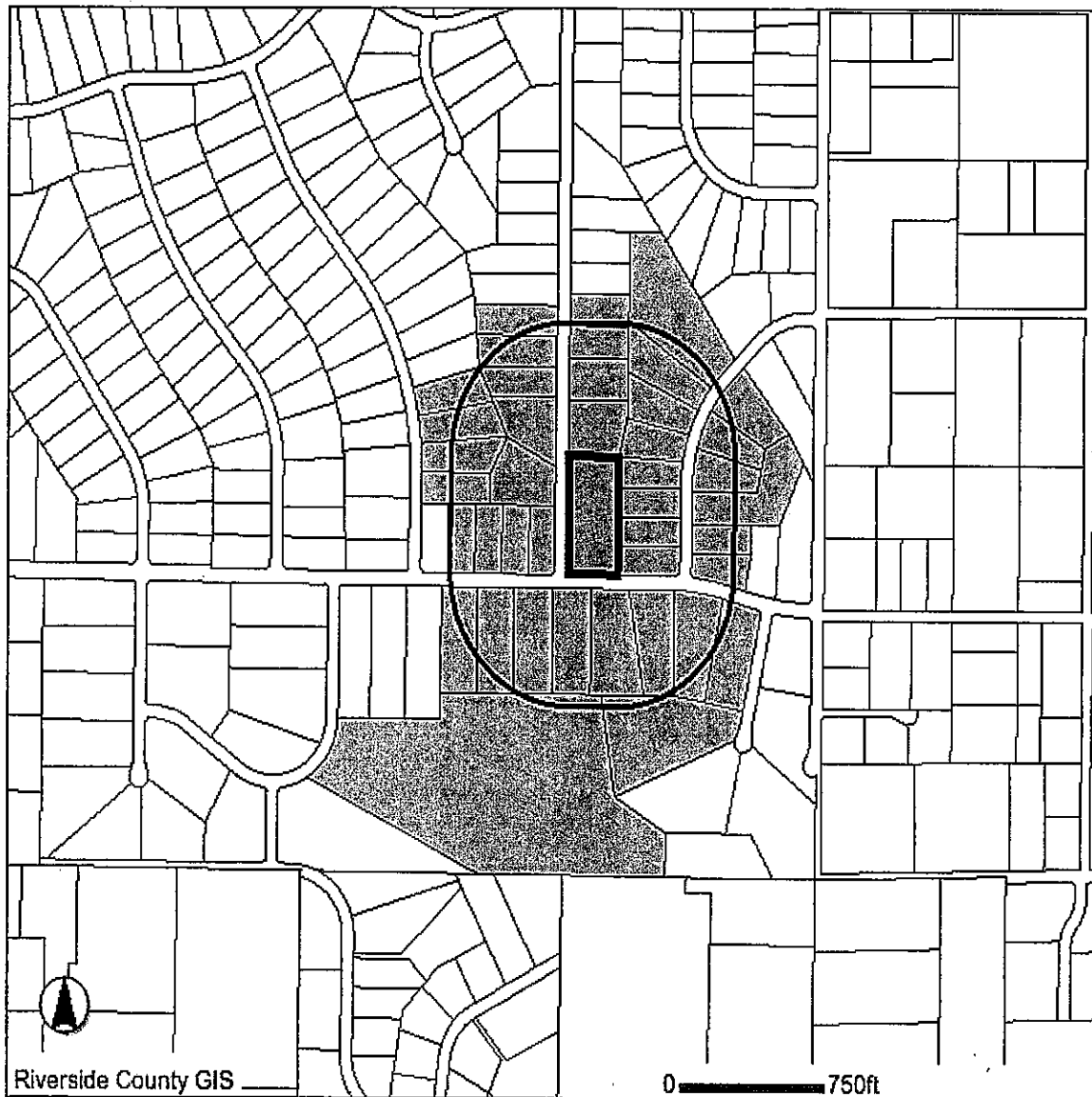
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 6/16/10 
EXPIRES: 12/16/10

600 feet buffer



Selected parcel(s):

285-420-023	285-420-024	285-420-025	285-420-026	285-420-028	285-420-029	285-420-030
285-420-031	285-420-035	285-430-006	285-430-007	285-430-008	285-430-009	285-430-010
285-430-011	285-430-012	285-430-013	285-430-021	285-430-023	285-440-003	285-440-004
285-440-005	285-440-006	285-440-007	285-440-008	285-440-009	285-440-010	285-440-011
285-440-012	285-440-013	285-440-014	285-440-022	285-450-027	285-450-028	285-450-029
285-450-030	285-460-003	285-460-004	285-460-005	285-460-006	285-460-007	285-460-008

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...06/16/2010

APN: 285420023 ASMT: 285420023
SHARON A STANKE
18727 PINECONE LN
RIVERSIDE CA. 92504

APN: 285420024 ASMT: 285420024
ERICA ANNE FRONTINO
17700 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420025 ASMT: 285420025
ERIC GUZMAN
ALETHEIA GUZMAN
17672 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420026 ASMT: 285420026
TEODORO G LICEA
ANA P LICEA
17644 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285420028 ASMT: 285420028
LOUIS H DEHAAS
LESLEY A DEHAAS
18714 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420029 ASMT: 285420029
THOMAS J DEVAERE
GAIL J DEVAERE
18690 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420030 ASMT: 285420030
GEORGE HINES
VERONICA HINES
JACALYN M D GUYTON
18676 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420031 ASMT: 285420031
THOMAS J LAMBETH
ANITA M LAMBETH
18662 OAK PARK DR
RIVERSIDE CA. 92504

APN: 285420035 ASMT: 285420035
THOMAS C ROUSH
NOEL M ROUSH
18703 PINECONE LN
RIVERSIDE CA. 92504

APN: 285430006 ASMT: 285430006
JERRY DEAN SARTIN
17665 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430007 ASMT: 285430007
JIMMY E YOUNG
JANN E YOUNG
17693 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430008 ASMT: 285430008
LARRY J KATES
LISA MARIE KATES
17721 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430009 ASMT: 285430009
SCE FEDERAL CREDIT UNION
C/O COMMUNITY MORTGAGE FUNDING
3201 TEMPLE AVE 1ST FL
POMONA CA 91768

APN: 285430010 ASMT: 285430010
AMERICO GIORDANO
KARIN GIORDANO
17789 SCOTTSDALE RD
RIVERSIDE CA. 92504



APN: 285430011 ASMT: 285430011
CHRISTOPHER PATTERSON
KARA PATTERSON
17827 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430012 ASMT: 285430012
LISSETTE LOVETT
17861 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285430013 ASMT: 285430013
FLOYD E MILNER
CHER E MILNER
18841 SUMMERLEAF LN
RIVERSIDE CA. 92504

APN: 285430021 ASMT: 285430021
CHRISTINE RODRIGUEZ
18900 RAVENHURST WAY
RIVERSIDE CA. 92504

APN: 285430023 ASMT: 285430023
BRYAN E MOORE
18897 SUMMERLEAF LN
RIVERSIDE CA. 92504

APN: 285440003 ASMT: 285440003
KHANH D NGUYEN
LINH M HOANG
18762 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440004 ASMT: 285440004
JACQUELYN S SHERLIN
18728 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440005 ASMT: 285440005
NOBUTO MORI
NAOE MORI
18694 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440006 ASMT: 285440006
NELSON L PENTEADO
LUCI J PENTEADO
18660 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440007 ASMT: 285440007
CRYSTAL SDAO
ANGELA SDAO
C/O ANGELA SDAO
18675 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440008 ASMT: 285440008
LAWRENCE H MORITA
MARTHA DIANNE MORITA
18715 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440009 ASMT: 285440009
GREGORY W ROSS
BRENDA B ROSS
18745 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285440010 ASMT: 285440010
STEVEN L WATSON
CYNTHIA L WATSON
17808 SCOTTSDALE RD
RIVERSIDE CA. 92504

APN: 285440011 ASMT: 285440011
CAREY HART
C/O HEATH PINTER
18604 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440012 ASMT: 285440012
HIJINIO NUNEZ
DE ANN NUNEZ
18570 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440013 ASMT: 285440013
HOWARD J BRUST
VALERIE A BRUST
18536 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440014 ASMT: 285440014
JOSE HUMBERTO OROZCO
MARIA ELIZABETH OROZCO
18502 PINECONE LN
RIVERSIDE CA. 92504

APN: 285440022 ASMT: 285440022
WMWD
UNKNOWN 04-18-79
0

APN: 285450027 ASMT: 285450027
BOBBY GUSTAFSON
CHERIE GUSTAFSON
18529 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450028 ASMT: 285450028
HORACE L WILLIAMS
18557 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450029 ASMT: 285450029
RAFE JANIKOWSKI
KAREN JANIKOWSKI
18585 PINECONE LN
RIVERSIDE CA. 92504

APN: 285450030 ASMT: 285450030
MANPREET SINGH SAINI
JASPREET SINGH SAINI
ANDEEP K SAINI
18613 PINECONE LN
RIVERSIDE CA. 92504

APN: 285460003 ASMT: 285460003
DANA J ESTES
MARY ANN ESTES
18576 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460004 ASMT: 285460004
DORA A VARELA
18604 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460005 ASMT: 285460005
WILLIAM MANNING
JANINE MANNING
18647 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460006 ASMT: 285460006
JERI JAGGARS
18619 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460007 ASMT: 285460007
STEVEN L WARNER
18591 SUNSET KNOLL DR
RIVERSIDE CA. 92504

APN: 285460008 ASMT: 285460008
LARRY W BALDY
SHERRI ANN BALDY
18563 SUNSET KNOLL DR
RIVERSIDE CA. 92504

Riverside City Hall
3900 Main St.
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Applicant:
T-Mobile West
3251 E. Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502

Applicant:
T-Mobile West
3251 E Guasti Ste. 200
Ontario, CA 91765

Eng-Rep:
Barbara Saito
418 N. Cloverdale Lane
Walnut, CA 91789

Owner:
WMWD
450 E. Alessandro
Riverside, CA 92502



RIVERSIDE COUNTY 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, 12th 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.

EA42274/Plot Plan No. 24431/Variance No. 1874

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

T-Mobile West

Project Applicant

3257 E. Guasti Rd., Suite 200, Ontario, CA 91761

Address

The project is located in the Lake Mathews/Woodcrest Area Plan, more specifically northerly of Scottsdale Road, southerly of Seven Springs Way, easterly of Pinecone Lane, and westerly of Sunset Knoll Dr.

Project Location

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high pine tree with twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, and one (1) GPS antenna. The 860 square foot lease area will contain six (6) equipment cabinets surrounded by a 6' high wall enclosure with trellis cover and landscaping. Three (3) live pine trees are also proposed to be planted in the project area.

The Variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet due to the topography of the project's location.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 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, 12th Floor, Riverside, CA 92501.

Damaris Abraham

Signature

Project Planner

Title

October 5, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24431\DH-PC-BOS Hearings\DH-PC\12.13.10 DH\NOD.PP24431 Form.docx

Please charge deposit fee case#: ZEA42274 ZCFG05632 . \$2,074.25

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24431/Variance No. 1874

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: October 5, 2010

Applicant/Project Sponsor: T-Mobile West Corporation Date Submitted: February 2, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th 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\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42274 ZCFG05632 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1001134

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: T MOBILE WEST \$64.00
paid by: CK 1621352
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By _____ Feb 02, 2010 10:58
SBROSTRO posting date Feb 02, 2010

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1004326

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: T MOBILE WEST \$2,010.25
paid by: CK 1745133
paid towards: CFG05632 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42274
at parcel #:
appl type: CFG3

By _____ Apr 22, 2010 10:09
SBROSTRO posting date Apr 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

August 6, 2010

County of Riverside Planning Department
P. O. Box 1409
Riverside, Ca. 92502-1409

Attn: Damaris Abraham

Re: Plot Plan No. 24431
Intent to Adopt a Mitigated Negative Declaration
Applicant: T-Mobile West

Dear Mr. Abraham:

I would like to suggest that T-Mobile put their antenna on the back side of the Harley John Tank which has open field area and would look to Cajalco Road. The reason I am saying this is that there are no homes around there that would be affected since this area is all open. My property looks right out straight ahead at this proposed sight as my front door faces Pinecone and the area you want to put the tower. Also the houses on the street above me (Sunset Knoll Rd.), will be looking directly at this proposed tower as their back yards all back up to Western Municipal Water Property (Roosevelt Tank) where the proposed site is. In addition, the houses on south Side of Scottsdale Road look at the proposed area from their front doors. One house at 17808 Scottsdale views this proposed sight from the side of their house, as their land is adjacent to the proposed site. In fact this tank will be smack to the left which is right by their yard.

We have large homes and are known as the Mockingbird Canyon estate homes. We paid good money for our homes and love the rural country charm. None of us want to stare at a 55' high tower. Many of us have 3000 – 4400 sq. feet homes, and thought we were getting into a very nice upscale neighborhood. Now we are faced with the possibility of looking at a fake metal tree. If you put this antenna off Harley John Rd., you would not be offending other homes as much, since the back side of that tank is next to empty land – acres of it.

Please consider this area for locating the T-Mobile Antenna. Thank you.

Sincerely,



Sharon Stanke
18727 Pinecone Lane
Riverside, Ca. 92504

(951) 531-4361

Aug 2, 2010

Dear Damaris Abraham

We are writing to you in regards to the Plot Plan # 24431

We are concerned residents that have concerns about the proposed location of the T-Mobile West antennas to be put on the property of the Roosevelt water tank, at the north-east corner of Scottsdale Rd & Pinecone Ave, in Riverside, Calif. 92504.

If you would please take the time to look at the enclosed aerial maps of the area you will see that it is surrounded by private property, of which each and everyone of us as property owners signed a residential covenant, when we purchased the properties, that we would not put in any kind of antenna or tower with a height of 36" or taller.

Less than a mile away from this location, at the intersection of Scottsdale Rd & Harley John is a access road that leads to a water tank that would be more suited for the type of antenna you want to install.

The consensus is we have talked to the property owners on all sides of the water tank located on Pinecone Lane and we all agree that we do not want the antennas.

(continued)

(2)

If you would like a list of names and addresses and signatures of the property owners against this we would be happy to supply you with that.

Enclosed are aerial photos and the properties involved.

Thank you for your time, if there are any questions, please call

Thomas or Noel Rausk
18703 Purlone Lane
Riverside, Calif 92504

951-789-0081

Enclosed are six photos

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- 18727 pinecone ln. ca. 92504
- 18525 Alder St, Riverside, California 92570
- 17721 Scottsdale Rd, Riverside, California 92504



Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Hide

- 18727 pinecone ln. ca. 92504
- 18525 Alder St, Riverside, California.92570
- 17721 Scottsdale Rd, Riverside, California 92504

all home are higher than water tank

Google maps

Address

18703 Pinecone Lane

To see all the details that are visible on the screen, use the "Print" link next to the map.

ROUSH
RESIDENT

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



↑ STANKEY
RESIDENT
18727 Pinecone Lane

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)

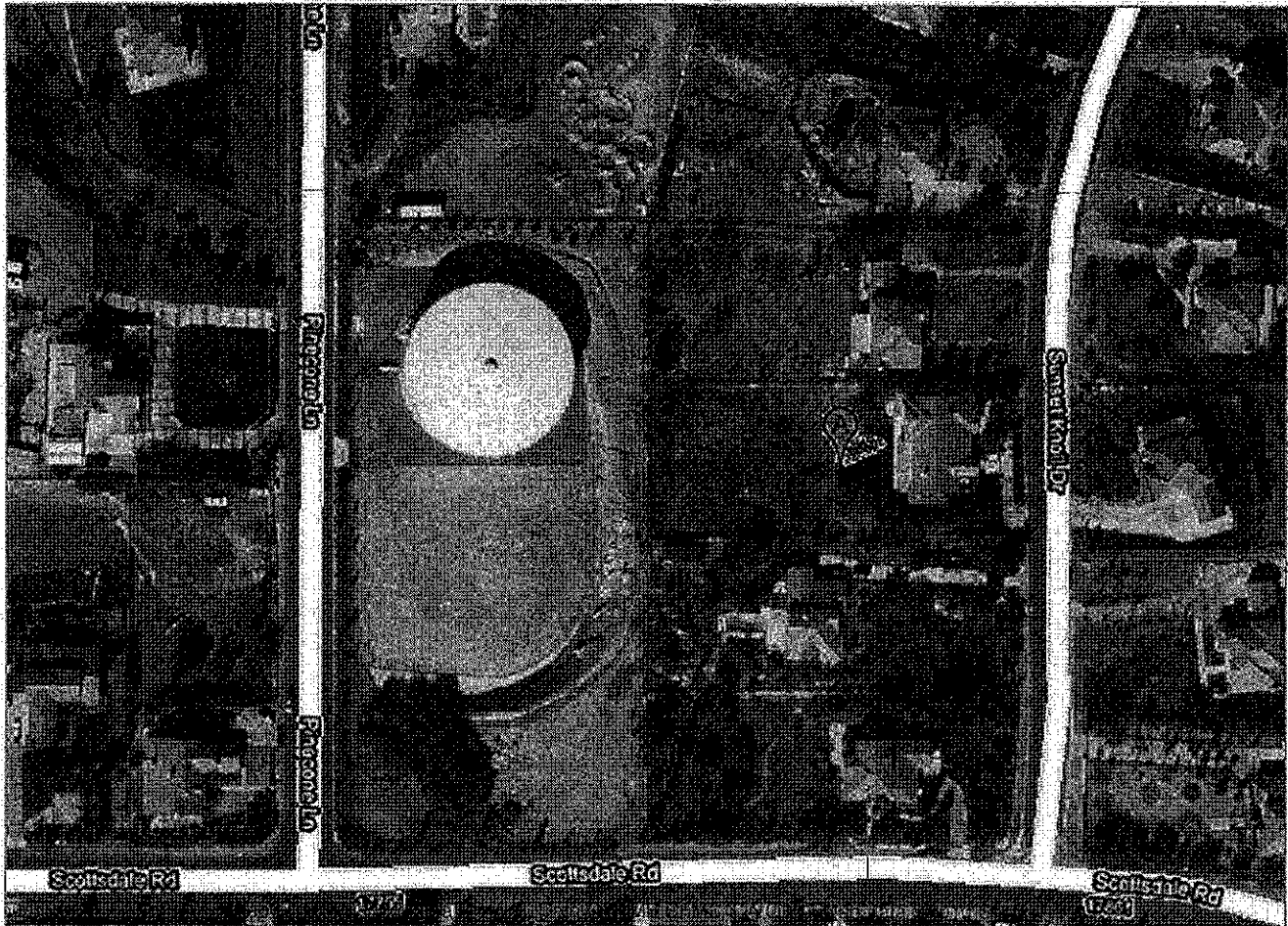


Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



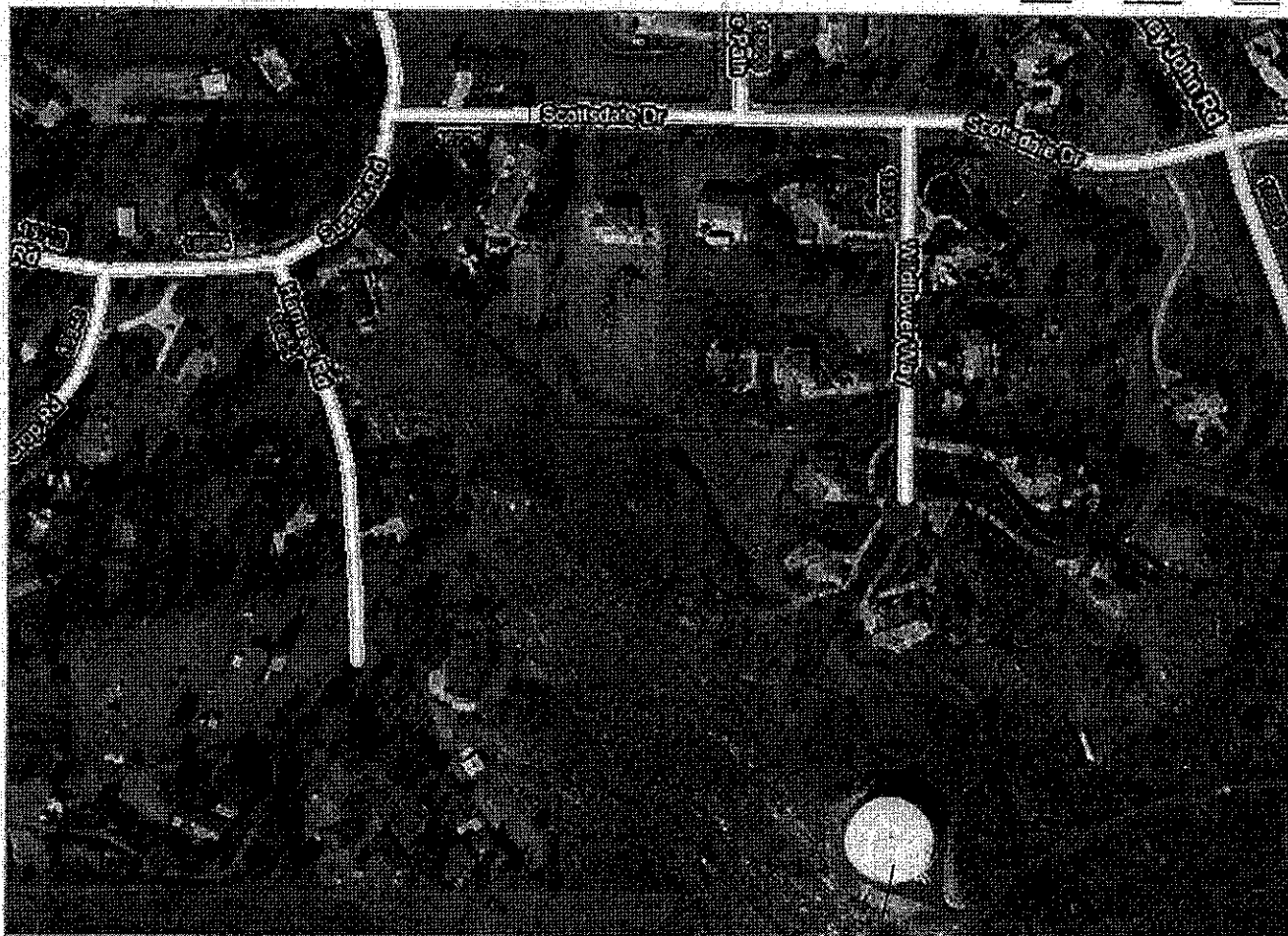
↓ ↓ ↓ ↑ ↓
 all of the private homes on Scottsdale
 & Sunset Knoll are higher
 than the water tank and
 look down on it.

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Please note that the water tank at Scottsdale + Harley John is much higher than the private homes below it and the view of the city below would not be a problem

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



Agenda Item No.: 4.6
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: First
Project Planner: Matt Straite
Directors Hearing: December 13, 2010

TENTATIVE PARCEL MAP NO. 33928
E.A. Number: 40570
Applicant: Jess Hetzner
Engineer/Rep.: Oz Bratene

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 33928 is a Schedule H subdivision of 10.46 acres into two (2) parcels with a minimum five (5) acre lot size. Parcel 1 has a single-family residence which is to remain. Parcel 2 has an existing permitted pad site (BGR279840).

The project is located easterly of Via Sereno, southerly of Klick Avenue and westerly of Calle De Campanero at 39470 Via Sereno.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM) (10 Acre Minimum)
- Surrounding General Plan Land Use (Ex.#5) Rural Mountainous (RM) (10 Acre Minimum) to the north, east, and south and Rural Residential (RR) (5 Acre Minimum) to the west
- Existing Zoning (Ex. #2): Residential Agricultural- Five Acre Minimum (R-A-5)
- Surrounding Zoning (Ex. #2): Residential Agricultural- Five Acre Minimum (R-A-5) to the north and south, Rural Residential (R-R) to the west, and Residential Agricultural- Ten Acre Minimum (R-A-10) to the east
- Existing Land Use (Ex. #1): Single-family residence which is to remain
- Surrounding Land Use (Ex. #1): Scattered single-family residential and vacant land to the north, south, east and west
- Project Data:
Total Acreage: 10.46 gross acres
Total Proposed Lots: Two (2)
Proposed Min. Lot Size: Five (5) acres
Schedule: H
- Environmental Concerns: See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40570**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

W

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designation, the Santa Rosa Plateau/De Luz Policy, and all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural- Five Acre Minimum (R-A-5) zoning classification of Ordinance No. 348 and 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 all 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 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 (MSCHP).

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 Mountainous (R:RM) (10 acre minimum) on the Southwest Area Plan.
2. The General Plan Land Use designation for the site is Rural: Rural Mountainous (R:RM) (10 acre minimum) which has a 10 acre minimum requirement. However, the proposed residential parcels with a minimum of five (5) acres is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) land use designation based on to the Santa Rosa Plateau/De Luz Policy which permits 5 acre lots with qualifications that are met by the project.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, south and east, and Rural: Rural Residential (5 Acre Minimum) to the west.
4. The zoning for the subject site is Residential Agricultural- Five (5) Acre Minimum (R-A-5).
5. The proposed residential subdivision is consistent with the development standards set forth in the Residential Agricultural- Five (5) Acre Minimum (R-A-5) Zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural- Five Acre Minimum (R-A-5) to the north and south, Rural Residential (R-R) to the west, and Residential Agricultural- Ten Acre Minimum (R-A-10) to the east.
7. Single-family residences and vacant land are within the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

9. Environmental Assessment No. 40570 identified the following potentially significant impacts:

- | | |
|-------------------------|----------------------------------|
| a. Aesthetics | d. Hazards & Hazardous Materials |
| b. Biological Resources | e. Hydrology |
| c. Geology | f. Utilities/Service Systems |

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.

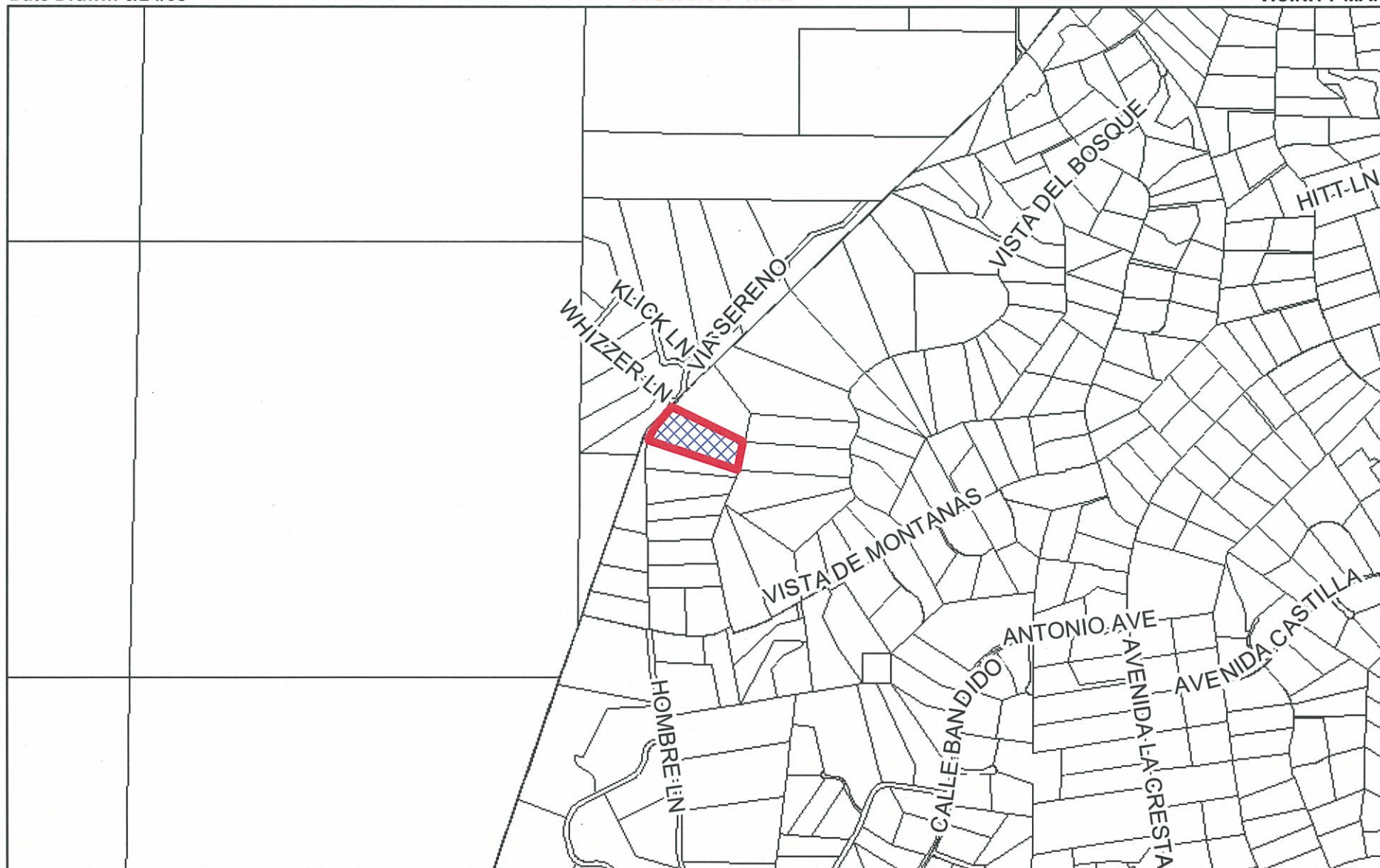
INFORMATIONAL ITEMS:

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. A Community Service Area;
 - c. A Farmland of Local Importance designation;
 - d. A redevelopment area;
 - e. A floodplain; or,
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. The boundaries of the Murrieta Valley Unified School District;
 - b. A mapped area of susceptibility to subsidence;
 - c. A mapped area of moderate potential for liquefaction;
 - d. A High Fire Area;
 - e. State Responsibility Area for fire;
 - f. The Santa Rosa Plateau/De Luz Policy Area; and
 - g. SKR Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number: 929-040-007.

Supervisor Buster
District 1
Date Drawn: 6/24/08

PM33928 VICINITY MAP

Planner: Ryan Fowler
Date: 7/23/08
VICINITY MAP



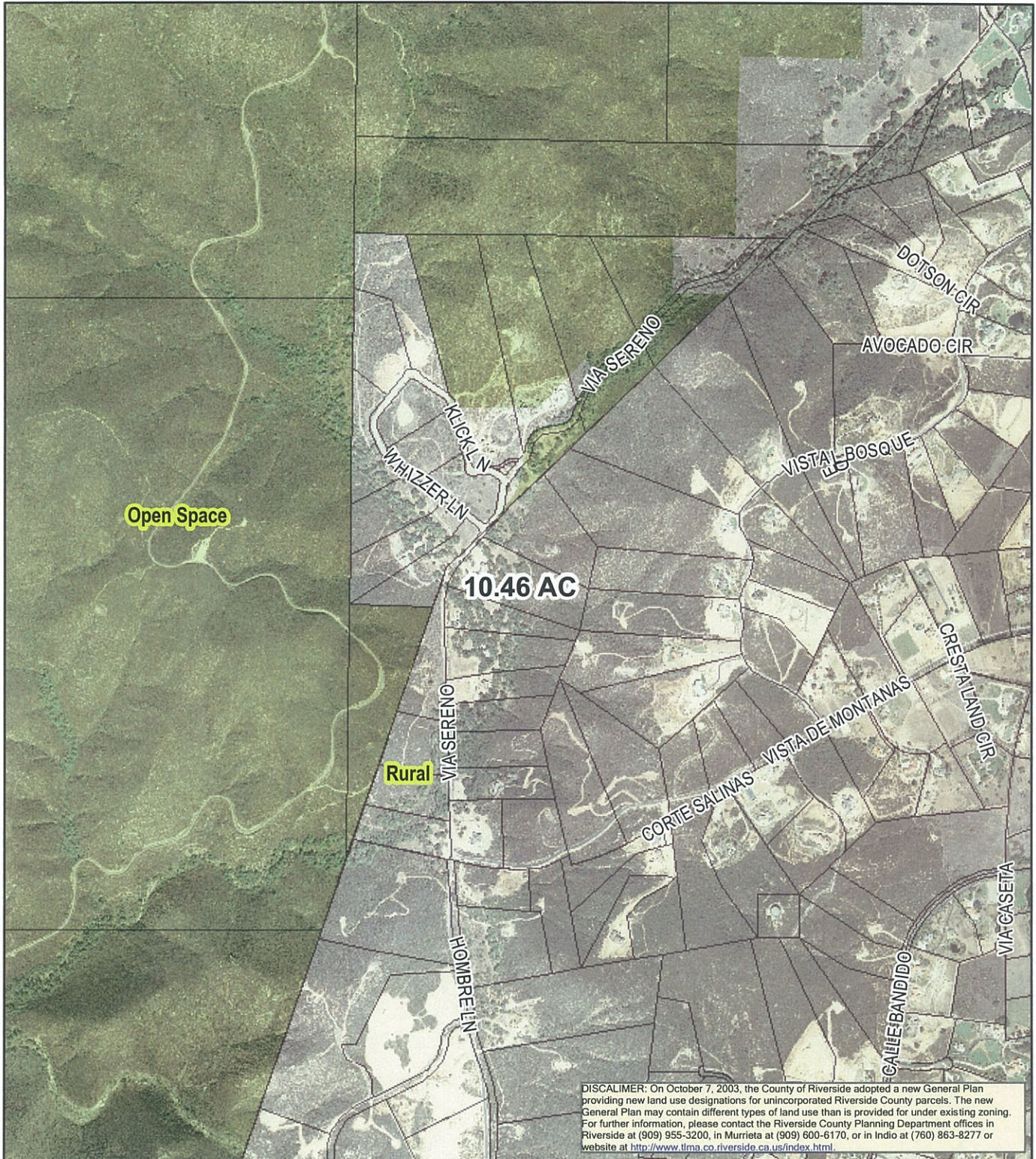
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 18



Assessors
Bk. Pg. 929-04
Thomas
Bros. Pg. 926 D6

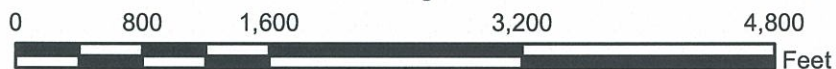
DEVELOPMENT OPPORTUNITY



Area
Plan: Rancho California
Township/Range: T7SR4W
Section: 18

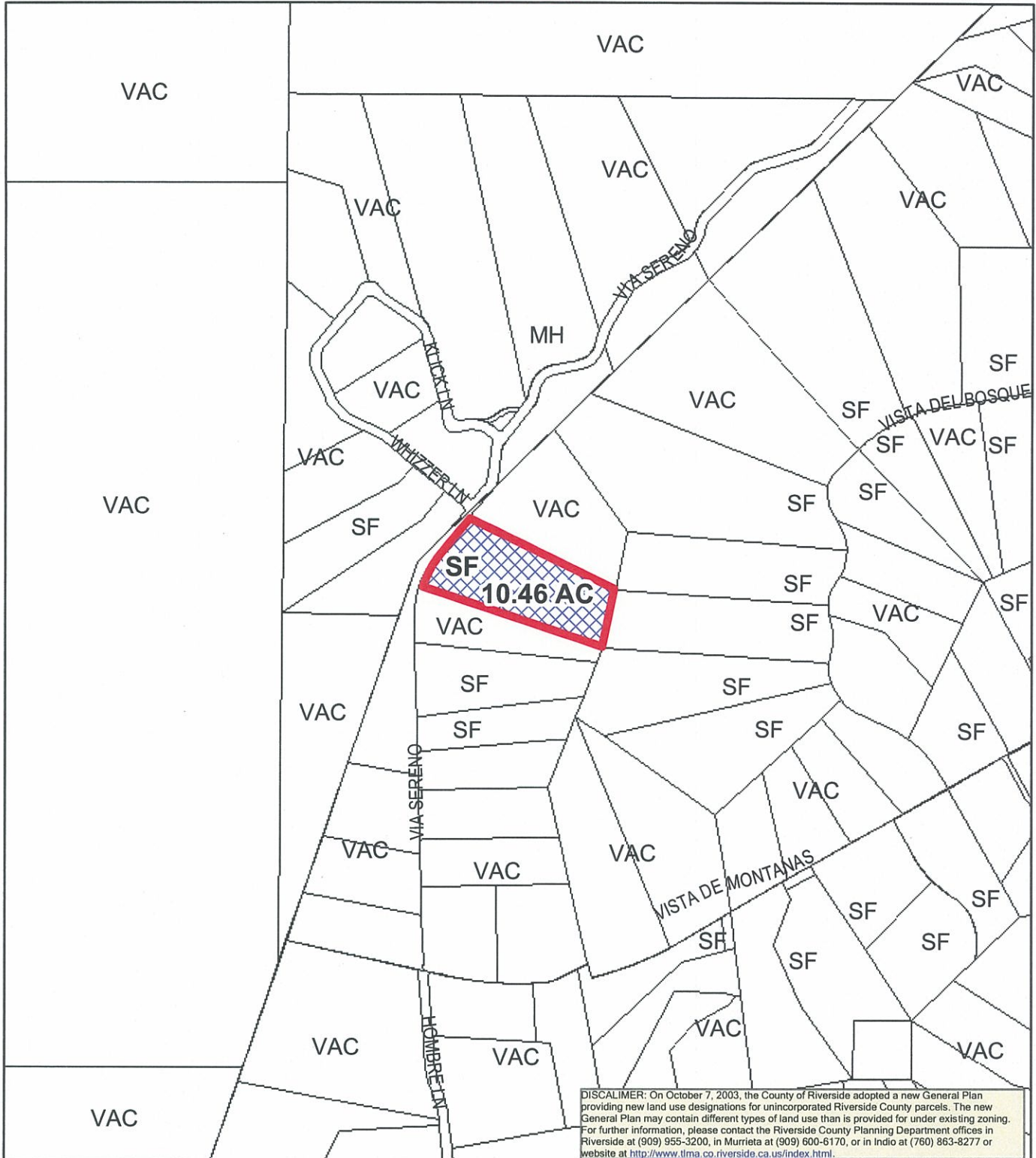
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 929-04
Thomas
Bros. Pg. 926 D6



PM33928

Land Use



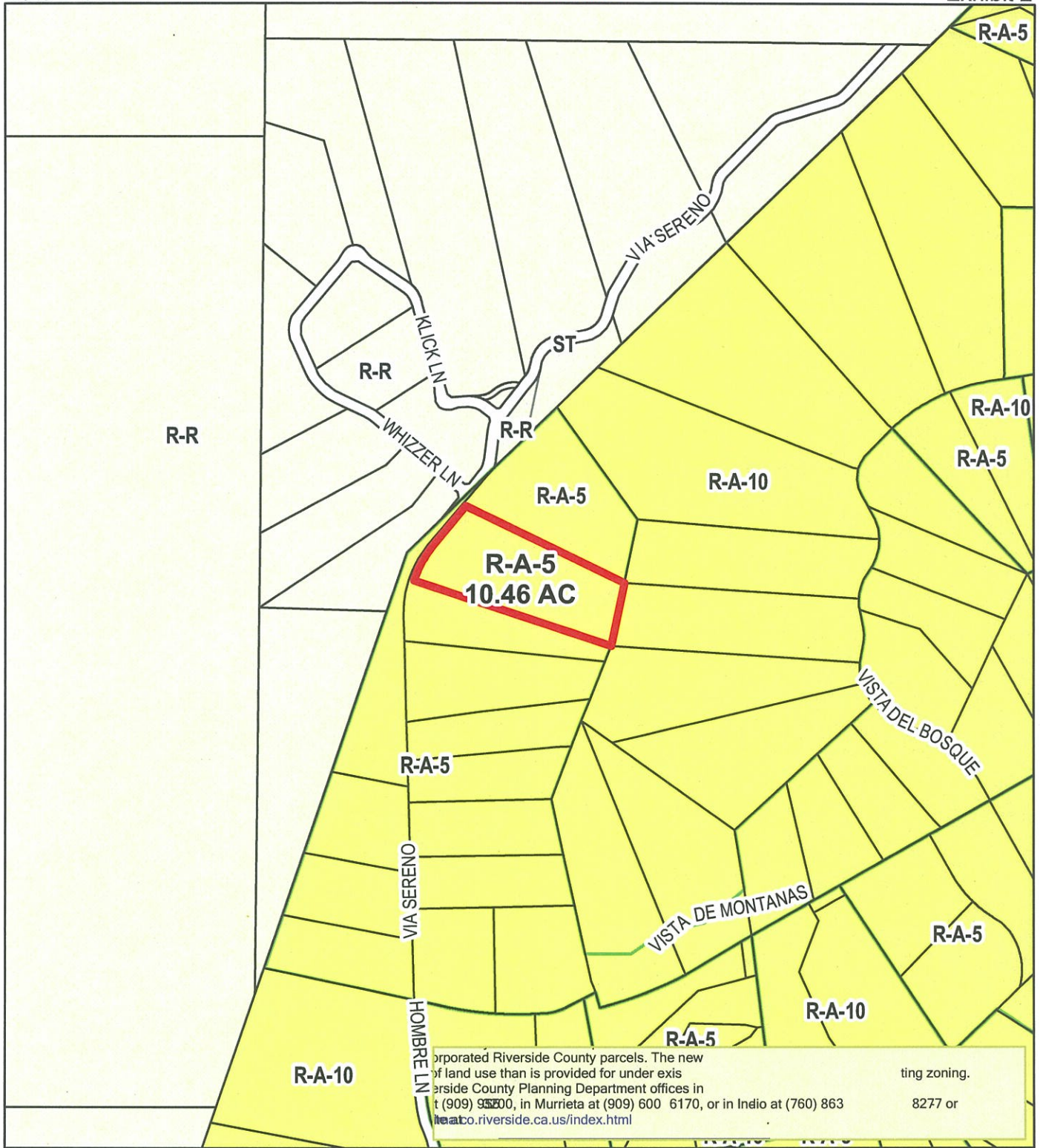
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 18



Assessors
Bk. Pg. 929-04
Thomas
Bros. Pg. 926 D6

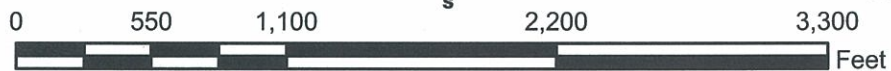




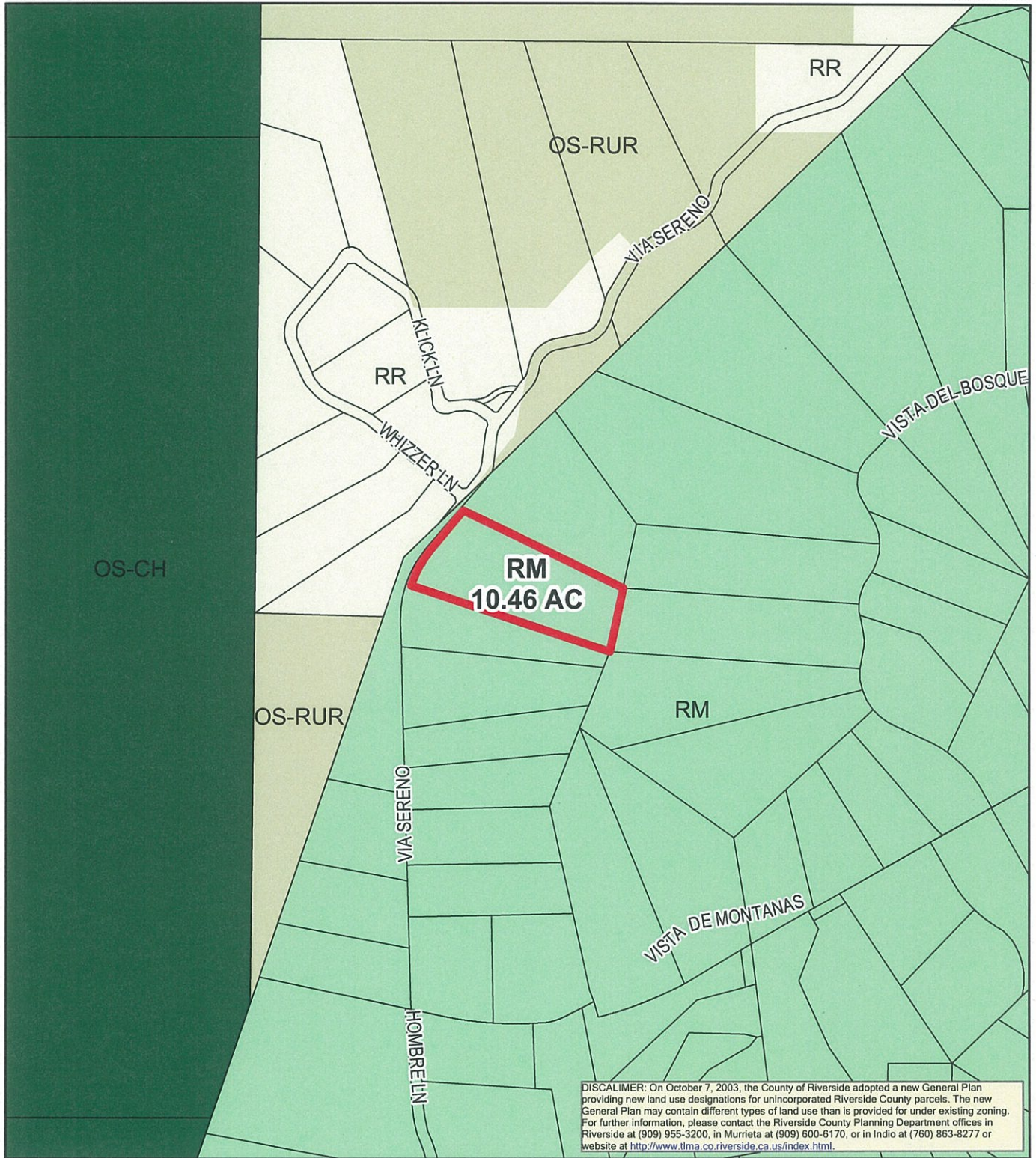
Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 18

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 929-04
Thomas
Bros. Pg. 926 D6



PM33928
Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 18



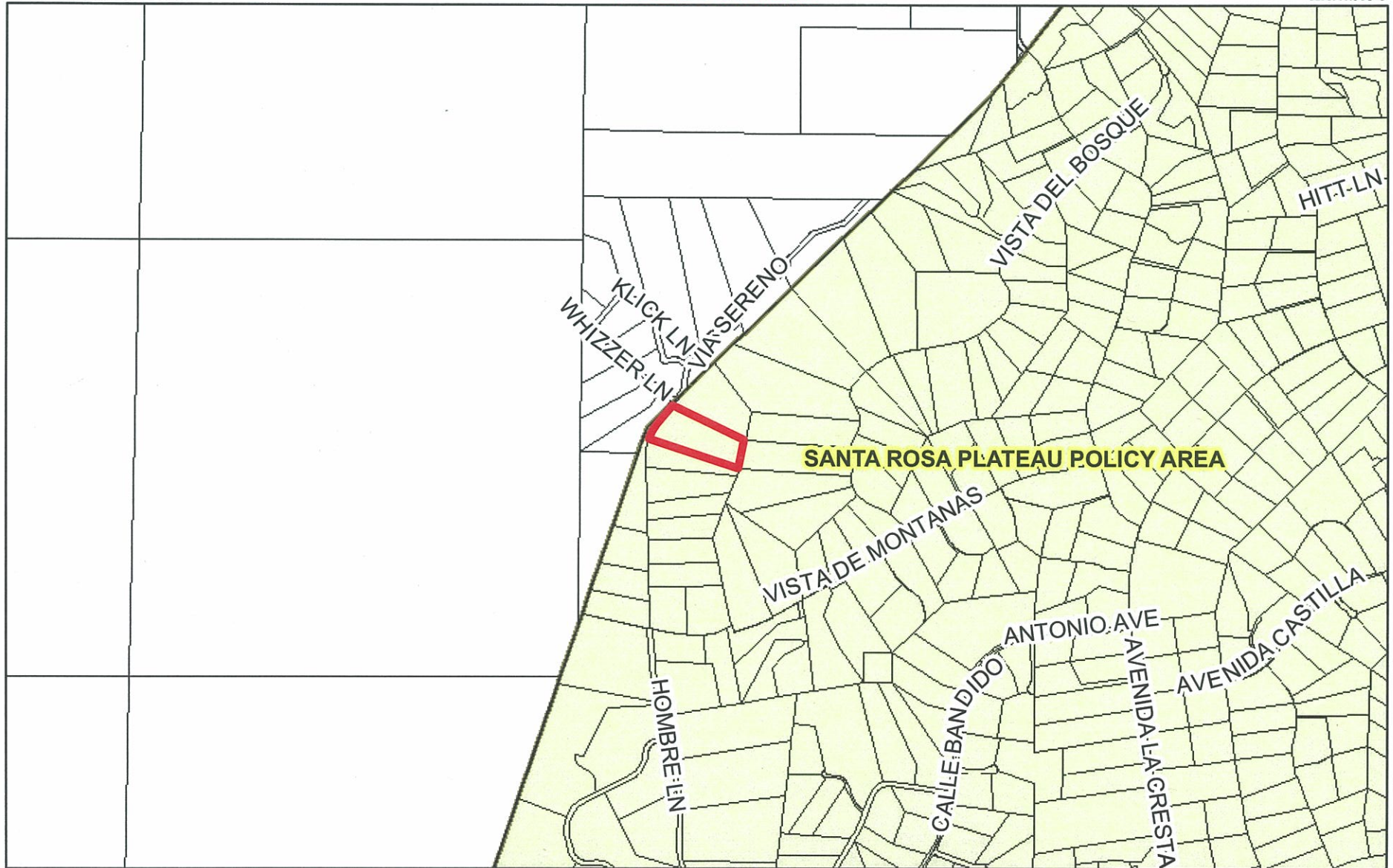
Assessors
Bk. Pg. 929-04
Thomas
Bros. Pg. 926 D6



Supervisor Buster
District 1
Date Drawn: 6/24/08

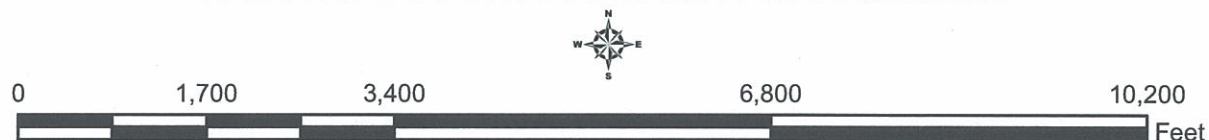
PM33928 POLICY AREAS

Planner: Ryan Fowler
Date: 7/23/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR4W
Section : 18

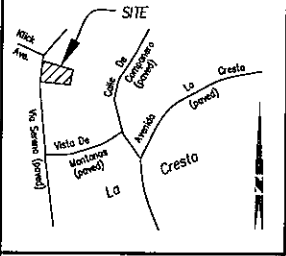


Assessors
Bk. Pg. 929-04
Thomas
Bros. Pg. 926 D6

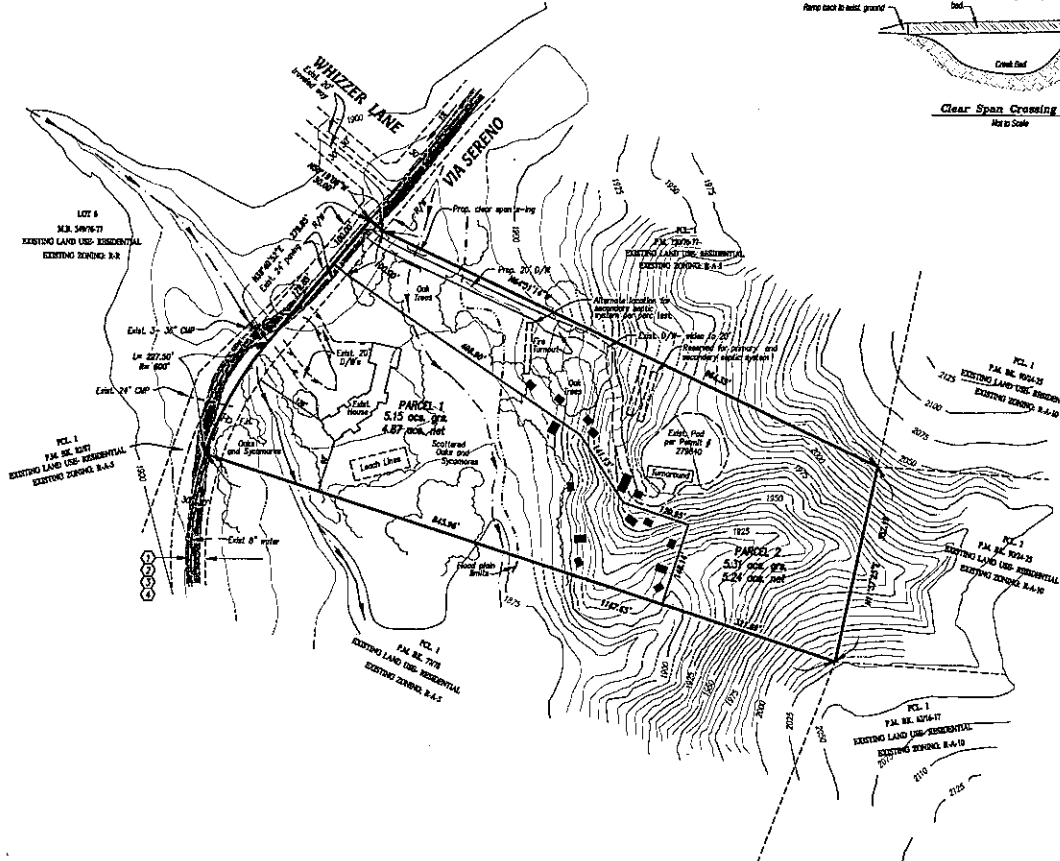
TENTATIVE PARCEL MAP 33928 AMD. NO. 3

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS IS A SCHEDULE "H" MAP



VICINITY MAP
SEC. 18, T7S, R4W



Scale: 1" = 100'

1. LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP 18471, AS SHOWN BY MAP ON FILE IN BOOK 18 OF PARCEL MAPS, PAGES 18-17, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ALSO BEING A PORTION OF THE SANTA ROSA PARCEL, SECTION 14, TOWNSHIP 7 SOUTH, RANGE 4 WEST.
2. ASSESSOR'S PARCEL NUMBER:
800-040-007
3. TOTAL ORIGINAL ACRES:
10.46 ACS. GRS., 10.11 ACS. NET
4. NUMBER OF PARCELS:
2
5. MINIMUM PARCEL SIZE:
5.0 ACS. GRS.
6. EXISTING ZONING:
R-4-S
7. PROPOSED ZONING:
S-ME
8. EXISTING LAND USE DESIGNATION:
RESIDENTIAL-10 ACS. MIN. (SANTA ROSA VALLEY AREA)
9. PROPOSED LAND USE DESIGNATION:
S-ME
10. EXISTING LAND USE:
RESIDENTIAL
11. PROPOSED LAND USE:
RESIDENTIAL
12. METHOD OF SEWAGE DISPOSAL:
SEPTIC
13. UTILITIES:
WATER: SAN DIEGO CALIFORNIA WATER DISTRICT
SEWER: SEPTIC
GAS: THE GAS COMPANY OF CALIFORNIA
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: VERIZON
CABLE: XELCOM
14. SCHOOL DISTRICT:
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
15. THOMAS BROS. GUIDE (2009):
PAGE 608, COORD. 0-6
16. DATE TENTATIVE MAP PREPARED:
JULY 11, 2005
17. PROPERTY ADDRESS/LOCATION:
39470 VIA SERENO, MURRIETA, CA. 92562
18. SOURCE OF TOPOGRAPHY:
SAN DIEGO CALIFORNIA WATER DISTRICT TOPOGRAPHICAL SHEET, DATA COLLECTED 2000
19. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL Q'S ARE APPROXIMATE.
20. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE C-AREAS OF MINIMAL FLOODING.
21. TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
22. THIS PROJECT IS NOT IN A SPECIFIC PLAN.
23. ALL SLOPES ARE 2:1, UNLESS NOTED.
24. THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD.
25. THE LOCATION OF ALL KNOWN EXISTING WELLS, CULVERTS OR UNDERGROUND STRUCTURES ADJACENT TO PROPERTY IS SHOWN.
26. THIS PROPERTY IS WITHIN CSA 162.
27. THIS PROPERTY IS WITHIN RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.
28. THIS PROJECT IS TO INCORPORATE SITE DESIGN BEST MANAGEMENT PRACTICES (BMP'S) AND SOURCE CONTROL BMP'S IMPOSED THROUGH THE CONDITIONS OF APPROVAL.

EASEMENT NOTES:

- ① DECLARATION OF DESIGNATION FOR PUBLIC ROADS AND UTILITIES PER INST. NO. 83388, REC. 9-11-02 AND BE RECORDED 9-18-08 AS INST. NO. 83797.
- ② EASEMENT FOR PUBLIC ROADS, UTILITIES AND SLOPES PER INST. NO. 81116 REC. 8-7-06.
- ③ EASEMENT FOR PUBLIC ROADS, UTILITIES AND SLOPES PER INST. NO. 41288 REC. 4-4-02.
- ④ EASEMENT IN FAVOR OF GENERAL TELEPHONE CO. OF CALIFORNIA FOR POLE LINES AND UNDERGROUND FACILITIES PER INST. NO. 102726, REC. 10-7-02.

REQUIRED INFORMATION NOT SHOWN OR NOT APPLICABLE

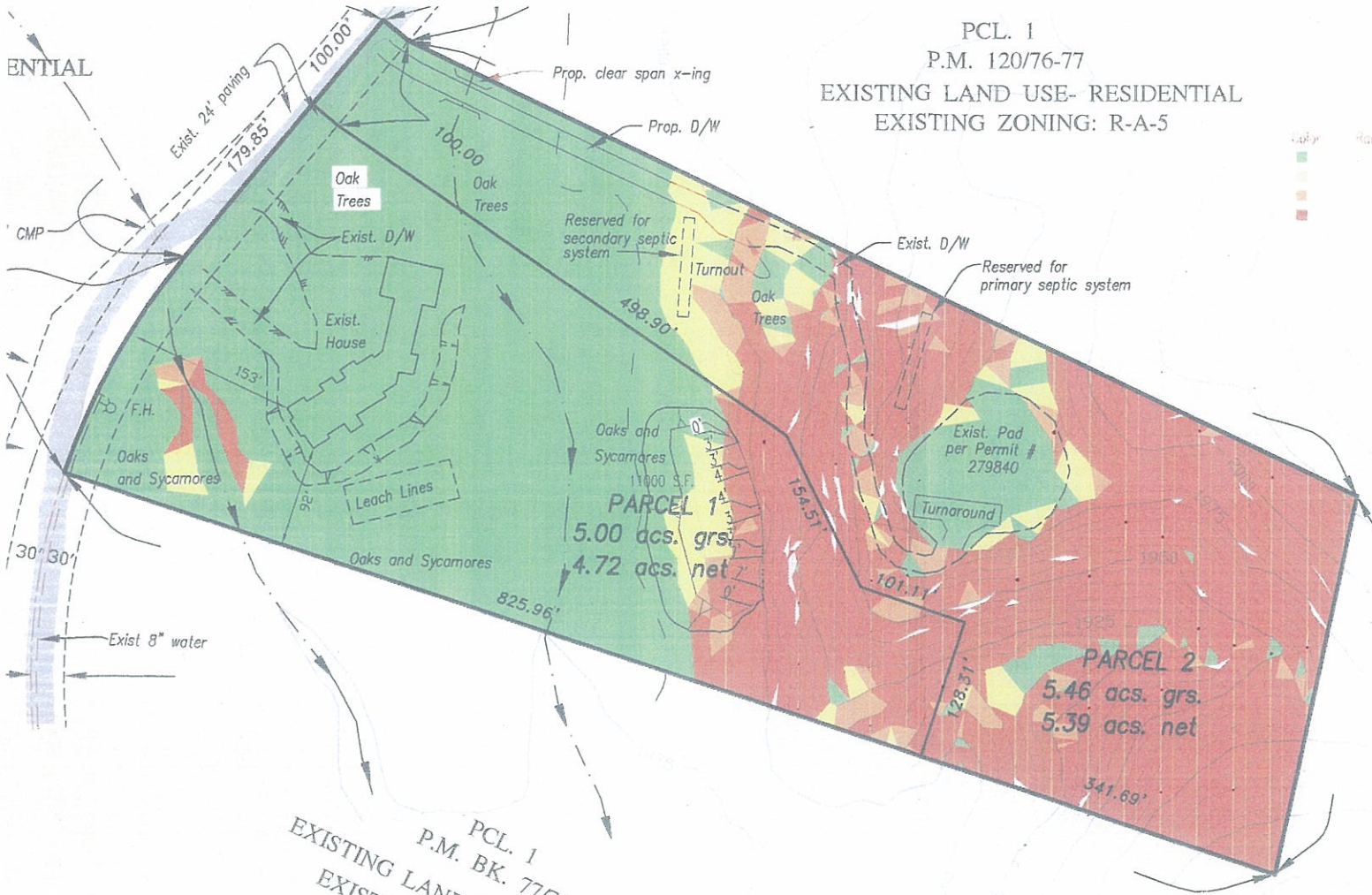
33. STREET SECTION NOT REQUIRED FOR SCHEDULE "H" MAPS
34. NOT APPLICABLE
46. NO OPEN CHANNELS
49. NO OPEN SPACE AREAS
55. NO STRUCTURES LABELED AS PROPOSED
57. NO PROPOSED STRUCTURES

NO.	DATE	REVISION
1.	JUL 07	Show all per Per Parcel 1, show flood plain limits, clarity of utility, relocate BMP, incorporate Parcel 2, show clear span crossing
2.	DEC 07	Remove all per Per Parcel 1, add from the Alternative Plan
3.	JUNE 08	Remove all per Per Parcel 1, per CCR description

OWNER/APPLICANT
 Jason S. Miller
 39470 Via Sereno
 Murrieta, Ca. 92562
 Tel 951-834-5554
 Fax 951-304-3380

CJ CONSULTING
 17837 Brightman Avenue
 Lake Elsinore, Ca. 92530
 Tel. 951-678-5778
 Fax. 951-678-5776

THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK.
 ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.



PCL. 1
 P.M. 120/76-77
 EXISTING LAND USE- RESIDENTIAL
 EXISTING ZONING: R-A-5

Color	Range Req.	Range End	Percent	Area
Green				
Yellow				
Red				

PCL. 1
 P.M. BK. 90/24-25
 EXISTING LAND USE- RES
 EXISTING ZONING:

PCL. 2
 P.M. BK. 90/24-25
 EXISTING LAND USE- RESIDEN
 EXISTING ZONING: R-A-10

PCL. 1
 P.M. BK. 77/78
 EXISTING LAND USE- RESIDENT
 EXISTING ZONING: R

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

Environmental Assessment (E.A.) Number: 40570
Project Case Type (s) and Number(s): Tentative Parcel Map 33928
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant's Name: Jess Hetzner
Applicant's Address: P.O. Box 892751 Temecula CA 92589
Engineer's Name: Oz Bratene
Engineer's Address: 25759 Jefferson Ave Murrieta, CA 92562

I. PROJECT INFORMATION

A. Project Description: Tentative Parcel Map No. 33928 is a request for a Schedule "H" subdivision of 10.46 gross acres into two (2) parcels with a minimum lot size of five (5) gross acres. One (1) residential structure currently exists on the site, and the proposed project will support the development of one (1) additional residential structure, a driveway, and a septic system.

B. Total Project Area: 10.46 net acres

Residential Acres: 10.46	Lots: 2	Units: 2	Projected No. of Residents: 6
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

A. Assessor's Parcel No(s): 929-040-007

B. Street References: The project site is located northerly of Vista De Montanas, easterly of Via Sereno, westerly of Calle De Companero, and southerly of Klick Avenue, more specifically the project is located at 39470 Via Sereno.

C. Section, Township & Range Description or reference/attach a Legal Description:
Section 18, Township 7 South, Range 4 West

D. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project is located within the Southwest Area of the Riverside County Integrated Project. More specifically the project is located within the Santa Rosa Plateau/De Luz area. The proposed project site currently has one single-family residence which will remain and a previously graded pad site located on Parcel 2. The majority of the eastern portion of the project site is located in areas with 25 percent slopes or greater. The exiting driveway and graded pad site transverse areas which have slopes of 25 percent or greater. This area has historical supported agricultural cultivation and is now transitioning into estate residential uses.

The proposed project site is surrounded by single-family residential and vacant land uses to the north, east, south, and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is located in the Southwest Area Plan of the RCIP. The land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum) General Plan Designation and the project is located in the Santa Rosa Plateau/De Luz Policy Area within Policy 5.1 tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.
2. **Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses, floodplains, and will preserve any oak trees which are located on the site.
4. **Safety:** The proposed project is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency (S 5.6) and will implement required fire safety standards.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project (N 1.4).
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The project proposes residential uses, which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous (RM) (10 Acre Minimum)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Santa Rosa Plateau / De Luz Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Southwest Area to the north, east, south, and west
2. **Foundation Component(s):** Rural to the north, east, south, and west
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, and south and Rural Residential (RR) (5 Acre Minimum) to the west
4. **Overlay(s) and Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area to north, east and south

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 - 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural- Five Acre Minimum (R-A-5) to the north and south, Rural Residential (R-R) to the west, and Residential Agricultural - Ten Acre Minimum (R-A-10) to the east.

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 checked="" 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 checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" 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

10/5/10

Date

Matt Straite, Project Planner

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
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway. The Project is not visible from Interstate 15, and will not have an impact on Scenic Highways.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The project proposes grading or ground-disturbing activities to support one building pad, a driveway, and a septic system. However the visual impacts of grading will not be significant on this site due to vegetative screening, which will obstruct public views of the grading area. The project site does contain oak trees which have been identified on the Tentative Parcel Map. The project has been conditioned to preserve the oak trees (Condition of Approval 50. Planning.10, 60.Planning.1, and 60.Planning.15). There will be a less than significant impact with mitigation to scenic resources.

Mitigation: The project has been conditioned to place all oak trees on the project site in an easement for maintenance and preservation purposes (COA. 50. Planning.10 and 60. Planning.15). The project has been conditioned to follow tree preservation guidelines (COA. 60. Planning. 1).

Monitoring: Monitoring will occur through the Department of Building and Safety through the Plan Check process.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655

Findings of Fact: The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project located approximately 30.69 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B requires certain types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (COA. 50. Planning. 24). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Description

Findings of Fact:

a) The project consists of a single-family residence located on Parcel 1 which is to remain. The addition of one parcel into this area of the County would create a new source of light, but would not adversely affect day or nighttime views in the area. With adherence to Ordinance No. 655, which requires that all outdoor lighting, aside from street lighting be low to the ground, shielded, or hooded, new sources of light will produce less than significant impacts on neighboring residence and all other surrounding properties. The project will have a less than significant impact with regard to creating new sources of light.

b) The project consists of a single-family residence located on Parcel 1, which is to remain. The addition of one parcel into this area would expose residential property to new sources of light. However the light from single-family residences does not have the potential to create unacceptable light levels. There will be a less than significant impact with regard to other lighting sources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a) According to Riverside County Land Information System (GIS database), the project is located on a parcel which is designated as Farmland of Local Importance, more specifically, the center section of the existing parcel is designated as Local Importance, the remaining portions of the lot have no Farmland Designation. The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. While some Local Farmland will be converted, the existing structure and existing residential use are located within the majority of the designated land, the new proposed lot clearly shows the new pad location outside of the designated area. As a result, no new impacts will result.

b) According to GIS, the project is not located within the boundaries of an agricultural preserve. The project site is not subject to a Williamson Act. The project will not conflict with any Williamson Act Contracts, and no neighboring land is under contract. The project will have no impact.

c) According to GIS, the project is not located within 300 feet of any property which is zoned primarily for agricultural purposes. The project will not cause a conflict with non-agricultural uses and agriculturally zoned property. The project will have no impact.

d) The project will create an additional parcel in this portion of the County which may have the potential to induce other changes in the existing environment. There is less than significant potential to convert farmland within the vicinity of this parcel, since there are no agricultural preserves or designations which would result in a potentially significant impact. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The project site has been used for avocado farming. The site contains some riparian areas, and some oak tree woodland area; however, none of these are considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures and, therefore, will not obstruct implementation of the AQMP.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

Air quality impacts would occur during site preparation, including equipment exhaust. Major sources of fugitive dust are a result of site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern where PM₁₀ standards are exceeded by soil disturbance during grading and vehicular travel over unpaved roads. These short-term construction-related impacts will be kept below a level of significance by standard dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 6). This is a standard condition of approval and not considered mitigation for CEQA purposes.

The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

d-e) 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. Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Additionally, the proposed residential pad, would not be located within one mile of an existing substantial point source emitter.

f) The proposed project does not have the potential to create objectionable odors affecting a substantial number of people. The project will have not impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Biologist, "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments," site visit, Riverside County GIS

Findings of Fact:

a) Based on the review conducted by the Environmental Programs Division of Planning (EPD), the land division 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, since the project has been required to protect any areas that have been delineated within the Environmental Constraints Sheet (ECS) as constraint areas (Conditions of Approval 50.EPD.1 through 50.EPD. 3). All Areas labeled "South Coast Live Oak Riparian Forest" on the exhibit "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007 will be added to the ECS Sheet. A copy of the exhibit is added to the Staff Report as exhibit E.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the final Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the parcel of land comprising the project site is "Not a Part" of a MSHCP Criteria Area. However, the MSHCP Implementation Structure imposes all other terms of the MSHCP, including but not limited to requirements concerning riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interfaces, and appropriate surveys.

Riparian/riverine areas and Coast live oak trees are also present onsite. The project area is located within an MSHCP Narrow Endemic Plant Species Survey Area and the Amphibian Species Survey Area for the California red-legged frog. However, the MSHCP Compliance Report concluded that no California red-legged frogs have been recorded in the La Cresta-Tenaja area in the recent past and extensive habitat alteration has occurred which would preclude the presence of the frog onsite.

The areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" is required to offer as an easement to a conservation entity approved by EPD, as the County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel-modification areas or detention basins shall not be accepted.

Prior to grading permit issuance, a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities (Condition of Approval 60.EPD.2). In addition, the project site will be inspected by EPD to ensure compliance with Urban Wildland Interface Guidelines (Condition of Approval 90.EPD.1) prior to building permit issuance. These mitigation measures will reduce impacts to species protected under the MSHCP; thus, impacts are expected to be less than significant.

b) Based on the review conducted by the EPD, the land division will not have a substantial adverse affect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

c) Based on the review conducted by EPD, the land division 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. The areas mapped as "South Coast Live Oak Riparian Forest" shall be offered as an easement to a conservation entity and biological monitoring shall be conducted onsite during grading and construction. This mitigation will reduce impacts to sensitive species as defined by EPD; thus, impacts are expected to be less than significant.

d) Based on the review conducted by the EPD, the land division 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 sited since none are present within the project site.

e) Based on the review conducted by the EPD, a portion of land that is within the land division does have a riparian habitat. As such, the land division has been conditioned to have this area constrained and indicated so within an ECS (Conditions of Approval 50.EPD.1 through 50.EPD. 3). Additionally, access for Parcel 2 must be a crossing that does not impact the drainage feature in the northwest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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corner of the property (Condition of Approval 60.EPD.1). Therefore, impacts are considered less than significant with mitigation incorporated.

f) Based on the review conducted by the EPD, the land division is not located within federally protected wetlands. Therefore, there will be no impacts that substantially have an adverse effect on federally protected wetlands.

g) Based on the review conducted by the EPD, the land within the land division does contain oak trees that are protected by a Riverside County Oak tree preservation guideline. As such, the land division has been required to show this area as constrained within an ECS (Condition of Approval 50.EPD.1 through COA 50.EPD.3). Prior to building permit issuance, the project site will be inspected by EPD to ensure compliance with Urban Wildland Interface Guidelines (Condition of Approval 90.EPD.1). Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation:

The following mitigation measures will be required:

1. The land divider shall prepare an Environmental Constraints Sheet (ECS) delineating areas that will be constrained as shown on the "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007 (also see Exhibit E from the Staff Report)(Condition of Approval 50.EPD.1 through 50.EPD.3).
2. Access for Parcel 2 must be a crossing that does not impact the drainage feature in the northwest corner of the property (Condition of Approval 60.EPD.1).
3. Prior to grading permit issuance, a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities (Condition of Approval 60.EPD.2).
4. Prior to building permit issuance, the project site will be inspected by EPD to ensure compliance with Urban Wildland Interface Guidelines (Condition of Approval 90.EPD.1).

Monitoring: The Environmental Programs Division and the Building and Safety Department shall monitor the mitigation measures.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Site visit, Project Application Materials

Findings of Fact:

a-b) The project site does not include an identified historic site. One residential structure built within the past 5 years exists on the site. This structure is not eligible for listing on any state or federal listing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of historic sites including historical resource as defined in California Code of Regulations, Section 15064.5. The project will not impact historic resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project site has already undergone ground-disturbing activities associated with grading of pad sites, driveways and construction of a single family residence. The proposed project will not necessitate additional ground-disturbing activities. Review by the County Archeologist determined that the project did not have the potential to alter or destroy and archeological site. There is not impact with regard to disturbing an archeological site.

b) The project site has already undergone ground-disturbing activities associated with grading of pad sites, driveways and construction of a single family residence. The proposed project will not necessitate additional ground disturbing activities. Review by the County Archeologist determined that the project did not have the potential adversely change the significance of an archaeological resource. There is not impact with regard to archeological resources.

c) The project site has already undergone ground-disturbing activities associated with grading of pad sites, driveways and construction of a single family residence. The project has been conditioned to contact the Riverside County Corner is any human remains are discovered at the site (Conditions of Approval 10. Planning. 17). This condition is a standard requirement of approval and not considered mitigation pursuant to CEQA. The project will have a less than significant impact.

d) The project site has already undergone ground-disturbing activities associated with grading of pad sites, driveways and construction of a single-family residence. Review by the County Archeologist determined that the project had no potential to impact a religious or sacred use at the site. The project will have no impact with regard to religious or sacred uses at the project site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS, the project site is located in an area that is designated as having an undetermined or low potential for paleontological sensitivity. Review by the County Geologist determined that the project did not have the potential to destroy a unique paleontological resource or unique geological feature. The project will have no impact to paleontological resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

Source: Geologist Comments, GIS database

Findings of Fact:

a-b) According to GIS, the project is not located in the vicinity of an Alquist-Priolo Fault zone or a County Fault Hazard Zone. The project will have a less than significant impact with regard to exposing people or structures adverse effects or fault rupture.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Liquefaction Potential Zone

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

Source: RCIP Figure S-3 "Generalized Liquefaction"

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 GIS, the eastern portion of the project site has a moderate potential for liquefaction. The project is not located within the vicinity of a fault zone therefore minimizing the potential for liquefaction. The project was reviewed by the County Geologist and it was determined that the project would have a less than significant impact with regard to liquefaction.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: County General Plan Program EIR Section 4.10 "Geology and Slope Stability"

Findings of Fact: 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 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 required.

Monitoring: No monitoring 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, RCIP-SWAP Figure 14 "Slope Instability," review by the County Geologist

Findings of Fact:

a) Examination of the RCIP Slope Instability Map and the site do not indicate unstable conditions that would occur as a result of the project. It is not likely the project would result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project has a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: RCIP Figure S-7, RCIP-SWAP Figure 14 "Slope Instability", County Geologist review

Findings of Fact:

a) According to GIS, the eastern portion of the site is susceptible to subsidence. The project was reviewed by the County Geologist who determined the potential for subsidence was less than significant. The project will have a less than significant impact with regard to subsidence.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

16. Other Geologic Hazards

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

Source: GIS, Project Review, and Site Inspection.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazards. The project will have a less than significant impact with regard to other geologic hazards.

Mitigation: No mitigation required

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riverside County Geologist and Ordinance No. 457.

Findings of Fact:

a) The project site has already been graded for two driveways and two pad sites. There is an existing single-family residence which is to remain. The project does not propose any additional grading;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore, there is no potential to further change the topography or ground surface relief. The project will have a less than significant impact with regard to topography changes.

b) The project site has already been graded; however, the Tentative Map does not show any slopes which are greater than two to one (horizontal rise: vertical rise). The project site does contain slopes higher than ten feet, but the grading was approved under a previous permit which at the time the stability of such slopes was taken into consideration. The project will have a less than significant impact.

c) The project site does already contain subsurface sewage disposal for the single-family residence. The proposal does not include any additional grading; therefore, the potential to affect or negate a disposal system is less than significant. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The proposed project will not require additional grading. Thus, less than significant impacts related to erosion are expected. The proposed project has been conditioned to ensure proper erosion control measures are being taken at the site. Planting and drainage facilities must be implemented to control and prevent erosion (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval and it is not considered mitigation for CEQA purposes. The proposed project will have a less than significant impact.

b) A review of the proposed project does not indicate that it is located on expansive soils which pose a risk to life and property; therefore, the impact is considered less than significant. The proposed project will be required to construct dwelling units which are in conformance with the California Building Code (CBC) which takes into account the risk posed by expansive soil.

c) The soils have been tested and will provide adequate percolation for septic systems.

Mitigation: No mitigation required.

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

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Review by the Department of Building & Safety: Grading

Findings of Fact:

a) The proposed project site does contain natural drainage. The project has been designed to avoid the natural drainage for all new structures. The project was designed in a manner that does not obstruct the natural flow of the drainage. The proposed project site will not change the deposition, siltation, or erosion that may modify a channel or stream, therefore the impact is less than significant.

b) The proposed project has the potential to temporarily contribute to an increase in erosion by water during construction. The proposed project has been conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) and develop and implement a Storm Water Pollution Prevention Plan for the project site (Conditions of Approval 10.BS GRADE.16). This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) According to General Plan Figure S-8, 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 hardscape and landscaping. The project will be required to control any dust created during grading activities (Condition of Approval 10.BS GRADE.6). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation required.

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

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan, and proposes a two lot land subdivision of no smaller than 5 acres per parcel. Approval of this tentative map does not expressly authorize the construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 2 primary units, 4 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.
- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

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
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

Findings of Fact:

a) The project proposes residential land uses; therefore, 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 proposes residential land uses; therefore, 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. The project will have no impact.

c) The project will provide adequate access to the proposed residential use and will not encroach into any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project 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. The project will have no 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. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact:

a) According to RCIP Figure S-19, the project is not located within the vicinity of an airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The project will have no impact.

b) According to RCIP Figure S-19, the project is not located within the vicinity of an airport; therefore, the project does not require review by the Airport Land Use Commission. The project will have no impact.

c) According to RCIP Figure S-19 and GIS, the project is not located within two miles of a public airport; therefore, the project will not expose people residing in or working in the project area to a safety hazard. The project will have no impact.

d) According to RCIP Figure S-19 and GIS, the project is not located within the vicinity of a private airstrip and would not create a safety hazard. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. Hazardous Fire Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

a) The proposed project is located within an area designated as having a high fire risk; therefore, the potential to expose people or structures to significant risk or injury exists. The proposed project has been reviewed by the Riverside County Fire Department and the project will be required to have blue

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dot reflectors mounted on private streets, public streets, and driveways to indicate location of fire hydrants (Condition of Approval 10.FIRE.1). Additionally, proper material shall be used for roofing, driveway access shall be built to the Fire Department standards (Condition of Approval 50.FIRE. 1 through 50.FIRE.5). Prior to building permit issuance, the residence will be required to install residential sprinklers and boxed eaves (Condition of Approval 80.FIRE.4).

Mitigation: The project has been conditioned to provide blue dot reflectors. Additionally, proper material shall be used for roofing, driveway access shall be built to the Fire Department standards (Condition of Approval 50.FIRE. 1 through 50.FIRE.5). Prior to building permit issuance, the residence will be required to install residential sprinklers and boxed eaves (Condition of Approval 80.FIRE.4).

Monitoring: Monitoring will be conducted by the Riverside County Fire Department and through the Department of Building and Safety through the plan check process.

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)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Source: Riverside County Flood Control District

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) A review by Riverside County Flood Control indicated that the site is impacted by two large watercourses from the north and northwest. A watershed area of approximately 3.5 square miles impacts Parcel 1 and 2, while 3.4 square miles impacts Parcel 1 to the west. Although these watercourses are well defined and may be sufficient for minor storm events, during a major storm water flows could spread out over a large area. There is an existing house on Parcel 1 that may be flooded during large storm events. The floodplain for the natural watercourses will be kept free of new buildings and obstructions in order to maintain the natural drainage patterns of the area. Therefore, the project would not alter the drainage pattern of the site or result in substantial erosion or siltation.

b) The proposed project site is proposing residential uses and has not been identified as having the potential to violate water quality standards or waster discharge requirements.

c) The proposed project is located within the boundaries of the Rancho California Water District. At this time, the water district has not indicated that the addition of one residential lot within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge.

d) The project proposes residential uses which are not likely to contribute to runoff which would exceed capacity of existing or planned stormwater drainage systems. The proposed project has the potential to create additional square footage of impervious surface. However, the quantity of impervious surface identified in the project description would not significantly contribute to runoff. There is a less than significant impact posed by the project with regards to stormwater drainage capacity and the potential to degrade water quality.

e) A floodplain traverses the site in a north-south direction. An existing house on Parcel 1 may be flooded during large storm events. However, the floodplain for the natural watercourses will be kept free of new buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 50.FLOOD RI.6). Therefore, the project would not alter the drainage pattern of the site. Therefore, housing will not be subject to such hazard with adherence to the above-mentioned mitigation.

f) As discussed in Finding of Fact 23, structures will be required to be located outside of the natural watercourse. Therefore, structures will not impede or redirect flows.

g) The proposed project site is proposing residential uses and has not been identified as having the potential to degrade water quality.

h) The proposed project, does not include any new or retrofitted stormwater treatment control Best Management Practices (BMPs); therefore, there is no potential impact.

Mitigation: The proposed project has been conditioned to be kept free of new buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 50.RI FLOOD.6).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

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

b) Changes in absorption rates or the rate and amount of surface runoff?

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)?

d) Changes in the amount of surface water in any water body?

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District

Findings of Fact:

a) A review by Riverside County Flood Control indicated that the site is impacted by two large watercourses from the north and northwest. Although these watercourses are well defined and may be sufficient for minor storm events, during a major storm water flows could spread out over a large area. There is an existing house on Parcel 1 that may be flooded during large storm events. The floodplain for the natural watercourses will be kept free of new buildings and obstructions in order to maintain the natural drainage patterns of the area. Therefore, the project would not alter the drainage pattern of the site or result in substantial erosion or siltation.

b) The project will introduce additional impervious surface. However, the quantity of impervious surfaces was determined to be less than significant according to the Riverside County Flood Control and Water Conservation District. Absorption rates or the rate and amount of surface runoff was reviewed by the Flood Control District and determined to be less than significant.

c) According to RCLIS (GIS), the project is not located in a Dam Inundation Area. One structure is existing on the project site. The existing structure is located in an area that is susceptible to flooding. As such, the Flood Control Department has conditioned the map to not permit any rebuilding of the structure should any flood damage occur to the existing structure (Condition of Approval 60.Flood Ri.1).

d) The proposed project will have a less than significant impact on the amount of surface water in any water body.

Mitigation: The proposed project has been conditioned to be kept free of new buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 50.RI FLOOD.6). There is an existing house on parcel 1 that will be flooded during large storm

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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events. In the event that the house is destroyed it shall not be built/replaced at same location. (Condition of Approval 60.Flood Ri.1)

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Materials

Findings of Fact:

a) The zoning classification for the site is Residential Agricultural – Five Acre Minimum (R-A-5). The General Plan land use designation is Rural Mountainous (RM) (10 acre minimum). Therefore, both the zoning classification and general plan land use designation for the site require that the land be used for residential purposes. The project proposes a two-lot subdivision for residential purposes. The project will have a less than significant effect with regard to altering the planned land use.

b) According to GIS, the project is not located within a city sphere of influence. The project will have no impact with regard to affecting land within a city sphere of influence.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: RCIP Land Use Element, Staff review, GIS

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, the project is located an area which is zone Residential Agricultural- Five Acre Minimum (R-A-5). The project is consistent with the site's existing zoning. The project will have no impact with regards to zoning.

b) According to GIS, the project is surrounded by Residential Agricultural- Five Acre Minimum (R-A-5) to the north and south, Rural Residential (R-R) to the west, and Residential Agricultural- Ten Acre Minimum (R-A-10) to the east. The project site is zone Residential Agricultural- Five Acre Minimum (R-A-5) which is similar in nature and intensity to the surrounding zoning classifications. The project will have no impact with regard to compatibility of adjacent zoning classifications.

c) The project is surrounded by single-family residences and vacant land. The project is located in an area of the County that has historically been used for agricultural purposes and is currently transitioning into estate residences. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

d) The project is in the rural foundation component of the Riverside County General Plan, and has a general plan designation of Rural Mountain (RM). The RM designation requires a 10 acre minimum lot size; however, the project is located within the Santa Rosa Plateau / De Luz Policy Area, which allows for a 5 acre minimum lot size if the project proposes minimal grading and the septic locations are placed outside of slopes greater than 25%, this project is consistent with these policies. The proposed project is consistent with the land use designations and policies of the Comprehensive General Plan. The project will have a less than significant impact with regard to consistency with the land use and Comprehensive General Plan.

e) The project site is surrounded by single-family residential and vacant land. The project does not have the potential to disrupt or divide the physical arrangement of an existing community. The project will have no impact to disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure OS-5 "Mineral Resources"

Findings of Fact:

a-b) According to RCIP Figure OS-5, the proposed project is located an area which is designated as MRZ-3. Areas designated as MRZ-3 are likely to have mineral resources that exist, but the significance is undetermined. There are no mining operations within the vicinity of the proposed project site which is an indication that the mineral resources that are likely to exist are not classified or designated by the State as being of value to the region. The project will have a less than significant impact.

c) The project is not located within the vicinity of a surface mine or quarry. The proposed project does not have the potential to create an incompatible land use with a mining operation or expose people to hazards associated with abandoned mines/quarries. The project will have no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) According to General Plan Figure S-19, the project is not located within the vicinity of an airport; therefore, it is not subject to excessive noise levels. The project will have no impact.

b) According to General Plan Figure S-19, the project is not located within the vicinity of a private airstrip, therefore it is not subject to excessive noise levels. The project will have no impact.

Mitigation: No mitigation required.

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

31. Railroad Noise

NA A B C D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact:

a) According to GIS, the project is not located near a railroad right-of-way. The project will not be impacted by railroad noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Highway Noise

NA A B C D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

a) According to GIS, the project is not located within the vicinity of a highway. The project will not be impacted by highway noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Source: Project description and materials

Findings of Fact:

a) The project is a residential use in an area that is characterized by residential and vacant land uses. The project may be impacted by agricultural noise because those uses are allowed in this area of the County, but agricultural uses are required to comply with County noise standards. The project will have a less than significant impact with regard to other noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project materials and description

Findings of Fact:

- a) The addition of a single-family development would not produce noise levels that would be considered significant.
- b) Short-term grading and construction noise will be generated by the construction onsite. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be temporary in nature and will be less than significant impact.
- c) The proposed project will not expose persons to or generate noise levels in excess of established standards.
- d) The proposed project will not expose persons to or generate excessive ground-borne vibrations or noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact:

- a) On Parcel 1 of the project site there is an existing residential home, and Parcel 2 is currently vacant. Therefore, the proposed project will not displace a substantial number of existing housing units necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) On Parcel 1 of the project site there is an existing residential home, and Parcel 2 is currently vacant. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not in or near a County Redevelopment Project Area.
- e) The project will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance No. 659.10, and Project Review.

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659.10. Upon compliance with Ordinance No. 659, the proposed project will not have a significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP Safety Element, Ordinance No. 659.10, and Project Review

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10, the proposed project will not have a significant impact on sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

Findings of Fact:

The project site is located within the Murrieta Valley Unified School District. The project will comply with State laws regarding any school fees (Condition of Approval 80.PLANNING.8). This is a standard condition and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10, the project will not have a significant impact on library services.

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.

40. Health Services

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

Findings of Fact:

The use of the proposed 10.46-acre parcel will not cause a substantial impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659.10 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed project is a subdivision of 10.46 gross acres into two (2) lots. The site design does not include any recreational facilities. The project would introduce approximately six (6) residents into the area, therefore, resulting in a less than significant impact. The addition of approximately six residents may result in the use of existing neighborhood or regional park facilities, but will not directly result in the physical deterioration of such uses with respect to the overall use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is located within a portion of the County which is not within the boundaries of a Community Service Area (CSA), besides CSA 152 which is County wide. In the absence of an area specific CSA to collect Quimby fees, the fees are paid to the County wide CSA 152. The proposed project has been required to pay Quimby fees to the CSA 152. These conditions are standard conditions of approval and are not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Southwest Area Plan Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of any recreational trails. The project will have no impact with regard to recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>incompatible uses (e.g. farm equipment)?</u>				
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 type="checkbox"/>	<input checked="" 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, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project will not conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project proposes no new streets and all driveways are designed to County standards. Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Based on the review conducted by the Transportation Department, no additional onsite right-of-way shall be required on Via Sereno, since adequate right-of-way already exists per Parcel Map 120/76-77 (Condition of Approval 10.TRANS.3). While the addition of six persons to the area will incrementally increase the need for maintenance of roads in the area, this effect is negligible. Therefore, there is a less than significant impact.

g) The project itself is a land subdivision and will not directly result in any construction. One existing single family residential dwelling is currently located on the site, and the subdivision may result in one additional dwelling. It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, SWAP Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, Staff Review

Findings of Fact:

a) Based on the review conducted by the Department of Environmental Health, the land division will not require or result in the construction of new water treatment facilities or the expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there will be no impacts.

b) Based on the review conducted by the Department of Environmental Health, the land-division will have sufficient water supplies available to serve the project from existing entitlements and resources. Therefore, there will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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46. Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) Based the review conducted by the Department of Environmental Health, the land division will require the construction of new wastewater treatment facilities (septic systems). The land division has been required to submit plans for the subsurface septic sewage disposal to the Department of Environmental Health for review and approval (Condition of Approval 60.E HEALTH.1). Therefore, impacts are considered less than significant with mitigation incorporated.

b) Based on the review conducted by the Department of Environmental Health, the land division 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 since, the land division will continue the future logical development of the area. Therefore, impacts are considered less than significant.

Mitigation: The land-division has been conditioned to supply a septic sewage disposal plan to the Department of Environmental Health (Condition of Approval 60.E HEALTH.1).

Monitoring: Monitoring of mitigation measures shall be conducted by the Department of Environmental Health and the Department of Building and Safety.

47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on the review conducted by the Riverside County Waste Management Department, the land division has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. As such, it is recommended that the land divider recycle the project's construction and demolition waste. The use of mulch in the development and maintenance of landscaped areas within the project boundaries is preferred. Recycled green waste through either on-site composting of grass, i.e., leaving grass clippings on the lawn, or sending separated green waste to a composting facility is recommended. Therefore, impacts are considered less than significant.

b) Based on the review conducted by the Riverside County Waste Management Department, the land division is compliant with federal, state, and local statutes and regulations related to solid wastes. There, there will be no impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-h) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

49. Energy Conservation

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

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

Source:

Findings of Fact:

- a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Application materials

Findings of Fact:

Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52. Does the project have impacts which are individually

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application 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?

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:

County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Southwest Area Plan EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

The following technical studies were review and the findings and recommendations contained therein were incorporated into the analysis of this Initial Study:

"MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessment," dated June 18, 2007, prepared by Principe and Associates.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

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

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PARCEL MAP Parcel Map #: PM33928

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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. 33928 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33928, Amended No. 2, dated 6/19/08.

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 is hereby permitted to a Schedule H subdivision of 10.46 gross acres into two (2) parcels with a minimum five (5) acre lot size. Parcel One consists of a single family residence which is to remain.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP Precise Grdg Pmt Req'd RECOMMND

Although the applicant has previously obtained a grading permit that includes the existing grading shown on parcel

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP Precise Grdg Pmt Req'd (cont.) RECOMMND

2, it would not include precise grading. Precise grading is not completed until a structure is in place.

Therefore, a precise grading permit shall be obtained prior to the issuance of any building permits.

10.BS GRADE. 2 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. 3 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. 4 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. 5 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. 6 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 7 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

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.1 GRADING BONDS (cont.) RECOMMND

lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 8 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. 9 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. 10 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. 16 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.

PARCEL MAP Parcel Map #: PM33928

Parcel: 929-040-007

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - PERC RPT INFO

RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Academy Consulting Corporation dated 10/19/05. For each 100 gallons of septic tank capacity, 25 sq. ft. of leach line bottom area will be required for parcel two (Parcel one has an existing structure and SSDS). The leach lines must be installed within the area tested (see report on file). Please be aware that the State Water Resources Control Board will be adopting in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

EPD DEPARTMENT

10.EPD. 1 - UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.)

RECOMMND

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwart
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

? Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers; where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

? Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP -#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 33928 is a proposal to subdivide approximately 10.11-acres into 2 residential lots in the Rancho

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

California area. The site is located north of Vista De Montanas, south of Klick Avenue, east of Via Sereno, and west of Calle De Companero.

The site is impacted by two large watercourses from north and northwest. A watershed area of approximately 3.5 sq. miles impacts Parcel 1&2, while 3.4 sq. miles impacts Parcel 1 from west. Although these watercourses are well defined and may be sufficient for minor storm events, during a major storm flows could spread out over a large area. There is an existing house on Parcel 1 that will be flooded during large storm events. In the event that the house destroyed it shall not be built/replaced at same location.

The floodplain for the natural watercourses should be kept free of new buildings and obstructions in order to maintain the natural drainage patterns of the area

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 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. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP- PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 8 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural- Five (5) Acre 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. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 18 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 19 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.

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 2/15/06, summarized as follows:

The developer shall implement the following measures: recycle the project's construction and demolitions waste; use mulch and/or compost in the landscaped areas; consider xeriscaping and using drought-tolerant/low-maintenance vegetation; and do not transport hazardous materials to any Riverside County landfills.

If there are any further questions, the applicant may contact Mirtha Liedl (Planner) at the Waste Management District at (951) 486-3284.

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 Via Sereno since adequate right-of-way exists, per PM 120/76-77.

PARCEL MAP Parcel Map #: PM33928

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - CONSERVATION EASEMENT

RECOMMND

The areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007, shall be offered as an easement to a conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 2 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 3 MAP - ECS PREP

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 6 MAP-#47-SECONDARY ACCESS NOTAPPLY

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

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. 6 MAP SHOW FLOOD PLAIN ECS RECOMMND

The 100 year flood plain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. This will require additional fees.

The area within the delineated flood plain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate flood plains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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50. PRIOR TO MAP RECORDATION

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- Five (5) Acre Minimum (R-A-5) zone, and with the Riverside County Integrated Project (RCIP).

50.PLANNING. 10 MAP- OAK TREE ESMNT (1) RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.15 has

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

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

50.PLANNING. 25 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

TRANS DEPARTMENT

50.TRANS. 2 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. 3 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. 14 MAP - R & B B D RECOMMND

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone "C" of the Southwest Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - R & B B D (cont.) RECOMMND

based upon the fee schedule in effect at the time of issuance of the permit.

50.TRANS. 15 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 . MAP IMPORT/EXPORT (cont.)

RECOMMND

Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

60.E HEALTH. 2 MAP - SEPTIC SIZING

RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007, shall be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - GRADING PLAN CHECK (cont.) RECOMMND

the satisfaction of the Environmental Programs Department. The access for parcel two must be a clear span crossing that does not impact the drainage feature in the north west corner of the property.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - CONSERVATION EASMENT RECOMMND

The areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007, shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 4 - FENCING RECOMMND

The areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - FENCING (cont.) RECOMMND

submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP DO NOT REPLACE EX. HOUSE RECOMMND

There is an existing house on parcel 1 that will be flooded during large storm events. In the event that the house is destroyed it shall not be built/replaced at same location.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - OAK TREE PRESERVATION RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

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.

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 public or private access roads, driveways, pad sites, leach fields and fuel modification zones, 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. 11 MAP- IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing specimen trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT (cont.) RECOMMND

Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15 MAP- OAK TREE EASMNT (2) RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.10 has been complied with.

60.PLANNING. 16 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP- SKR FEE CONDITION (cont.) RECOMMND

may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.46 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

Refer to introductory remarks for further explanation.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLANS

RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

EPD DEPARTMENT

80.EPD. 1 MAP - FENCING

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "South Coast Live Oak Riparian Forest" on the exhibit labeled "Biological Resources/Project Footprint Map" of the report entitled "MSHCP Compliance Report and Narrow Endemic Plant Species and California Red-legged Frog Habitat Assessments" and dated June 18, 2007, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

80.EPD. 2 MAP - MONITOR REPORT

RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

80.FIRE. 1 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - SECONDARY/ALTER ACCESS NOTAPPLY

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80.FIRE. 3 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. 4 MAP -SECONDARY ACCESS MITIGATE RECOMMND

UPON SUBMITTAL OF BUILDING PLANS FOR HOME ON PARCEL 2, A REQUIREMENT FOR RESIDENTIAL SPRINKLERS WILL BE CONDITIONED AS WELL AS BOXED EAVES FOR MITIGATION OF SECONDARY ACCESS ISSUES.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP DO NOT REPLACE EX. HOUSE RECOMMND

There is an existing house on parcel 1 that will be flooded during large storm events. In the event that the house is destroyed it shall not be built/replaced at same location.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Murrieta 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

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.)

RECOMMND

wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation

11/09/10
14:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PARCEL MAP Parcel Map #: PM33928

Parcel: 929-040-007

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 MAP - UWIG INSPECTION (cont.) (cont.) RECOMMND
Area.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

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

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

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.46 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7 MAP QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

11/09/10
14:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PARCEL MAP Parcel Map #: PM33928

Parcel: 929-040-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP QUIMBY FEES (2) (cont.)

RECOMMND

parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152.

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: January 13, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Regional Parks & Open Space District
Co. Geologist
Commissioner Roth
Andrew Huneck
Environmental Programs Department
Riverside Co. Sheriff's Dept.
Riverside Co. Waste Dept.
P.D. Trails Coord. – J. Jolliffe
Supervisor Buster
CSA

Murrieta Valley Unified School District
City of Lake Elsinore
Rancho California Water District
Southern Ca Edison Co.
Southern Ca Gas Co.
Caltrans #8
CA Dept. of Fish and Game
US Fish and Wildlife Service
San Diego Regional WQCB
US Postal Service
Army Corps of Engineers
EIC
Pechanga Indian Reservation
Riverside Transit Agency
Santa Rosa Community Services District

PARCEL MAP NO. 33928 – EA40570 – Applicant: Jason Miller – Engineer/Representative: CJ Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (RM) (10-Acre Minimum) – Location: Northerly of Vista De Montanas, easterly of Vja Sereno, westerly of Calle De Companero, and southerly of Klick Avenue – 10.11 Net Acres – Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule "H" subdivision of 10.11 net acres into two (2) parcels with a minimum lot size of 5-gross acres – APN: 929-04-007

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on February 9, 2006.** 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 **Bulmaro Canseco**, Project Planner, at **(951) 955-5132**.

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.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

TENTATIVE PARCEL MAP NO. 33928 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jess Hetzner – Engineer/Representative: Oz Bratene – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10-Acre Minimum) – Location: Northerly of Vista De Montanas, easterly of Via Sereno, westerly of Calle de Companero, and southerly of Klick Avenue at 39470 Via Sereno. – 10.46 Gross Acres – Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Parcel Map proposes a Schedule “H” subdivision of 10.46 gross acres into two (2) parcels with a minimum lot size of 5 gross acres – APN: 929-04-007. (Quasi-judicial)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 13, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Matt Straite at 951-955-8631 or e-mail mstraite@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

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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/7/2010,

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

APN (s) or case numbers Pm 33928 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

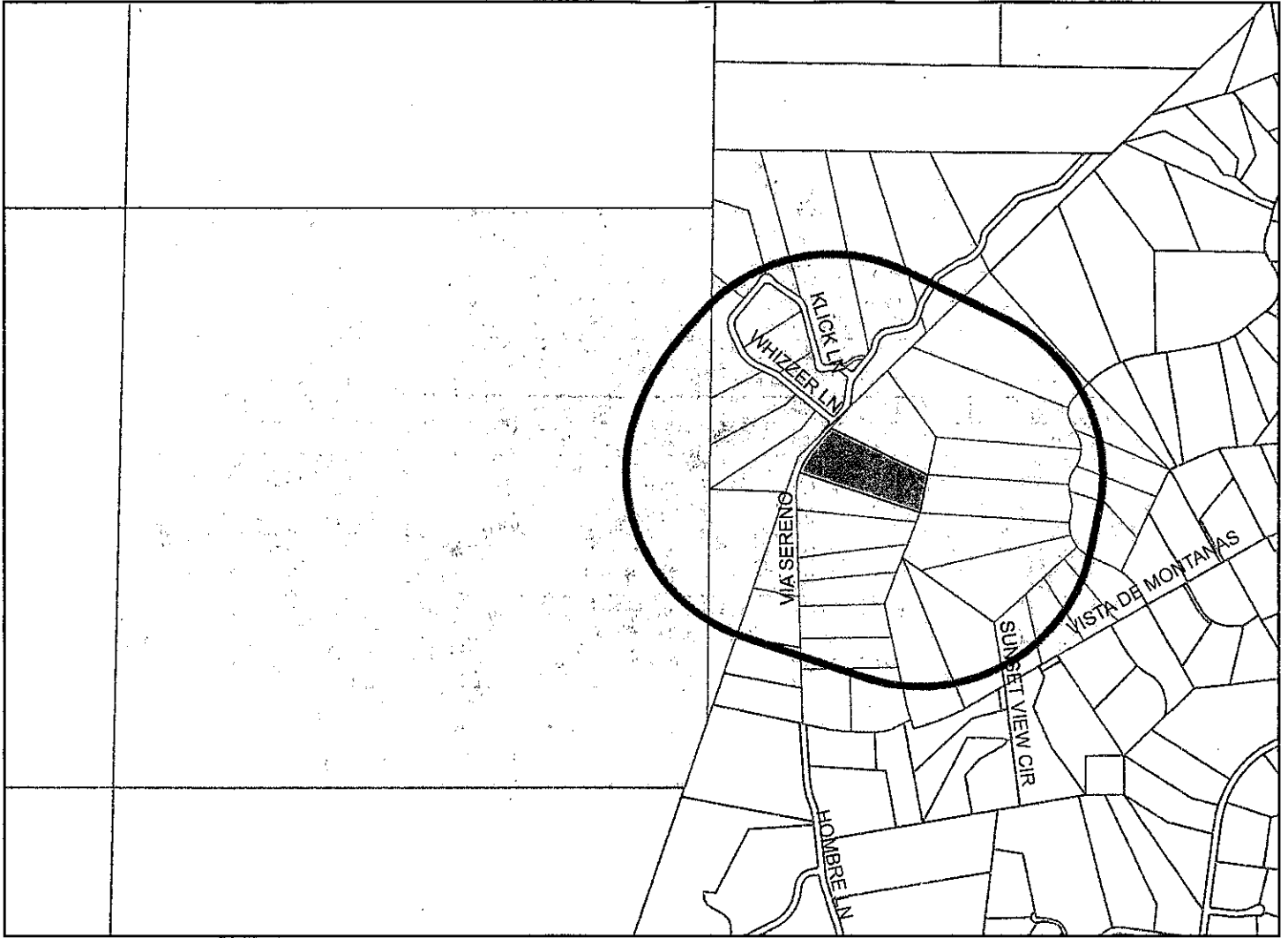
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 10/12/10 CD
EXPIRES: 4/7/20

1600 feet buffer



Selected Parcels

929-060-022	901-170-020	901-170-021	929-020-008	929-060-020	929-040-012	929-020-017	929-060-023	929-020-007	929-030-004
929-030-005	929-030-002	901-170-052	901-170-018	901-170-058	901-170-057	901-170-054	901-170-044	901-170-049	901-170-042
901-170-043	901-170-050	901-170-045	901-170-046	901-170-047	901-170-048	929-030-003	929-020-012	929-040-003	929-040-005
929-020-018	929-020-019	929-020-006	929-030-006	929-020-002	929-020-011	929-060-021	929-040-013	929-020-013	929-050-002
929-040-004	929-020-009	901-090-016	901-170-025	929-050-001	929-030-008				



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: 929060022, ASMT: 929060022
ANH TUYET DINH
38638 VISTA DEL BOSQUE
MURRIETA CA. 92562

APN: 929020007, ASMT: 929020007
DONALD G BARCLIFT, ETAL
39850 VIA SERENO
MURRIETA CA. 92562

APN: 901170021, ASMT: 901170021
BARBARA ADAM
P O BOX 539
ASH FLAT AR 72513

APN: 929030005, ASMT: 929030005
E CLARK BEAUMONT
200 VIA MENTONE
NEWPORT BEACH CA 92663

APN: 929020008, ASMT: 929020008
BRUCE D MACDONALD, ETAL
39898 VIA SERENO
MURRIETA CA 92562

APN: 929030002, ASMT: 929030002
ELTON ROSS, ETAL
2708 PARCO AVE
ONTARIO CA 91761

APN: 929060020, ASMT: 929060020
CHARLES EILAND, ETAL
38500 VISTA DEL BOSQUE
MURRIETA CA 92562

APN: 901170018, ASMT: 901170018
HARVEY W KOSKOVICH, ETAL
38305 MAISEL
MURRIETA CA 92562

APN: 929040012, ASMT: 929040012
CHRISTOPHER D DENNING, ETAL
3446 GRAND TETON DR
CORONA CA 92881

~~APN: 901170054, ASMT: 901170054
HARVEY W KOSKOVICH, ETAL
38305 MAISEL AVE
MURRIETA CA 92562~~

APN: 929020017, ASMT: 929020017
CLOYCE THOMAS
39570 VIA SERENO
MURRIETA CA. 92562

APN: 901170048, ASMT: 901170048
HETZNER FAMILY LTD PARTNERSHIP
20121 AMAPOLA
ORANGE CA 92669

APN: 929060023, ASMT: 929060023
DAVID DRESSLER, ETAL
22291 BUTTERFIELD
MISSION VIEJO CA 92692

APN: 929030003, ASMT: 929030003
JAMES A STIEGEL, ETAL
3626 E 44TH ST APT 513
MINNEAPOLIS MN 55406

APN: 929020012, ASMT: 929020012
JASON S MILLER
39470 VIA SERENO
MURRIETA CA 92562

APN: 929020011, ASMT: 929020011
ROBERT DEAN JONES, ETAL
1459 SUTHERLAND DR
RIVERSIDE CA 92507

APN: 929040003, ASMT: 929040003
JEFFERY J GATI
P O BOX 23905
WILDOMAR CA 92595

APN: 929060021, ASMT: 929060021
RONALD F MATHIS, ETAL
23364 CALIENTE SPRINGS
MURRIETA CA 92562

APN: 929040005, ASMT: 929040005
JORGE L DUARTE, ETAL
P O BOX 897
MURRIETA CA 92564

APN: 929040013, ASMT: 929040013
RONALD M HETZNER, ETAL
20121 AMAPOLA
ORANGE CA 92869

~~APN: 929020018, ASMT: 929020018
K A GREENWAY
39660 VIA SERENO
MURRIETA CA 92562~~

APN: 929020013, ASMT: 929020013
SANDRA MORTENSON WEAVER
28672 PASEO BAHIA
SAN JUAN CAPISTRANO CA 92675

APN: 929020006, ASMT: 929020006
KATHERINE ANNE GREENWAY
39660 VIA SERENO
MURRIETA CA 92562

APN: 929050002, ASMT: 929050002
SCOTT THOMPSON
39425 VISTA DEL BOSQUE
MURRIETA CA. 92563

APN: 929030006, ASMT: 929030006
RICHARD L AMADOR, ETAL
P O BOX 739
WILDOMAR CA 92595

APN: 929040004, ASMT: 929040004
THEODORE SIEJA
1036 VAN DYKE DR
LAGUNA BEACH CA 92651

APN: 929020002, ASMT: 929020002
RICHARD L DEANDERO, ETAL
39500 VIA SERENO
MURRIETA CA. 92562

APN: 929020009, ASMT: 929020009
TIMOTHY KENNISON, ETAL
44788 RHIANNON WAY
TEMECULA CA 92592



APN: 901090016, ASMT: 901090016
USA 901
U S DEPT OF INTERIOR
WASHINGTON DC 21401

APN: 901170025, ASMT: 901170025
USA 901
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

APN: 929050001, ASMT: 929050001
VISTA GOLD INV
11998 CALLE LIMONERO
EL CAJON CA 92019

APN: 929030008, ASMT: 929030008
WARREN C DEAN, ETAL
10491 EASTER HILL DR
SANTA ANA CA 92705

10/6/2010 9:48:21 AM

Beaumont / Cherry Valley
Parks & Recreation Dist.
P.O. Box 490
Beaumont, CA 92223-0490

ATTN: Charlene Stone
Murrieta Valley Unified School District
41870 McCalby Ct.
Murrieta, CA 92562-7036

ATTN: Robert Braidy, Community
Development Director
Community Development Department,
City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

Growth Managment,
U.S. Postal Service
390 W. 5th St.
San Bernardino, CA 92401-9998

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Vista Santa Rosa Community Council
c/o Betty Talley
82-836 Beckman Dr.
Thermal, CA 92274

Oz Bratene
25759 Jefferson Avenue
Murrieta CA 92562

Jess Hetzner
P.O. Box 892751
Temecula, CA 92589

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.

Environmental Assesment No. 40570 (EA40570), Parcel Map No. 33928 (PM33928)

Project Title/Case Numbers

Matt Straite 951-955-8631
County Contact Person *Phone Number*

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Jess Hetzner PO BOX 892751 Temecula CA 92589
Project Applicant *Address*

Northerly of Vista De Montanas, easterly of Via Sereno, westerly of Calle De Companero, and southerly of Klick Avenue
Project Location

Schedule "H" subdivision of 10.11 net acres into two (2) parcels with a minimum lot size of 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 November 15, 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 _____ October 5, 2010
Title *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 ZCFG

FOR COUNTY CLERK'S USE ONLY

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM33928

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: October 5, 2010

Applicant/Project Sponsor: Jess Hetzner Date Submitted: December 14, 2005

ADOPTED BY: Other

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07

Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0803952

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HETZNER JESS \$1,876.75
paid by: CK 2058
paid towards: CFG04011 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME FEE FOR EA40570
at parcel #: 39470 VIA SERENO MURR
appl type: CFG3

By _____ Jun 27, 2008 14:00
CYUHAS posting date Jun 27, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1008169

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HETZNER JESS \$133.50
paid by: CK 1304
paid towards: CFG04011 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME FEE FOR EA40570
at parcel #: 39470 VIA SERENO MURR
appl type: CFG3

By _____ Jul 22, 2010 12:56
MGARDNER posting date Jul 22, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$133.50

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0517217

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HETZNER JESS \$64.00
paid by: CK 3889
paid towards: CFG04011 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME FEE FOR EA40570
at parcel #: 39470 VIA SERENO MURR
appl type: CFG3

By SBROSTRO Dec 14, 2005 13:30
posting date Dec 14, 2005

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

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

Additional info at www.rctlma.org