



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

AUGUST 5, 2020

**Planning
Commissioners
2020**

1st District
Carl Bruce
Shaffer
Vice-Chairman

2nd District
David Leonard

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke
Chairman

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

NOTICE

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING. PUBLIC COMMENTS WILL BE ACCEPTED REMOTELY.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**
- 1.1 PLOT PLAN TRANSMITTED NO. 180031 – Receive and File –** Exempt from the California Environmental Quality Act (CEQA) – CEQ180112 – Applicant: Smartlink, LLC/Tyler Kent – Engineer/Representative: CASA Industries – Third Supervisorial District – Pinon Flats District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Redwood Drive, southerly of Highway 74, and easterly of Toro Vista Drive – 1.7 Gross Acres – Zoning: One Family Dwelling (½ Acre Min.) (R-1-½) – **REQUEST:** Wireless Communication Facility concealed as a 35 foot tall water tank, including eight (8) antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) emergency only power generator surrounded by a 6 foot tall chain link fence within a 764 sq. ft. lease area. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.
- 1.2 PLOT PLAN WIRELESS NO. 190009 – Receive and File –** Exempt from the California Environmental Quality Act (CEQA) – CEQ190082 – Applicant: Smartlink, LLC/Tyler Kent – Engineer/Representative: Infinigy Engineering, LLP/Dan Connell – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Highest Density Residential (CD-HHDR) – Location: Northerly of Tamarack Road, westerly of Johnston Street, easterly of Rushmore Avenue, and southerly of Service Road – 0.27 Gross Acres – Zoning: High Density Residential (R-7) – **REQUEST:** The Plot Plan proposes to construct a concealed wireless communication facility of a 50 foot faux water tank, including 12 antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 sq. ft. walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900 sq. ft. lease area, surrounded by an 8 foot high concrete block wall. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.
- 1.3 PLOT PLAN WIRELESS NO. 200001 – RECEIVE AND FILE –** Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC/Alisha Strasheim – Engineer/Representative: CASA Industries/Julius Santiago – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) –

Location: Northerly of Lopez Street, westerly of Cowie Avenue, easterly of Marshall Street and southerly of San Jacinto Avenue – 2.38 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan Wireless proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including 12 panel antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 sq. ft. lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

1.4 **PLOT PLAN WIRELESS NO. 180011 – RECEIVE AND FILE** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC/Alisha Strasheim – Engineer/Representative: CASA Industries – Third Supervisorial District – Hemet-San Jacinto District – San Jacinto Valley Area Plan: Rural Residential (R-RR) – Location: Northerly of Diamond Valley Road, easterly of Palm Avenue, southerly of Batz Road, and westerly of State Street – 36.36 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The plot plan proposes a wireless communication facility for AT&T disguised as a 70 foot high mono-eucalyptus with eight (8) panel antennas and 12 remote radio heads behind the panel antennas and one (1) microwave dish. The 960 sq. ft. lease area surrounded by a 6' high CMU block wall enclosure will include four (4) equipment cabinets and one (1) GPS antenna. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

1.5 **PLOT PLAN WIRELESS NO. 200003 – RECEIVE AND FILE** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC/Alisha Strasheim – Engineer/Representative: Infinigy Engineering, LLP/Dan Connell – Third Supervisorial District – Tule Peak Area Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural – Location: Easterly of McClain Lane, westerly of Bradford Hills Road, and southerly of Bradford Road – 8.16 Acres – Rural Residential – 5 Acre Min. (R-R-5 Zone) – **REQUEST:** An AT&T collocation within the development envelope of an existing unmanned 105-foot lattice wireless telecommunication facility previously approved through PP10953. The collocation consists of 12 panel antennas and 36 RRU antennas mounted at 64 feet centerline, 25 radios, and one (1) microwave antenna mounted at 55 feet centerline. The project proposed supporting equipment within existing lease enclosures, and a new 45 sq. ft. concrete pad for a diesel generator. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

3.1 **ORDINANCE NO. 348.XXXX associated with CHANGE OF ZONE NO. 1900015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.XXXX, associated with Change of Zone No. 1900015 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section Article XXXX, Industrial Hemp Activities. The purpose of this amendment is to establish a regulatory framework for the cultivation and manufacturing of Hemp, in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones and development regulations, as well as operating and manufacturing provisions. Continued from June 3, 2020 and June 17, 2020. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

3.2 **CHANGE OF ZONE NO. 2000013, CONDITIONAL USE PERMIT NO. 200010, CHANGE OF ZONE NO. 2000012, and DEVELOPMENT AGREEMENT NO. 2000002 – Intent to Adopt a Negative Declaration** – CEQ200035 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers – Second Supervisorial District– University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 2000013** proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 290 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 200010** (CUP200010), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 am to 10:00 pm; with no deliveries scheduled after 9:00 pm. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting

of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 2000012** proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). The associated **Development Agreement No. 2000002** (DA2000002), has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000002 and CUP200010, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. Continued from July 1, 2020. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

4.1 GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Krameria Avenue, easterly of Porter Avenue, southerly of Van Buren Avenue, and westerly of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – **REQUEST: General Plan Amendment No. 1200** (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle. **Change of Zone No. 1700003** (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). **Conditional Use Permit No. 170002** (CUP170002) proposes to construct a Contractor's Storage Yard with a 4,442 sq. ft. two (2) story storage and garage facility and a 608 sq. ft. caretaker's unit and office; with outside storage of materials (gravel) in three (3) walled in bins. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.2 TENTATIVE TRACT MAP NO. 37439 (TTM37439), CHANGE OF ZONE NO. 180007 (CZ180007), PLOT PLAN NO. 180024 (PPT180024), and TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Intent to Certify an Environmental Impact Report – CEQ180024 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 Gross Acres – **REQUEST: The TENTATIVE TRACT MAP** is a Schedule "A" subdivision of 158.18 gross acres into 447 single-family residential lots and 32 lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in three (3) phases. The **CHANGE OF ZONE** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The **PLOT PLAN** is a proposal for a development plan for 447 single-family residential lots. The **TENTATIVE PARCEL MAP** is a proposal for a Schedule "J" subdivision of 158.18 gross acres into eight (8) lots reflecting the phasing and infrastructure for TTM37439. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT


Agenda Item No.

1.1

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number(s):	PPT180031	Applicant(s):	Smartlink LLC AT&T
CEQA Exempt	Section 15303		
Area Plan:	REMAP	Representative(s):	Tyler Kent
Zoning Area/District:	Pinon Flats District		
Supervisory District:	Third District		
Project Planner:	Travis Engelking		
Project APN(s):	636-281-013		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. PPT1800031 is a proposal to construct a Wireless Communication Facility concealed as a thirty-five (35') foot tall water tank, including eight (8) antennas, thirty-six (36) remote radio units (RRUs), one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) an emergency only power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area.

The project site is located northerly of Sequoia Circle and Redwood Drive, south of State Highway 74, and north and east of Toro Vista Drive.

A 10-Day advertisement was requested to run in the Press Enterprise Newspaper beginning on June 29, 2020, thru July 10, 2020 for an Optional Hearing Request. As of writing this report, Planning Staff has not received written communication/phone calls requesting a public hearing. The project was approved by the Planning Director.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 180031, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



*Charissa Leach, P.E.
Assistant TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

July 15, 2020

RE: PLOT PLAN NO. 180031

From: Project Planner – Travis Engelking

To: Charissa Leach, P.E. – Assistant TLMA Director

PLOT PLAN TRANSMITTED NO. 180031 – proposes a Wireless Communication Facility concealed as a thirty-five (35') foot tall water tank, including eight (8) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) emergency only power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area. APN: 636-281-013. On July 10, 2020 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.



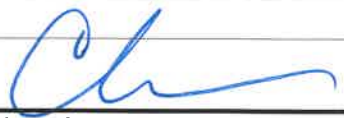
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing:

PROPOSED PROJECT

Case Number(s):	PPT180031	Applicant(s):	Smartlink LLC AT&T
CEQA Exempt	Section 15303		
Area Plan:	REMAP	Representative(s):	Tyler Kent
Zoning Area/District:	Pinon Flats District		
Supervisory District:	Third District		
Project Planner:	Travis Engelking		
Project APN(s):	636-281-013		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. PPT1800031 is a proposal to construct a Wireless Communication Facility concealed as a thirty-five (35') foot tall water tank, including eight (8) antennas, thirty-six (36) remote radio units (RRUs), one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) an emergency only power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area.

The project site is located northerly of Sequoia Circle and Redwood Drive, south of State Highway 74, and north and east of Toro Vista Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 180031, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)

Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification: One-Family Dwellings (R-1-½)	
Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1-1)
East:	One-Family Dwellings (R-1-½)
South:	One-Family Dwellings (R-1-½)
West:	One-Family Dwellings (R-1-½)
Existing Use: Vacant Land	
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The Plot Plan Wireless No. 180003 application for the proposed wireless communication facility monopine at 50' feet, was submitted to the County of Riverside on November 16, 2018. On January 13, 2020, the applicant informed the Planning Staff a change in the wireless communication facility's location, design and height to a 35 foot water tank. The project site has no additional land use permit history found on record at the County of Riverside for APN 636-281-013.

Alternative sites were considered for this disguised wireless communication facility, but the parcel selected suited the applicant's needs best and satisfied the development and zoning requirements. No co-locations were available in the area and the project site best addresses the lapse in coverage based upon the propagation maps provided by the applicant.

The facility is located towards the southeastern portion of the property. The concealed wireless communication facility and accompanying equipment enclosure is in a rural setting and would be screened from public view by a chain link fence and the natural landscaping of the area.

File No. 180031 (PPT180031) was submitted to the County of Riverside on November 16, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

This project would be exempt under Section 15303, which applies because this entails a construction of a small structure, which is a wireless communication facilities of a concealed 35 foot tall water tank including eight (8) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) emergency only power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area. The project does not include any buildings. The operation of the project would not generate any substantial impacts to the surrounding area since it would involve only occasional vehicle trips to the site for maintenance and therefore would not have any notable indirect impacts to air quality, noise, or other factors related to vehicle trips. Additionally, no significant amounts of hazardous materials are generated at the site. The primary impact of the project would be to aesthetics due to the 35 foot tall structure. Based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Plot Plan for this project will have a significant effect on the environmental review is required. However, due to the wireless communication facility being concealed as a water tower that would generally blend with the surrounding landscape, these impacts to aesthetics would be minimized. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303, New Construction or Conversion of Small Structures.

Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Very Low Density Residential (VLDR): The VLDR land use designation provides for the development of detached single family residential dwelling units and ancillary uses on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The proposed Project is consistent with the General Plan, since wireless communication facilities are allowed in support of residential and non-residential areas.

2. The project site has a Zoning Classification of R-1 1/2, which is generally consistent with the Riverside County General Plan. The proposed project, as designed and conditioned, complies with the applicable development standards of the R-1 zone set forth in Ordinance 348 Section 6.2 Development Standards. Concealed Wireless Communication Facilities may be located in the R-1 zone classification. The proposed concealed wireless communication facility, is a permitted use within the R-1 zone, subject to the approval of a Plot Plan subject to the specific development standards and findings identified in Ordinance 348, Section 19.403. As proposed, the project will meet all applicable development standards demonstrated below.

Entitlement Findings:

The proposed use, a concealed wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for concealed wireless communication facilities as set forth in Section 19.403, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed use is consistent with the Community Development: Very Low Density Residential (CD: VLDR) land use designation as noted previously. The proposed use is a Concealed Wireless Communication Facility that is permitted with the approval of a plot plan under the One Family Dwellings, half acre minimum (R-1-1/2) Zoning Classification, pursuant to the Ordinance No. 348, Section 19.403, A. "Concealed wireless communication facilities may be located in any zone classification.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the Project would not increase these above existing conditions. The Project site is adequately served by Sequoia Circle and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
3. The project site is surrounded by properties which have General Plan Land Use Designation of Conservation Habitat (CH) to the north; Very Low Density Residential (VLDR) to the south, east, and west. The proposed 35 foot tall water tank concealed wireless telecommunication facility conforms to the logical development of the existing open space land and is compatible with the surrounding property's present uses and would not conflict with the future logical development in the area.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located

on a separate legally divided parcel. The proposed project is located on one parcel and is not proposing more than one building or structure and no land division at this time.

6. The facility is designed and sited so that it is minimally visually intrusive because it will be a concealed 35 foot high water tank that would not appear out of place or at minimum would be consistent with the aesthetics of the surrounding area. The water tank will be located where most of the surrounding properties are vacant and will look aesthetically pleasing and blend with the surrounding area by providing earth tone colors.
7. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and will be screened from view by the orchard surrounding it.
8. The application has met the location and development standards set forth the Section 19.403 of the Riverside County Zoning ordinance by providing all necessary documentation and adhering to the requirements set forth in the Plot Plan application as it relates to Ordinance No. 348.
9. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
10. Pursuant to Section 19.403 A. of Ordinance No. 348, concealed wireless communication facilities may be located in any zone. The project site is located within the parcel's area zoned as R-1-1/2.

Development Standards Findings:

- A. *Area Disturbance. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.* The project has been classified as a "Concealed Wireless Communication Facility" since the description consists of a 35 foot tall water tank. The project will be contained within a 764 square foot lease area by a chain link fence that would be the limit of the area of disturbance of the site.
- B. *Fencing and Walls. All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the Countywide Design Standards and Guidelines.* The project will be contained within a 764 square foot lease area by a chain link fence that will provide protection to the equipment and maintain public safety. The disturbance to the natural landscape of the lease area would be minimal. The landscaping proposed and existing vegetation in the area make further screening via wall or other feature not necessary.
- C. *Height Limitations: Concealed wireless communication facilities are subject to the height limitations of the zone classification in which they are located.* The project site is located within the R-1 Zoning Classification which allows a maximum height of forty (40') feet. The project proposes a thirty-five (35') foot water tank.
- D. *Impacts. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.* The location of the proposed wireless communication facility will be located on private property. The proposed water tank wireless communication facility will not result in adverse impacts to the surrounding community or any biological resources, because impacts will be minimized by the water tank design to maintain consistency to the

natural landscape of the area. In addition, the lease area consist of 764 square feet which presents minimal area of disturbance.

- E. Landscaping: *All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.* The project's lease area will be surrounded by existing natural landscape consisting of large boulders, pine trees, and other dense vegetation so additional landscape will not be required. Therefore, the project would be consistent with the landscaping standards. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view by the site topography consisting of hills, ridges, and continuous variations to elevations.
- F. Lighting. *Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.* Although there will be temporary lighting used during the construction phase of the disguised wireless facility, the project site does not propose any lighting system around the perimeter of the project site because the project site is located on private property. Occasionally an overhead light may be used to provide maintenance inside the equipment cabinets.
- G. Noise. *All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line.* The tower and equipment enclosure are located on private property approximately 325-feet away from the closest residence. Wireless communication facilities typically produce negligible noise during normal operations and the nearest residences will not be affected because the surrounding vegetation and topography of the landscape. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. Parking. *Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by County Ordinance No. 348.* The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. Paved Access. *All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet*

shall be accessed via an all-weather surface. The project is not located within a residential development containing lots 18,000 square feet or smaller. However, the access road will contain an all-weather surface.

- J. *Roof Mounted Facility. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline.* This is not a roof mounted wireless communication facility. Therefore, this requirement does not apply in this case.
- K. *Sensitive View-shed. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction.* The wireless communication facility will be disguised as a water tank which will blend with the surrounding area and located below the ridgeline
- L. *Power and Communication Lines. No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources.* All AT&T power and telecommunication utilities for the proposed project will be placed underground. There will be no overhead powerlines proposed for this project.
- M. *Setbacks. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located.* The communication facility setback at a distance of approximately 325 feet from the project site to the nearest residence. A concealed wireless telecommunications facility tower located in a residential zoning classification needs a minimum setback of 20 feet. The project is proposing a thirty-five (35') foot water tank. The project site meets the setback requirement by providing a 20' setback from the tower location to the property line.
- N. *Support Facilities: Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height.* This project meets the development standard because the concealed wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
- O. *Treatment: Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be light tan and shall match the surrounding environment.* The project meets this development standard because the wireless facility's water tower and equipment have been designed and painted to match in color and look with the surrounding landscape and earth-tone colors.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.][other]
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is also located within a high hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of writing this report, Planning Staff has not received written communication/phone calls to the proposed project.

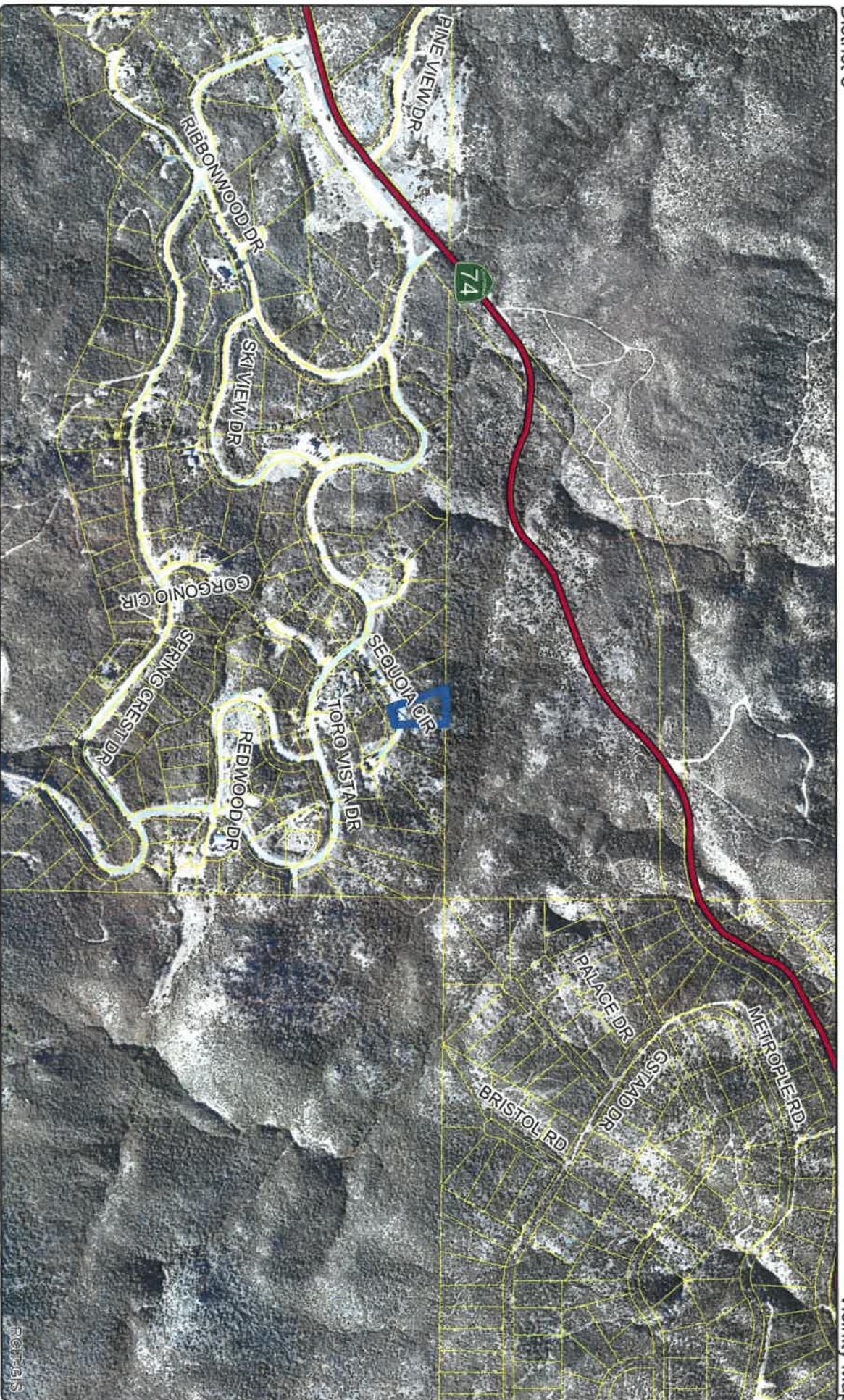
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180031
VICINITY/POLICY AREAS

Date Drawn: 04/30/2019
Vicinity Map



Zoning Dist: Pinon Flats

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan has been adopted. The new General Plan provides for the following: Planning Department offices in Riverside at (951)935-3200 (Riverside County) or in Palm Desert at (760)865-8277 (Baldwin County) or Website: <http://www.riverside.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

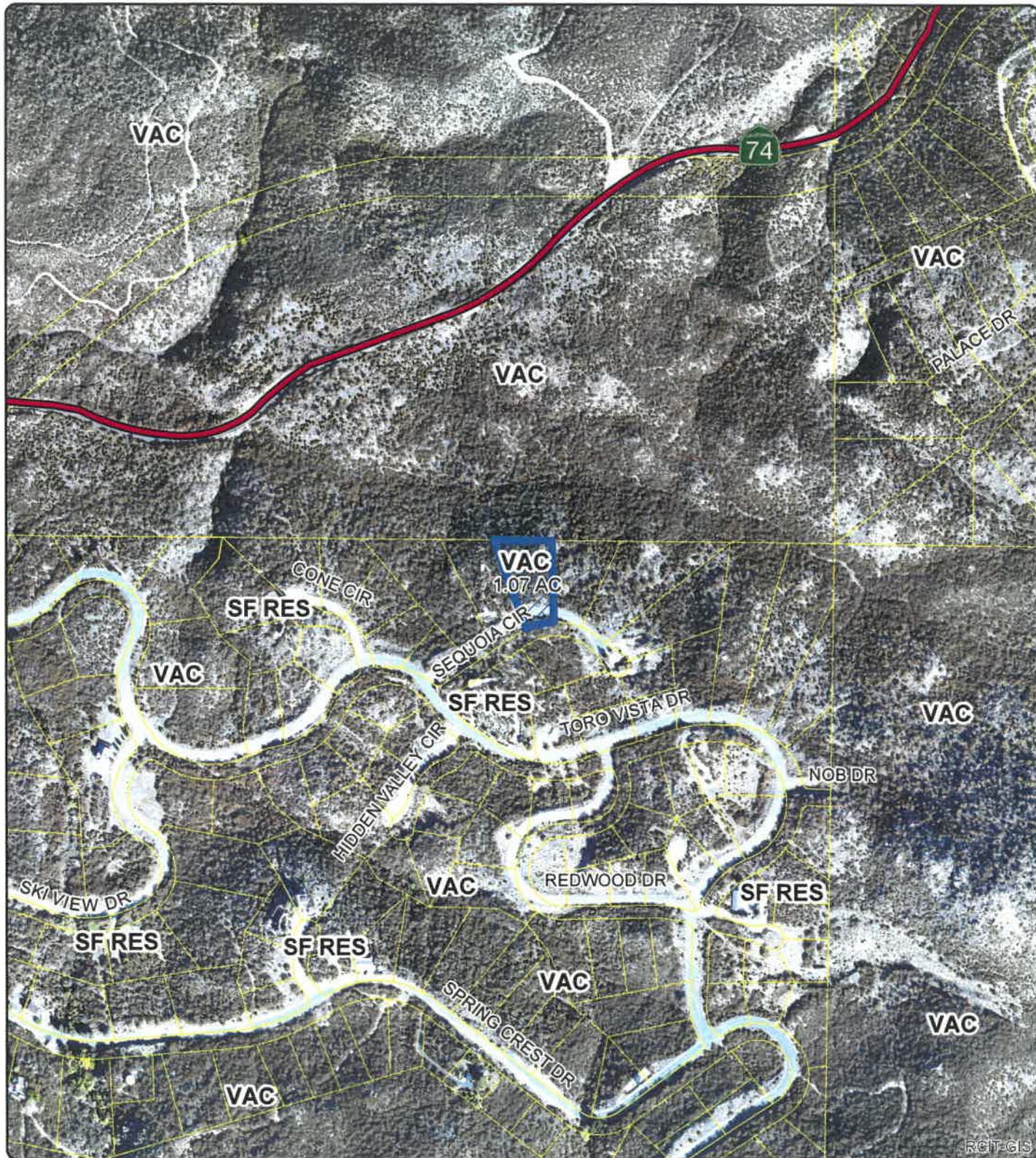
PPT180031

LAND USE

Supervisor: Washington
District 3

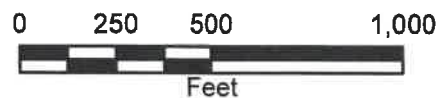
Date Drawn: 04/30/2019

Exhibit 1



Zoning Dist: Pinon Flats

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

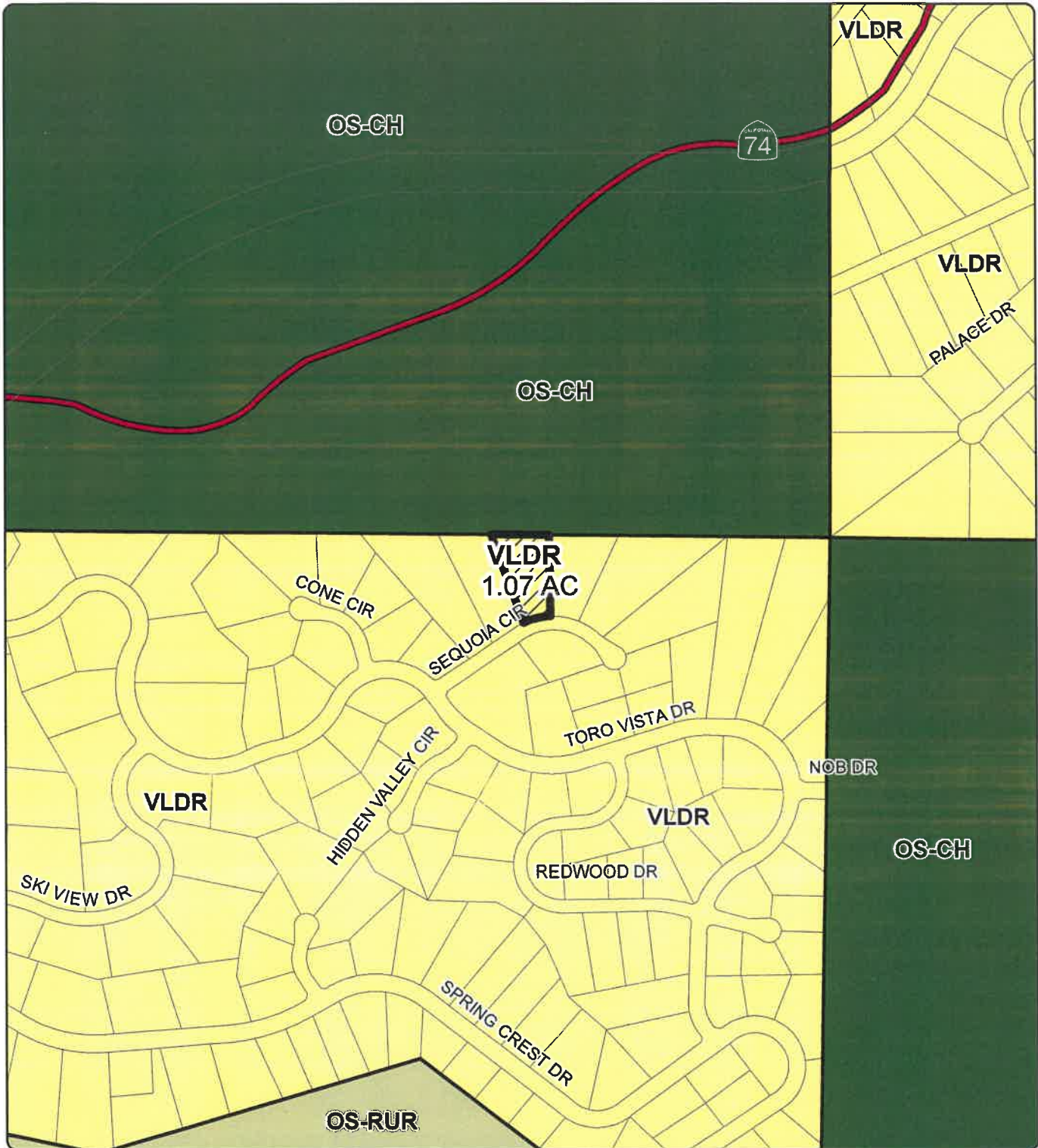
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180031

EXISTING GENERAL PLAN

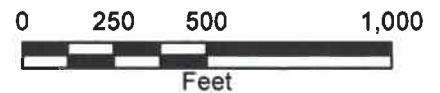
Supervisor: Washington
District 3

Date Drawn: 04/30/2019
Exhibit 5



Zoning Dist: Pinon Flats

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.tehina.org>

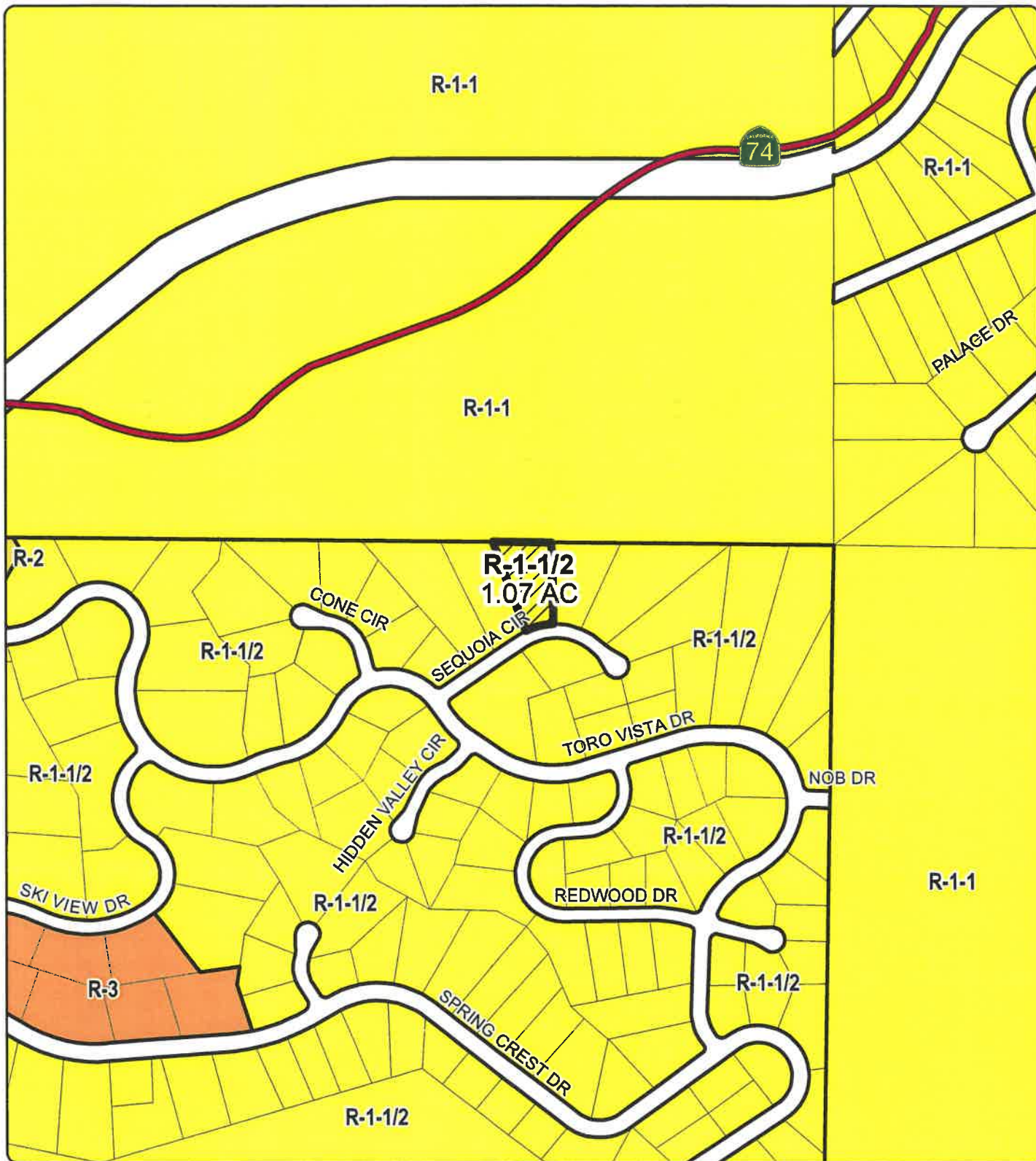
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180031

EXISTING ZONING

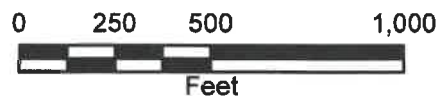
Supervisor: Washington
District 3

Date Drawn: 04/30/2019
Exhibit 2



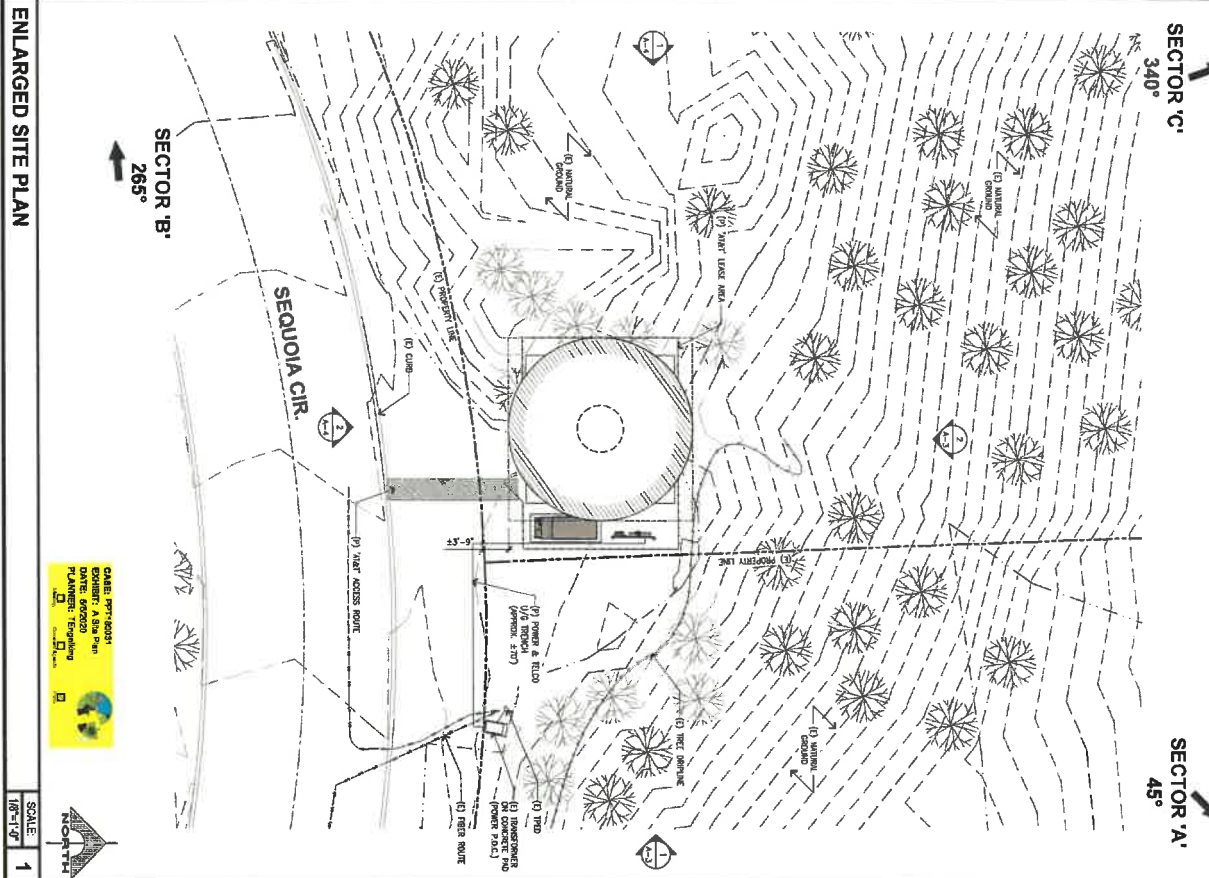
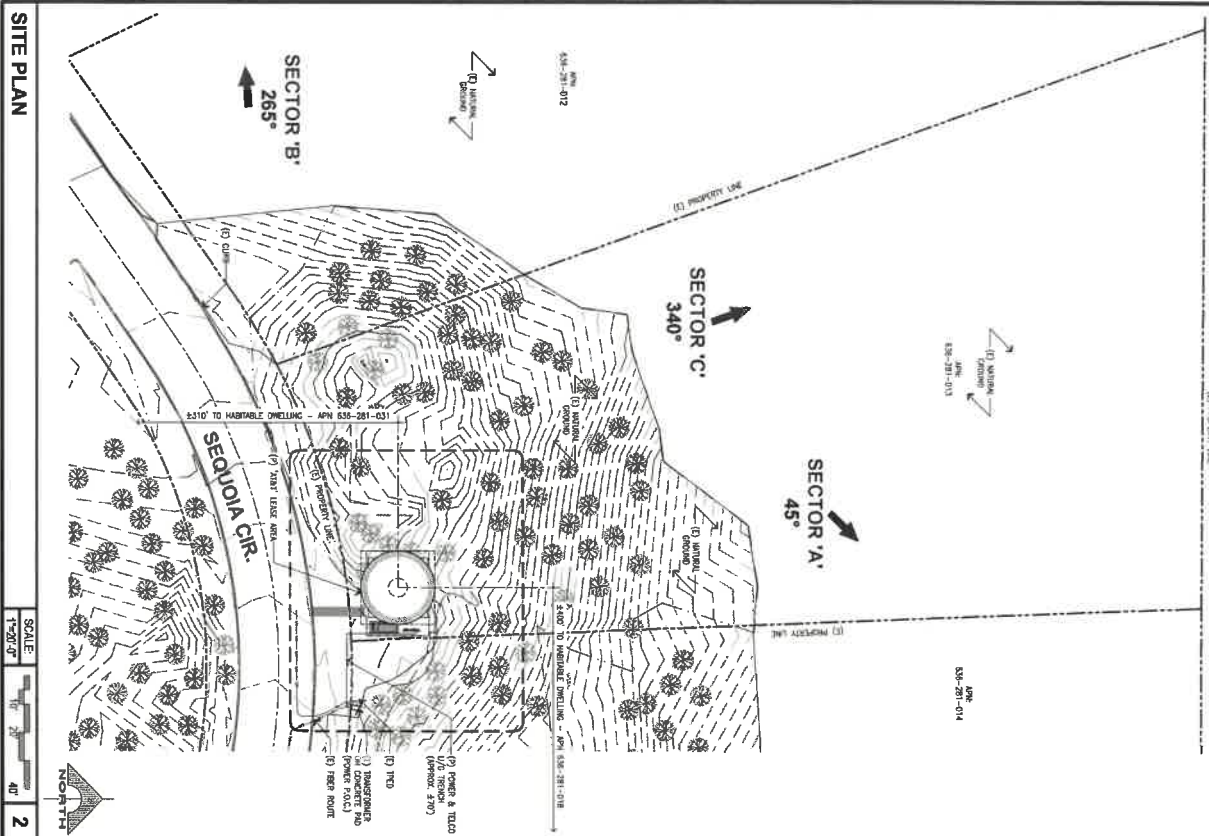
Zoning Dist: Pinon Flats




Author: Vinnie Nguyen



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NOTES:
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8000 FRENCH SLOVANS
 BOUNTYVILLE, CALIFORNIA 95707

REV	DATE	DESCRIPTION
1	11/11/10	ISSUED TO OWNER FOR REVIEW
2	10/16/10	REVISIONS TO - FIELD REVISIONS
3	06/22/10	ISSUE TO - REVISED PER COMMENTS
4	05/27/10	ISSUE TO - REVISED TO INCLUDE COMMENTS
5	11/11/10	ISSUE TO OWNER FOR REVIEW

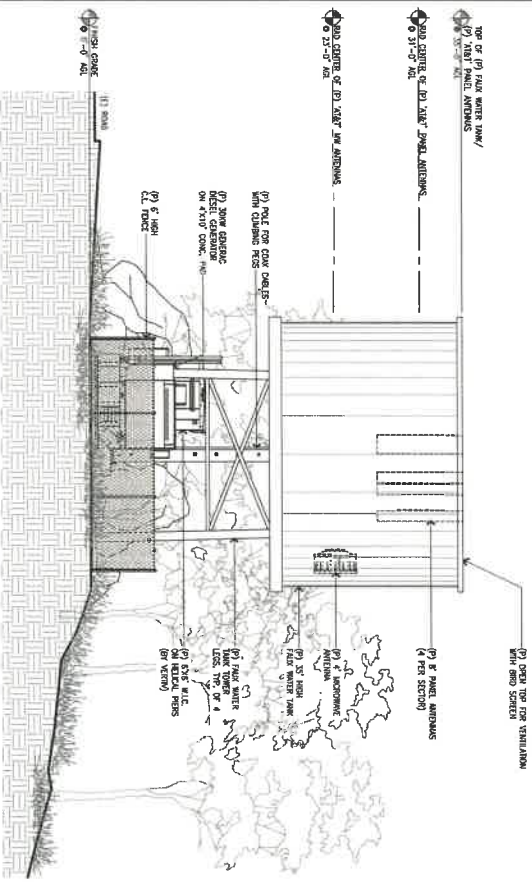
IF IN A POSITION OF LAW FOR THE PERSON
 USING THIS SET OF DRAWINGS, THE USER
 SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND APPROVALS
 FROM THE APPROPRIATE AGENCIES
 TO ALLOW THE PROCEEDING.

CS100349
 SEQUOIA CIRCLE
 MOUNTAIN CENTER, CA 92561
 WATER TANK (OUTDOOR)

DRAWN BY: JEM
 CHECKED BY: JS

SHEET TITLE:
 ELEVATIONS

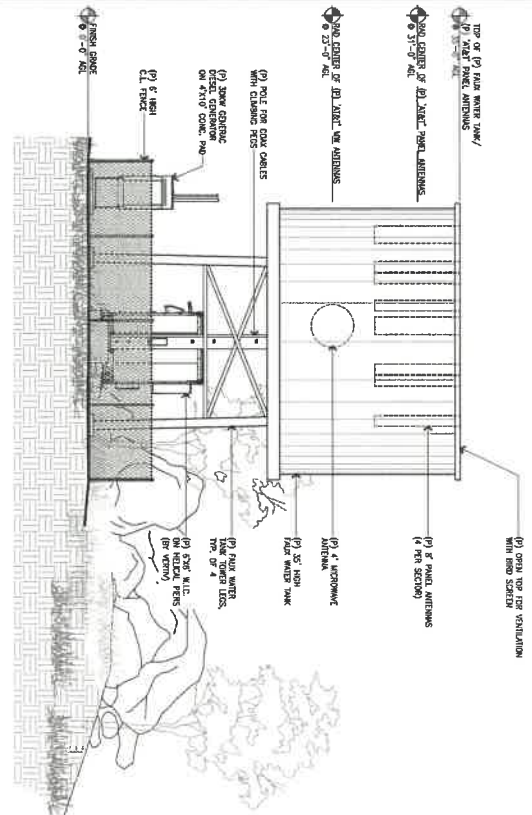
SHEET NUMBER:
 A-3



EAST ELEVATION

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

2



NORTH ELEVATION

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

1

CASE: PPT180031
 EXHIBIT: B Elevation
 DATE: 05/20/20
 PLANNER: TERPENDING



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

Juan C. Perez
Agency Director



PPT180031

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180031. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the Plot Plan No. 180031, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this (Plot Plan No. 180031) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

Plot Plan Wireless No. 180031 proposes to construct a Wireless Communication Facility concealed as a thirty-five (35') foot tall water tank, including eight (8) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) emergency only power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Site Plan), dated November14, 2019.
Exhibit B (Elevations), dated November14, 2019.
Exhibit C (Lease Area. Antenna Plan) dated November14, 2019.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 ECP COMMENTS

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

Fire

Fire. 1 Fire

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

ACCESS Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code,

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190021 ACCEPTED (cont.)

Planning-GEO. 1 GEO190021 ACCEPTED

County Geologic Report GEO No. 190021, submitted for the project PPT180031, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Worman, CSL00349, Sequoia Circle, Mountain Center, California," dated December 6, 2018 (rev). In addition, Toro has submitted the following document: "Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190021 regarding Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Worman, CSL00349, Sequoia Circle, Mountain Center, California," dated June 10, 2019. GEO190021 concluded: 1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. The results of the photo lineament study, as well as published geologic maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture is considered nil. 2. Due to the site being underlain by granitic bedrock, the potential for liquefaction and lateral spreading is considered nil. 3. The site is gently sloped and no loose boulders will be disturbed, therefore the potential for rockfall hazard is considered nil. 4. The hazard of flooding, tsunami, and seiche is not a concern at the site. 5. The proposed monopine may be founded on caisson that is embedded in the ground a minimum depth of 10 feet. GEO190021 recommended: 1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas. 2. The proposed monopine may be founded on caisson that is embedded in the ground a minimum depth of 15 feet. 3. Alternatively, the proposed monopine may be founded on mat foundations provided the minimum depth of foundation is 4 feet. 4. Based on the type of subsurface soil materials consisting of very dense silty sand/bedrock, helical piers are not recommended for support of the equipment shelter.

GEO No. 190021 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190021 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)**

documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Conditions (cont.)

Transportation. 1 General Conditions

1. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
2. 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.

Plan: PPT180031

Parcel: 636281013

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 180031, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-EPD

060 - Planning-EPD. 1 EPD-CVMSHCP Biological Report Not Satisfied

A biologist who holds a Memorandum of Understanding (MOU) with Riverside County shall submit a General Biological Assessment to the Riverside County Environmental Programs Division (EPD) Biologist for review and approval. The biological assessment shall address all potential impacts to biological resources on the project site including an analysis of impacts to onsite jurisdictional drainage features. Document must address species of concern with the potential to be in the project area that is not covered by the CVMSHCP.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit.

More information can be found at the following website. <http://rcflood.org/npdes/>

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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

Plan: PPT180031

Parcel: 636281013

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT (cont.) Not Satisfied
County Ordinance No. 655 and the Riverside County General Plan.

080 - Planning. 2 080- Planning - Fee Status Not Satisfied
Prior to issuance of building permits for Plot Plan No. 180031, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

080 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied
This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.
<http://rcflood.org/npdes/>

080 - Transportation. 3 TUMF Not Satisfied
Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 4 UTILITY PLAN CELL TOWER Not Satisfied
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. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied
Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Plan: PPT180031

Parcel: 636281013

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied

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.

090 - Planning. 2 0090-Planning-USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPT180031 have been met; specifically the color of the Water Tower, natural earth tone colors of the equipment shelter and/or cabinets.

090 - Planning. 3 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 4 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall/fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 UTILITY INSTALL CELL TOWER Not Satisfied

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.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

December 11, 2018

TO:

Smartlink, LLC
c/o Tyler Kent
18401 Von Karman Ave. Suite # 400
Irvine, CA 92612

RE:

PLOT PLAN TRANSMITTED NO. 180031 – CEQ180112 – Applicant: Smartlink Tyler Kent – Engineer/Representative: CASA Industries – Third Supervisorial District – Pinon Flats District – REMAP Area Plan: Community Development: Very Low Density Residential (CD: VLDR) – Location: Northerly of Redwood Dr., south of Highway 74, east of Toro Vista Dr. – 1.8 gross acres – Zoning: One Family Dwelling (½ acre min.) (R-1-½) – **REQUEST:** The Plot Plan Wireless communication facility proposes to construct a disguised 50 foot tall mono-pine, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6' tall chain link fence within a 320 sq. ft. lease area. Related cases: N/A - APN: 636-281-013 **BBID: 335-817-706**

Your proposal was scheduled for comments from the Development Advisory Committee on December 6, 2018. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments.

Concerns:

1. Provide a copy of a fully executed lease agreement entered into with the owner of the underlying property, in accordance with Section 19.404 of Ordinance No. 348.
2. The project is proposing a 50 foot high wireless communication facility disguised as a mono-pine. Per Section 19.404 of Ordinance No. 348, disguised wireless communication facilities in residential zone classifications (the project site is zoned R-1 (One Family Dwelling) which is a residential zone classification), shall not exceed 50 feet in height. Provide landscape plans in accordance with Section 19.410.c of Ordinance No. 348 and Ord. No. 859. (The landscape plan shall provide a minimum of 2-3 live pine trees.)
3. Please submit the Indemnification Agreement Application if you have not already done so.

Exhibit Comments:

On Exhibit A, **PLOT PLAN TRANSMITTED NO. 180031** (Site Plan) dated 6/13/18:

4. Add Plot Plan Number (PPT180031) on the title page.

Required Studies and Plans:

1. Site Plan
2. Landscaping Plans

You may also check with the individual departments for outstanding comments and corrections. A list of contact numbers has been provided.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

DAC PROJECT REVIEW COMMENTS

The following DAC Members can be contacted at:

The following departments can be contacted at: *(updated: 12/5/18)*

EPD Receptionist (951) 955-6892 _____ ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
GEO Receptionist (951) 955-6187 _____ GEOLOGY and PALEONTOLOGY
Fire Receptionist (951) 955-4777 _____ FIRE DEPARTMENT
Health Receptionist (951) 955-8980 _____ ENVIRONMENTAL HEALTH
Flood Receptionist (951) 955-1200 _____ FLOOD CONTROL
B&S Receptionist (951) 955-1800 _____ BUILDING & SAFETY: GRADING
(951) 955-2873 _____ COUNTY ARCHAEOLOGIST
LS Architect info (951) 955-6767 _____ COUNTY LANDSCAPE ARCHITECT

Agency Letters:

All letters received from outside agencies have been provided in this package. The following agencies have provided comments:

Request for Additional Fees:

1. SET ID: **CC007834, PPT180031** has been assessed for an additional **\$10,200**. Cases with negative balances are locked and delayed from moving forward until all fees are paid. This additional deposit will ensure a positive account balance and the continuous processing of your case.
2. Please deposit an additional **\$TBD**

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site information of this document. Reference the identified ordinances and/or districts for fee information.
4. The initial study fee is preliminary. An additional fee of \$2,210.00 for a Negative Declaration and \$3,069.75 for an Environmental Impact Report will be assessed at the time the initial study is complete. Projects which are exempt from CEQA will not require additional fee payment.
5. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
6. Payments may be made to the Planning Department or the Riverside County Cashier.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit electronic copies of amended site plans, elevation, floor, and landscaping plans, reflecting any requests, comments, and requirements, along with a response letter addressing each comment.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to dbowdan@rivco.org or call (951) 955-8254. Questions concerning other departments should be addressed to the individuals listed on the phone list provided.

DAC PROJECT REVIEW COMMENTS

As a note, be aware that prior to scheduling this project for a public hearing, all property tax assessments associated with this project must be paid.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director



Desiree Bowdan, Urban Regional Planner

Y:\Planning Case Files-Riverside office\PPT180031\Letters and Correspondence\Corrections\PPW180031_Project Review Comment Letter.docx



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
*TLMA Assistant Director
Community Development*

Planning Case Progress Report

As of: December 11, 2018 2:44 pm

*Please note this is a project status report current only at the time it was printed, and it is subject to change.

Project / Case Information:

Current Status: LDC Review

Case Number: PPT180031

Planner: Desiree Bowdan

Description: AT&T Faux Monopine for Wireless Communication Facility with a Storage Facility. Including (4) Panel Antennas on (3) Sectors.

Situs Address: 0 UNASSIGNED

Project APN(s): 636281013

LDC Project Review Status:

Corrections

Cultural / Planning

Heather Thomson

11/29/2018

Corrections:

General Correction
AB52 required

General

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

General Correction

General

Phase I Cultural Resource Survey Required

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

Pending Review	Development Review / Transportation	Kevin Tsang	11/29/2018
Cleared - Recommend Approval	Paleontology / Planning	Dan Walsh	11/29/2018
LOW PALEO POTENTIAL			
Assignment Pending	Current / Planning	Desiree Bowdan	11/29/2018
Assignment Pending	Traffic Study / Transportation	Tesfu Tadesse	11/29/2018
Cleared - Recommend Approval	Assistant Fire Marshal / Office of the Fire Marshal	Luke Milick	11/29/2018
Cleared - Recommend Approval	Geology / Planning	Dan Walsh	11/29/2018
Cleared - Recommend Approval	Environmental Health / Environmental Health	Matt Riha	11/29/2018
Corrections	Biology / Planning	Don Copeland	11/29/2018
Cleared - Recommend Approval	B&S Grading / Building & Safety	Sam Gonzalez	11/29/2018
No Comment	Flood Control / Flood Control	Deborah de Chambeau	11/29/2018
Transportation to review drainage and WQMP, if required. No review by Flood. DLD 11/26/18			
Assignment Pending	Project Manager / Planning		11/29/2018



STEVE RENEKER
Chief Information Officer

RCIT CELL SITE COMMUNICATIONS PLANNING CRITERIA

- 1. Identify specific frequencies / Band to be licensed with the Federal Communications Commission (FCC).**
- 2. Identify site location in NAD 83 Coordinates (Latitude / Longitude) and elevation Above Mean Sea Level (AMSL).**
- 3. Identify power / Effective Radiated Power (ERP) for each sector.**
- 4. Provide Antenna (s) Height Above Ground (AGL).**
- 5. Provide Radio Frequency (RF) propagation coverage maps with color palette legend depicting field strength density specifications in either Dbm / Dbu. Maps should be User Friendly depicting key highways and landmarks to enhance understanding to laymen in the Planning Department and Planning Commission.**
- 6. Provide one copy of two RF propagation maps. The first map should depict the existing RF coverage area without the proposed new site. The second map should depict the RF coverage with the new site operational.**
- 7. Certify that required FCC tower registration and Federal Aviation Administration (FAA) studies have been transacted for sites within the operational sphere of County airports.**
- 8. If located at County facilities, certify compliance of the FCC mandated RF Radiation Hazard Program for emission safety and technician training.**
- 9. Cellular / PCS carriers must be cognizant that the Planning Dept has conditioned applications to require the Mitigation of RF interference impacting the operations of County Public Safety radio communications.**



Steve Weiss, AICP
Planning Director

CC007834

RIVERSIDE COUNTY PP TL80031
PLANNING DEPARTMENT

CEQ180112

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Tyler Kent of Smartlink on behalf of AT&T

Contact Person: Tyler Kent E-Mail: Tyler.Kent@Smartlinkllc.com

Mailing Address: 18401 Van Karman, Ste 400
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 261-2444 Fax No: () _____

Engineer/Representative Name: CASA INDUSTRIES, INC.

Contact Person: Julius Santiago E-Mail: J.Santiago@CasaInd.com

Mailing Address: 826 Pioneer Blvd. #105
Santa Fe Springs CA 90670
City State ZIP

Daytime Phone No: (714) 553-8899 Fax No: () _____

Property Owner Name: Doug Jones

Contact Person: Doug Jones E-Mail: CPS6@verizon.net

Mailing Address: 899 Tamarisk Rd
Palm Springs CA 92262
City State ZIP

Daytime Phone No: (760) 275-4979 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>Douglas C. Jones</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>[Signature]</u> SIGNATURE OF PROPERTY OWNER(S)
_____ PRINTED NAME OF PROPERTY OWNER(S)	_____ SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 636-281-013

Approximate Gross Acreage: 6.8 AC

General location (nearby or cross streets): North of Four Corners Redwood Dr, South of HWY 24, East of Tolo Vista Dr, West of Rawland.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

50' faux monopole ^{time} for a wireless communication facility with a storage facility. Including (4) Panels
Antennas on (3) sectors.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.900 - 19.909

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

320
60

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	350	10'	1	Equipment Facility
2	700	70'	7	Stealth Wireless Communication Facility (Faux Palm)
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Tyler Kent Sr Smartlink LLC on behalf of AT&T
Address: 18401 Von Karman Ave, Ste 400, Irvine CA 92612
Phone number: 949 701-2499
Address of site (street name and number if available, and ZIP Code): APN: 636-281-013
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 636-281-013
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: NA
Date of list: NA
Applicant: [Signature] Date 11/16/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 29 Sept 2018
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

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

PLOT PLAN TRANSMITTED NO. 180031 – Exempt from the California Environmental Quality Act (CEQA) – CEQ180112 – Applicant: Smartlink Tyler Kent – Engineer/Representative: CASA Industries – Third Supervisorial District – Pinon Flats District – REMAP Area Plan: Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Redwood Drive, southerly of Highway 74, and easterly of Toro Vista Drive – 1.7 Gross Acres – Zoning: One Family Dwelling (½ acre min.) (R-1-½). Wireless Communication Facility concealed as a 35 foot tall water tank, including eight (8) antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) emergency only power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on July 10, 2020**.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or e-mail at TEngelki@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after July 10, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 30, 2019,

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

APN (s) or case numbers PPT180031 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PPT180031 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

Notes



0 752 1,505 Feet

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... 4/30/2019 2:42:52 PM

© Riverside County RCIT

636281013
MICHAEL F WORMAN
1015 SAINT THOMAS CIR
PALM SPRINGS CA

636282012
MARGO KURTZ
10153 1/2 RIVERSIDE DR
TOLUCA LAKE CA

636281027
SKYLIMIT LAND GROUP INC
1075 E ERIE AVE
LORAIN OH

636281011
JOHN F MCCLEARY
SUSAN MCCLEARY
JAMES R MCCLEARY

13372 BURNING HILLS DR
POWAY CA

636281007
FRANK LOZICA
1601 W 20TH ST
SAN PEDRO CA

636281006
MARIJA DOMINIS
1970 AVENIDA FELICIANO
RCH PALOS VERDES CA

636282016
ANDRE DELOJE
2118 WILSHIRE BLV NO 1142
SANTA MONICA CA

636281021
NORMAN HARRIS COHEN
TINA SUZANNE COHEN
2145 E TAHQUITZ CYN WAY 4
PALM SPRINGS CA

636283001
JAMES MASTRO
25331 LADYHAWK LN
BROOKSVILLE FL

636281016
ADAM N VELEZ
27393 PASEO SIENNA
SAN JUAN CAPO CA

636281008
DALE CARL ROUSEY
CHARLES CHRISTOPHER MALCHOW
3 COLUMBIA DR
RANCHO MIRAGE CA

636281015
BINNACLE LIGHT
301 THELMA DR NO 511
CASPER WY

636283007
EDWARD GONZALES
33449 SKY BLUE WATER TRAIL
CATHEDRAL CITY CA

636283006
EDWARD GONZALES
RUTH GONZALES
33449 SKYBLUE WATER TRL
CATHEDRAL CY CA

636282010
MARK LOO
3920 SUNFLOWER ST
SEAL BEACH CA

636281010
DAVID LAMB
RITA LAMB
39600 ELNA WAY
CATHEDRAL CY CA

636282011
WILLIAM CLARK ARLETH
DIANA KAE ARLETH
4 WHITEBIRD CREEK RD
COLUMBUS MT

636281014
BLUE OCEAN PARTNERS
412 N MAIN ST STE 100
BUFFALO WY

636281019
RAYMOND J CROTEAU
42471 MAY PEN RD
BERMUDA DUNES CA

636282013
KATHLEEN O'DONNELL BUYS
42975 DARIEN DR
BERMUDA DUNES CA

636282002
OCTAVIO AMAVIZCA
45672 DUQUESNE ST
INDIO CA

636282005
ABRAHAM GHORBANIAN
ZAHRA SOLTANI
46 ECHO GLN
IRVINE CA

636283003
CRAIG F BROWN
5752 CONDOR CIR
SAN JOSE CA

636281012
MATTHEW A FEENSTRA
MEGAN ANDRIESSEN
650 CASTRO ST NO 120465
MOUNTAIN VIEW CA

636281002
MICHAEL C YOUNG
LINDA L YOUNG
66205 CONE CIR
MOUNTAIN CTR CA

636281001
SAMUEL M ACOSTA
J GUADALUPE M ACOSTA
66215 HIGHWAY 86
THERMAL CA

636282015
MARC GALLOP
67355 DILLON RD
DESERT HOT SPRINGS CA

636281031
DEWEY STEPHEN HOLLIDAY
KATHLEEN FRANCES HOLLIDAY

636281005
DONALD WILLIAM GRAYBILL
BEVERLY LEN GRAYBILL
74125 COVERED WAGON TR
PALM DESERT CA

636282007
FRANK J DE LA FUENTE
919 SAN JUAN LN
PLACENTIA CA

636282004
DANAH S MOSSLER
980 N ANTONIO CIR
ORANGE CA

636283010
INTEX CONSTRUCTION INC
P O BOX 11242
PALM DESERT CA

636281024
DEBRA HOLLIDAY MALONEY
P O BOX 390720
ANZA CA

636281020
BRIAN MALONEY
P O BOX 390720
ANZA CA

636283002
ARACELI GRICELDA OCHOA
PO BOX 2342
CATHEDRAL CY CA

636283009
AUTREY WAYNE JOHNSON
PO BOX 395
INDIO CA

636010008
USA 636
UNKNOWN
*

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PPT180031

Project Location: APN 636-281-013, Mountain Center, CA 92561 (See attached map)

Project Description: Plot Plan No. 180031 (PPT180031) AT&T Wireless Communication Facility concealed as a thirty-five (35') foot tall water tank, including eight (8) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Smartlink Tyler Kent

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other __

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project proposes a concealed wireless facility, which is a small structure pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which applies because this entails a construction of a small structure, which is a wireless communication facilities of a concealed 35 foot tall water tank including eight (8) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6 foot tall chain link fence within a 764 sq. ft. lease area. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303, New Construction or Conversion of Small Structures.

Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

Travis Engelking
County Contact Person

(951) 955-1417
Phone Number

Signature

Urban Regional Planner II
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: _____

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

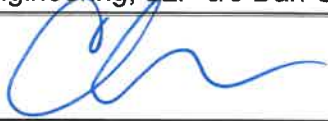
Agenda Item No.

1.2

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number:	PPW190009	Applicant(s): Smartlink LLC c/o Tyler Kent
CEQA Exempt	15303	Representative(s): Infinigy Engineering, LLP c/o Dan Connell
Area Plan:	Western Coachella Valley	
Zoning Area/District:	Whitewater Area	
Supervisory District:	Fifth District	
Project Planner:	Travis Engelking	
Project APN:	520-123-014	


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project, **Plot Plan Wireless No. 190009 (PPW190009)**, proposes to construct a concealed wireless communication facilities of a 50-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge suppressors, one (1) Global Positioning System (GPS) antenna, six (6) equipment cabinets, 64 square foot walk in cabinet on concrete pad, and one (1) 30kW diesel generator within 900 square foot lease area, surrounded by a 8 foot high concrete block wall that is landscaped with vines.

The project site is generally located north of Tamarack Road, east of Kindale Drive and south of Service Road, within the Western Coachella Valley Area Plan.

A 10-Day advertisement was requested to run in the Press Enterprise Newspaper beginning on June 29, 2020, thru July 10, 2020 for an Optional Hearing Request. As of writing this report, Planning Staff has not received written communication/phone calls requesting a public hearing. The project was approved by the Planning Director.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan Wireless No. 190009, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

July 15, 2020

RE: PLOT PLAN WIRELESS NO. 190009

From: Project Planner – Travis Engelking

To: Charissa Leach, P.E. – Assistant TLMA Director

PLOT PLAN WIRELESS NO. 190009 – proposes to construct a concealed wireless communication facility of a 50 foot faux water tank, including twelve (12) antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 square foot walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900 square foot lease area, surrounded by a 8 foot high concrete block wall. APN: 520-123-014. On July 10, 2020 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

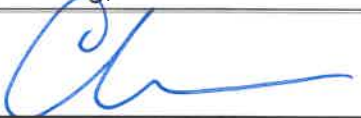


**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number:	PPW190009	Applicant(s): Smartlink LLC c/o Tyler Kent
CEQA Exempt	15303	Representative(s): Infinigy Engineering, LLP c/o Dan Connell
Area Plan:	Western Coachella Valley	 Charissa Leach, P.E. Assistant TLMA Director
Zoning Area/District:	Whitewater Area	
Supervisory District:	Fifth District	
Project Planner:	Travis Engelking	
Project APN:	520-123-014	

PROJECT DESCRIPTION AND LOCATION

The project, **Plot Plan Wireless No. 190009 (PPW190009)**, proposes to construct a concealed wireless communication facilities of a 50-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge suppressors, one (1) Global Positioning System (GPS) antenna, six (6) equipment cabinets, 64 square foot walk in cabinet on concrete pad, and one (1) 30kW diesel generator within 900 square foot lease area, surrounded by a 8 foot high concrete block wall that is landscaped with vines.

The project site is generally located north of Tamarack Road, east of Kindale Drive and south of Service Road, within the Western Coachella Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE **Plot Plan Wireless No. 190009**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Highest Density Residential (HHDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	San Gorgonio Pass Wind Energy Policy Area
Surrounding General Plan Land Uses	
North:	Highest Density Residential (HHDR)
East:	Open Space: Rural (OS-RUR)
South:	Highest Density Residential (HHDR)
West:	Highest Density Residential (HHDR)
Existing Zoning Classification:	Highest Density Residential (R-7)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Highest Density Residential (R-7)
East:	Rural Residential (R-R)
South:	Highest Density Residential (R-7)
West:	Highest Density Residential (R-7)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land, residential
East:	Vacant Land
West:	Vacant Land, residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.27 Acres	
Proposed Lease Area (SQFT): Mono-palm Height (FT):	Cell Site Project Area is 900 sq. ft. Concealed faux water tank is 50 feet.	50 feet max.

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – RCFC
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The project site is located generally north of Tamarack Road, east of Kindale Drive, west of Johnston Street, and south of Service Road within the unincorporated Riverside County. The project site is 0.27 acre parcel that is currently vacant land.

The project site’s General Plan Land Use designation is Highest Density Residential (HHDR) and its zoning classification is Highest Density Residential (R-7).

Zoning/Development Standards

The applicant has identified the general location/footprint of development on the parcel to show compliance with the applicable development standards of the Ordinance No. 348, specifically with Article VIIIg -R-7 Zoning Classification and Article XIXg - Wireless Communication Facilities. The R-7 zoning classification generally permits multiple family dwellings, apartment houses, and allows a range of other uses with the approval of a land use permit. The R-7 development standard limits structure and building heights to 50'; the proposed concealed wireless facility faux water tower is 50' tall which is within the height the R-7 zoning classification height limitation. Article XIXg permits concealed wireless facilities in all zoning classifications provided that the following requirements are met:

1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility. The proposed project is designed as a 50 foot tall faux water tank to conceal all wireless communication equipment. Therefore, the project meets this requirement.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project's supporting equipment is located within a 900 square foot lease area screened from view by an 8 foot concrete block wall. The facility will appear to be a water tower and will not be recognized as a wireless communication facility. Therefore, the project meets this requirement.

Alternative site were considered for this concealed wireless communication facility, but the parcel selected suited the applicant's needs best and satisfied the development and zoning requirements. No co-locations were available in the area and the project site best addresses the lapse in coverage based upon the propagation maps provided by the applicant.

General Plan

The Project site has a General Plan Foundation Component of Community Development, and a land use designation of Highest Density Residential (HHDR), within the Western Coachella Valley Area Plan. The minimum density permitted through the HHDR designation is 20 dwelling unit per acre. HHDR supports multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed. The project site is surround by properties that are designated Community Development: Highest Density Residential (HHDR) to the north, west, and south, and Open Space: Rural (OS-RUR) to the east. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed in support of residential areas.

File No. Plot Plan Wireless No. 190009 was submitted to the County of Riverside on August 1, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

1. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

- a. The project proposes a concealed wireless facility, which is a small structure pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which applies because this entails a construction of a small structure, which is a wireless communication facilities of a 50 foot faux water tank. The project site includes a 50 foot faux water tank, including twelve (12) antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, a 64-square foot walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900 square foot lease area, surrounded by a 8 foot high concrete block wall that is landscaped with vines. The project does not include buildings onsite that exceed 10,000 square-feet in building floor area. The project is 2.12 miles from the junction of Interstate 10 and State Highway 111 at the boundary of the City of Palm Springs. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Palm Springs, which has a density of 1,793.3 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria. Lastly, due to the small scale of the existing public utility use, no significant amounts of hazardous materials are generated at the site.

- b. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: High Density Residential (CD: HHDR) (20+ du/ac). The Highest Density Residential land use designation allows multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed. The potential for clustered development is provided for in this land use category. The density range is 20 plus dwelling units per acre. The project site surround by properties which are designated Community Development: Highest Density Residential (HHDR) to the north, west and south, and Open Space – Rural (OS-RUR) to the east. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed in support of residential areas.

2. The project site has a Zoning Classification of Highest Density Residential (R-7), which is consistent with the Riverside County General Plan Land Use Designation of Community Development: Highest Density Residential (CD: HHDR). Concealed wireless communication facilities may be located in any zone classification pursuant to the Ordinance No. 348, Section 19.403(A)(B)(C). An application for a plot plan shall be made to the Planning Director in accordance with Section 18.30. of this ordinance.

The application shall be classified as a plot plan that is not subject to the California Environmental Quality Act and that is not transmitted to any governmental agency other than the County Planning Department for review and comment. A public hearing on the application shall not be required. All the procedural provisions of Section 18.30. shall apply to the application, except as provided herein, with the project is allowed in the R-7 zone with an approved plot plan.

3. The project site is located within the San Geronio Pass Wind Energy Policy Area. The San Geronio Pass Wind Energy Policy, WCVAP 2.6 states, "Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks." The project is a wireless communication facilities and by definition is a facilities that send and/or receive personal wireless communication signals, including, but not limited, to antennas, microwave dishes or horns, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Therefore, the project is consistent with the policy, WCVAP 2.6.
4. **Community/Specific Plan.** The subject site is not located within a Specific Plan, or Community Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and vacant land.

Entitlement Findings:

The proposed use, a concealed wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for concealed wireless communication facilities as set forth in Section 19.403, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed use is consistent with the Community Development: Highest Density Residential (CD: HHDR) land use designation as noted previously. The proposed use is a Concealed Wireless Communication Facility that is permitted with the approval of a plot plan under the Highest Density Residential (R-7) Zoning Classification, pursuant to the Ordinance No. 348, Section 19.403, A. "Concealed wireless communication facilities may be located in any zone classification.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the Project would not increase these above existing conditions. The Project site is adequately served by Kindale Drive and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
3. The project site is surrounded by properties which have General Plan Land Use Designation of Highest Density Residential (HHDR) to the north; Highest Density Residential (HHDR) to the south and west, with Open Space: Rural (OS-RUR) to the east. The proposed 50 foot tall water tank concealed wireless telecommunication facility conforms to the logical development of the existing open space

land and is compatible with the surrounding property's present uses and would not conflict with the future logical development in the area.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is located on one parcel and is not proposing more than one building or structure and no land division at this time.
6. The facility is designed and sited so that it is minimally visually intrusive because it will be a concealed 50 foot high water tank that would not appear out of place or at minimum would be consistent with the aesthetics of the surrounding area. The water tank will be located where most of the surrounding properties are vacant and will look aesthetically pleasing and blend with the surrounding area by providing earth tone colors.
7. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area.
8. The application has met the location and development standards set forth the Section 19.403 of the Riverside County Zoning ordinance by providing all necessary documentation and adhering to the requirements set forth in the Plot Plan application as it relates to Ordinance No. 348.
9. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
10. Pursuant to Section 19.403 A. of Ordinance No. 348, concealed wireless communication facilities may be located in any zone. The project site is located within the parcel's area zoned as R-7.

Development Standards Findings:

1. Section 19.410 Development Standards of Article XIXg "Wireless Communication Facilities"
 - A. Area Disturbance. Physical disturbance to the site will be minimal. The proposed AT&T Wireless Concealed Wireless facility is a 50-foot-high faux water tank. The faux water tank will conceal the wireless communications facility. The faux water tank will be located where most of the surrounding properties are vacant and the faux water tank will look aesthetically pleasing to the surrounding area.
 - B. Fencing and Walls. Support equipment are located entirely within an equipment enclosure and not readily available to the general public. The enclosure will be screened from view with landscape vegetation. The proposed enclosure will be comprised of an 8-foot high concrete block wall landscaped with vines.

- C. Height Limitations. The project site is located within the Highest Density Residential (R-7) Zoning Classification, which allows in a non-residential uses concealed wireless communication facilities for are subject to the height limitations of the zone classification shall not exceed a maximum height of seventy-five feet (75) feet for a wireless communication facilities. The height limit for all structures within the R-7 zone is fifty (50) feet. The project proposes concealed wireless communication facilities as a 50- foot faux water tank, the project meets the requirement set forth in Ordinance No. 348, Section 19.410 in regards the height limitations for the proposed wireless communications facilities.
- D. Impacts. The location of concealed wireless communication facility is within an area which allows private utilities. The project will not result in adverse impacts to the surrounding community because the proposed concealed wireless facility will not have an adverse effect on the environment, and will be minimally intrusive to the surroundings.
- E. Landscaping. The area surrounding the project site will have ivy shrubs species along the concrete block wall for adequate screening of the equipment and will also provide irrigation to maintain the growth and prosperity of the landscape materials. In accordance with Ordinance No. 348, Section 19.410. (E), the project proposes to landscape the surrounding area of the ivy along the equipment enclosure, which meets the requirement of the Ordinance.
- F. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (“CBC”). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and to not to create a nuisance for the surrounding property owners or wildlife.
- G. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. Parking: The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. Paved Access. Access to the existing wireless communication facility is provided by a 10-foot wide dirt access road. Adequate access to the facility is provided.
- J. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.
- K. Roof- Mounted Facilities. This project includes an AT&T Wireless Communication facilities and is not a roof mounted. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- L. Sensitive View-shed: The wireless communication facility will be concealed as a faux water tank which will reduce the impacts of a negative view-shed.

- M. **Setbacks.** Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. The project will be set back a distance of 175 feet from the nearest residence. There are no setback requirements for buildings which do not exceed thirty-five feet in height. Any portion of a building that exceeds thirty-five feet in height shall be setback from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds thirty-five feet. The height of the concealed wireless communication facilities is 50 feet. The concealed wireless communication facilities exceeds the thirty-five foot height requirement by 15 feet. The setback from the front, rear and side lot lines not less than two feet for each requirement is 30 feet. The concealed wireless communication facilities is setback from the front property line 30 feet, side property line 30 feet and rear property line 40 feet.
- N. **Support Facilities –** Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the location of the equipment closure will not be readily visible to the public, due to its location and the ivy shrubbery screening. Furthermore, the enclosure will be closed in with an 8-foot high concrete block wall, painted in earth tones to match the surrounding environment.
- O. **Treatment –** Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall all finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent and shall match the surrounding environment. The proposed concealed wireless communication facilities will a penny brown that will blend with the surrounding environment.

Other Findings:

- 1. The project site is located within of the Coachella Valley County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements and is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
- 2. The project site is not located within a City Sphere of Influence.
- 3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
- 4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
- 5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

- 1. This concealed wireless communication facility is located within a CAL FIRE state responsibility area and a moderate severity zone.
 - a. This wireless communication facility has been designed so that as a whole is depicted in Exhibit A, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space on the parcel of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the

Riverside County Fire Department, structure shall be maintained free of leaves, needles, or other vegetation.

- b. Fire protection and suppression services will be available for the wireless communication facility through Riverside County Fire Department. The Fire Station that will service the proposed map is located at Irene Street.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access Irene Street which is a 118 foot width. There is adequate accessibility to the project site for all emergency service vehicles.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Ordinance No. 348, Section 18.30. (D).1., identify the approval procedures for a concealed wireless communication facility. The Planning Director shall approve, conditionally approve or disapprove a plot plan based upon the standards in Subsection C. of this Section within thirty days after accepting a completed application and give notice of the decision, including any required conditions of approval, by mail, to the applicant and any other persons requesting notice. The application shall be classified as a plot plan that is not subject to the California Environmental Quality Act. A public hearing on the application shall not be required. All the procedural provisions of Section 18.30. shall apply to the application, except as provided herein.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190009
VICINITY/POLICY AREAS

Supervisor: Hewitt
 District 5

Date Drawn: 08/15/2019
 Vicinity Map



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. The Planning Department affords in Riverside at (951) 955-5500 (Western County) or in Palm Desert at (760) 865-8277 (Eastern County) or Website: <http://www.co.riverside.ca.us>

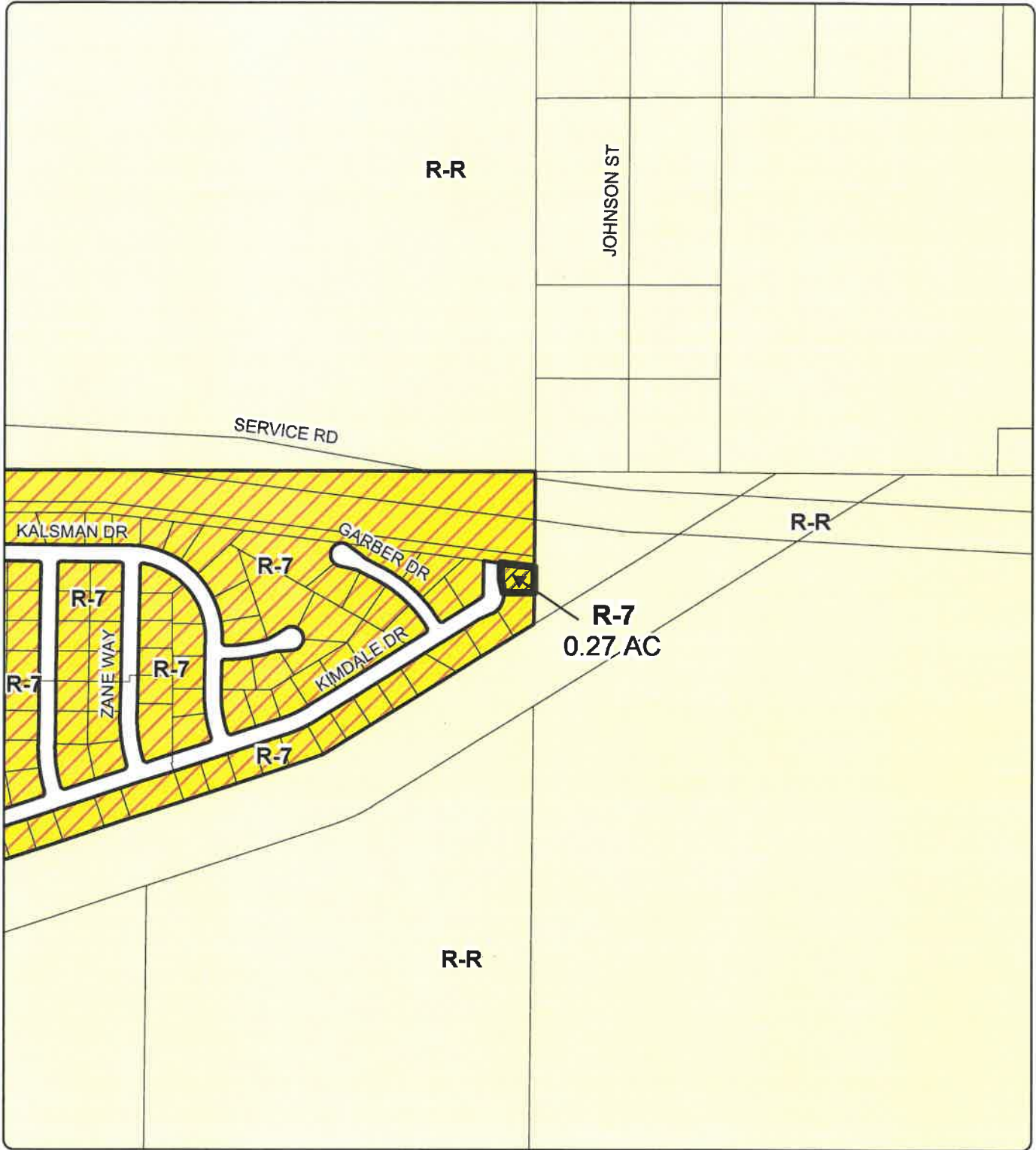
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190009

EXISTING ZONING

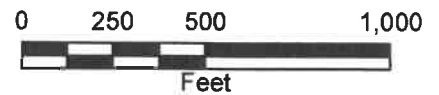
Supervisor: Hewitt
District 5

Date Drawn: 08/15/2019
Exhibit 2



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190009

LAND USE

Supervisor: Hewitt
District 5

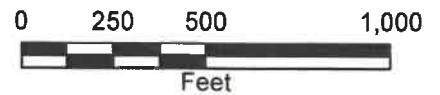
Date Drawn: 08/15/2019

Exhibit 1



Zoning Area: Whitewater

Author: Vinnie Nguyen



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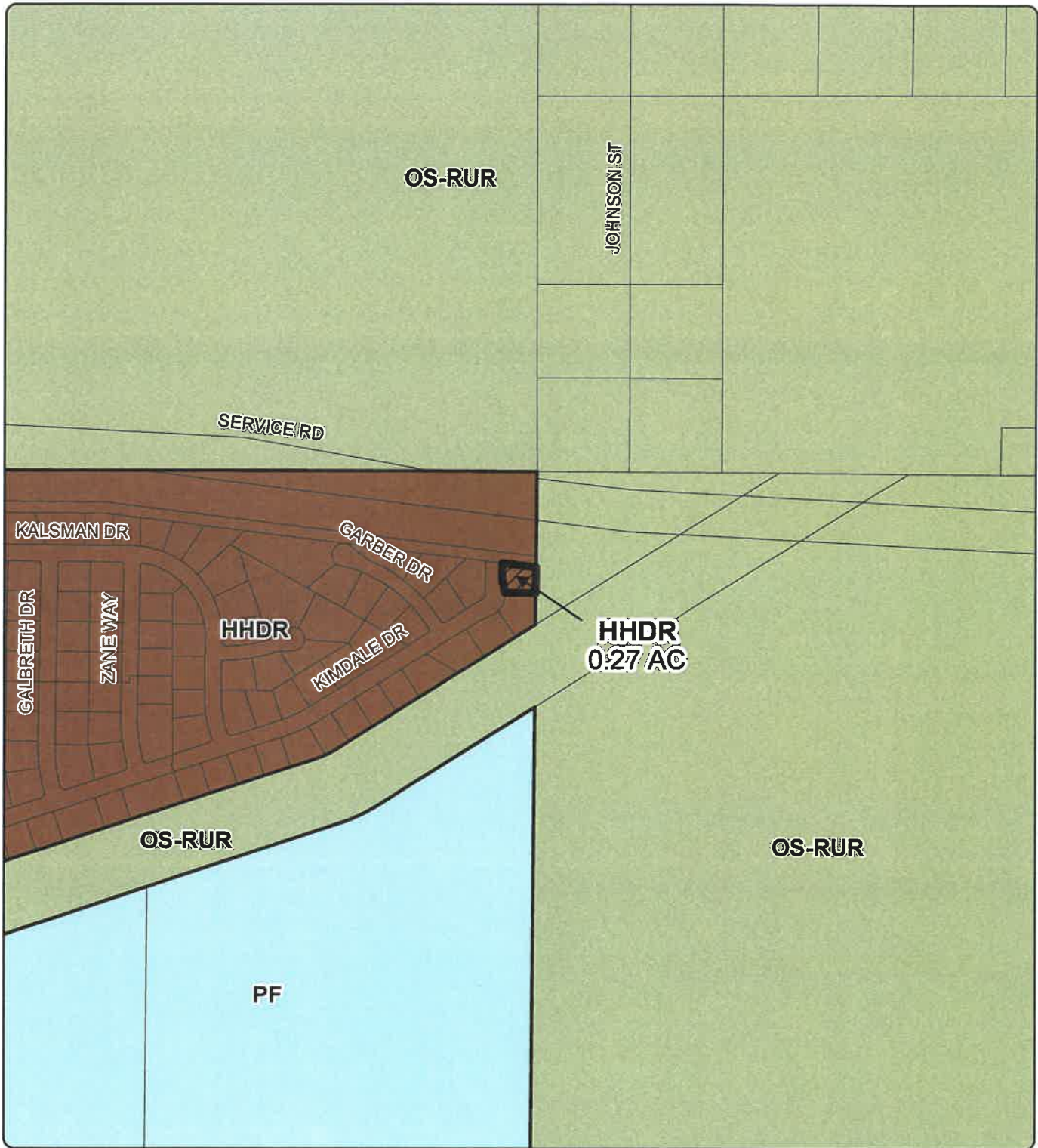
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190009

EXISTING GENERAL PLAN

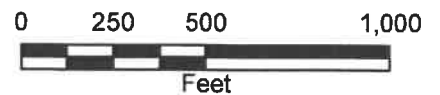
Supervisor: Hewitt
District 5

Date Drawn: 08/15/2019
Exhibit 5



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdms.org>



1452 EDINGER AVE.
TUSTIN, CA 92780



3300 IRVINE AVE, STE. 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
INFINIGY8
ENGINEERING, LLP
2855 PAVANIO PARKWAY SOUTH
DUBLIN, CALIFORNIA 94568

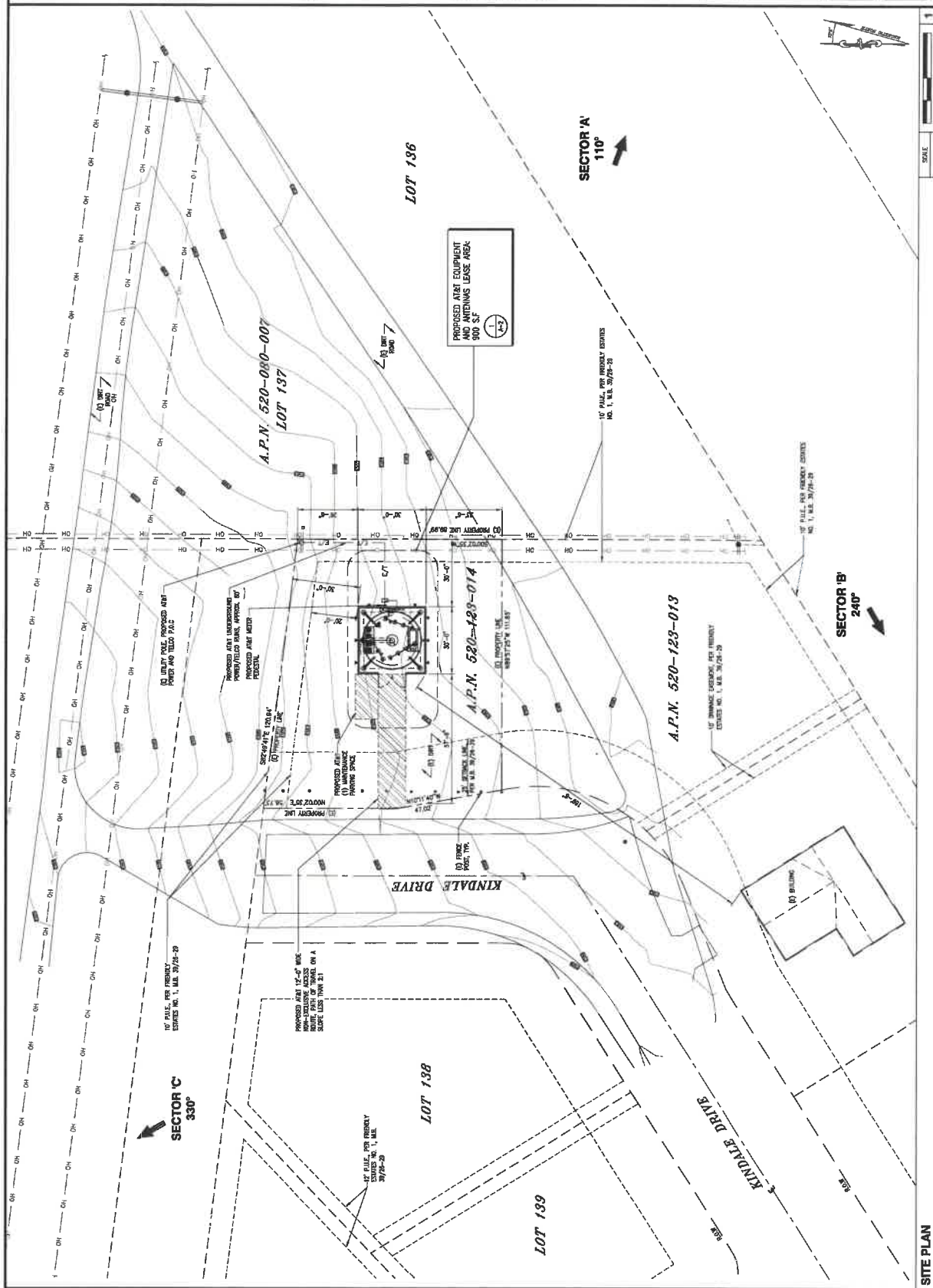
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2	10/17/18	100% ZONING DRAWINGS
3	09/17/18	100% ZONING DRAWINGS
4	02/06/18	100% ZONING DRAWINGS
5	02/06/18	100% ZONING DRAWINGS
6	02/27/18	100% ZONING DRAWINGS

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CSL00224
KINDALE
OFF KINDALE & GARBER DR
CABAZON, CA 92282

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



SITE PLAN



1452 ENDINGER AVE.
TUSTIN, CA 92750



3300 IRVINE AVE, STE. 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

**INFINIGY8
ENGINEERING, LLP**
2845 RANDOLPH PARKWAY SOUTH
SUITE 2000T - CAJON VALLEY ROAD

REV	DATE	DESCRIPTION
7	11/17/18	100% ZONING DRAWINGS
6	09/17/18	100% ZONING DRAWINGS
5	09/17/18	100% ZONING DRAWINGS
4	03/04/18	100% ZONING DRAWINGS
3	03/04/18	100% ZONING DRAWINGS
2	02/07/18	100% ZONING DRAWINGS
1		

IT IS A REQUIREMENT OF THE CITY OF TUSTIN, CALIFORNIA, THAT ALL ANTENNA LAYOUTS BE APPROVED BY THE CITY OF TUSTIN. THIS PLAN IS SUBJECT TO THE CITY OF TUSTIN'S REVIEW AND APPROVAL. TO AVOID THIS REQUIREMENT, THE USER OF THIS PLAN MUST OBTAIN THE CITY OF TUSTIN'S REVIEW AND APPROVAL.

CSL00224
KINDALE
OFF KINDALE & GARBER DR
CABAZON, CA 92282

SHEET TITLE
EQUIPMENT AND
ANTENNA LAYOUTS

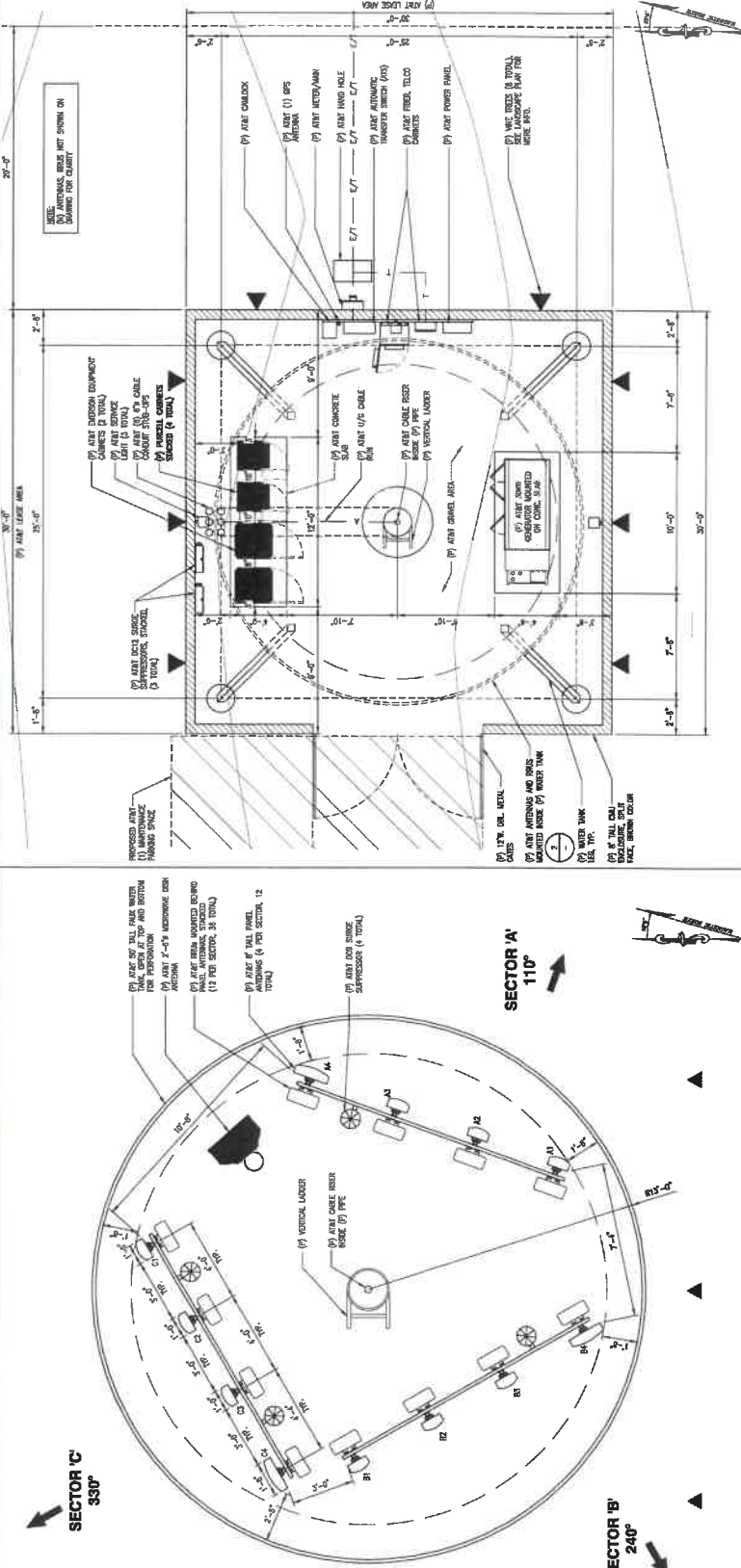
SHEET NUMBER
A-2

REVISIONS	DATE	DESCRIPTION
1		ISSUE FOR PERMIT
2		REVISED PER CITY COMMENTS
3		REVISED PER CITY COMMENTS
4		REVISED PER CITY COMMENTS
5		REVISED PER CITY COMMENTS

SECTOR	RRU UP or DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES ABOVE BELOW SIDES
SECTOR A	UP	3	<3'-0"	18" 8" 8"
	UP	3	<3'-0"	18" 8" 8"
	UP	3	<3'-0"	18" 8" 8"
SECTOR B	UP	3	<3'-0"	18" 8" 8"
	UP	3	<3'-0"	18" 8" 8"
	UP	3	<3'-0"	18" 8" 8"
SECTOR C	UP	3	<3'-0"	18" 8" 8"
	UP	3	<3'-0"	18" 8" 8"
	UP	3	<3'-0"	18" 8" 8"

SECTOR	TECHNOLOGY	ANTENNA TYPE	ANTENNA SIZE (4' x 6' 8")	RADIUS CENTER	TRANSMISSION LINES (LENGTH FT. +/-)		DC CABLE
					FEEDER/JUMPER LENGTH	FEEDER/JUMPER TYPE	
A1	LTE	85' PANEL ANTENNA	8'	48'-0"	LDF4 (1/2")	48'-0"	450' (AWG #8)
A2	LTE	85' PANEL ANTENNA	8'	48'-0"	LDF4 (1/2")	48'-0"	450' (AWG #8)
A3	LTE	85' PANEL ANTENNA	8'	48'-0"	LDF4 (1/2")	48'-0"	450' (AWG #8)
A4	LTE	85' PANEL ANTENNA	8'	48'-0"	LDF4 (1/2")	48'-0"	450' (AWG #8)
B1	LTE	PANEL ANTENNA	8'	240'	LDF4 (1/2")	48'-0"	450' (AWG #8)
B2	LTE	PANEL ANTENNA	8'	240'	LDF4 (1/2")	48'-0"	450' (AWG #8)
B3	LTE	PANEL ANTENNA	8'	240'	LDF4 (1/2")	48'-0"	450' (AWG #8)
B4	LTE	PANEL ANTENNA	8'	240'	LDF4 (1/2")	48'-0"	450' (AWG #8)
C1	LTE	PANEL ANTENNA	8'	330'	LDF4 (1/2")	48'-0"	450' (AWG #8)
C2	LTE	PANEL ANTENNA	8'	330'	LDF4 (1/2")	48'-0"	450' (AWG #8)
C3	LTE	PANEL ANTENNA	8'	330'	LDF4 (1/2")	48'-0"	450' (AWG #8)
C4	LTE	PANEL ANTENNA	8'	330'	LDF4 (1/2")	48'-0"	450' (AWG #8)
		MICROWAVE DISH	2'-6" x 2'-6"	TBD		39'-0"	450' (7/8")

RF CONFIGURATION INFORMATION





CSL00224 KINDALE

OFF KINDALE & GARBER DRIVE CABAZON CA 92282

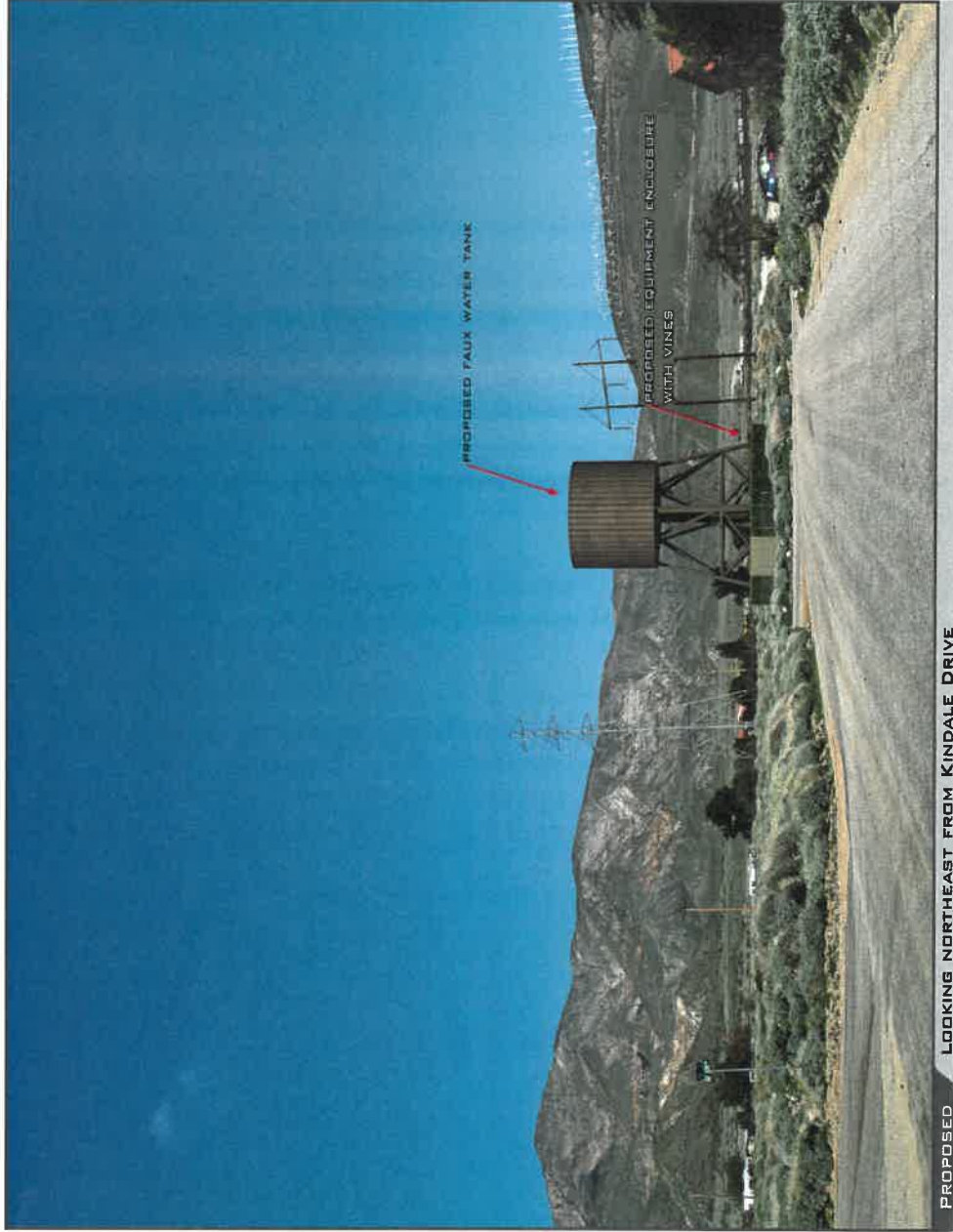


VIEW 1



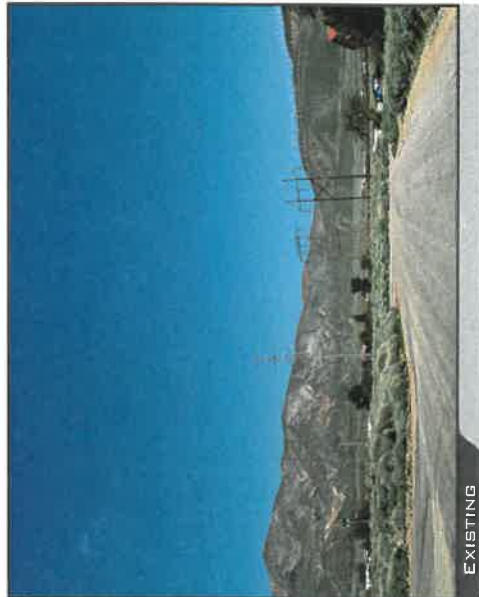
LOCATION

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PROPOSED

LOOKING NORTHEAST FROM KINDALE DRIVE



EXISTING

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



CSL00224

KINDALE

OFF KINDALE & GARBER DRIVE CABAZON CA 92282

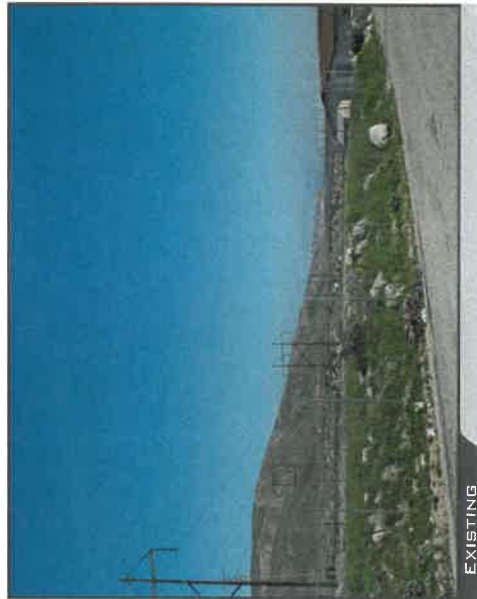


VIEW 2

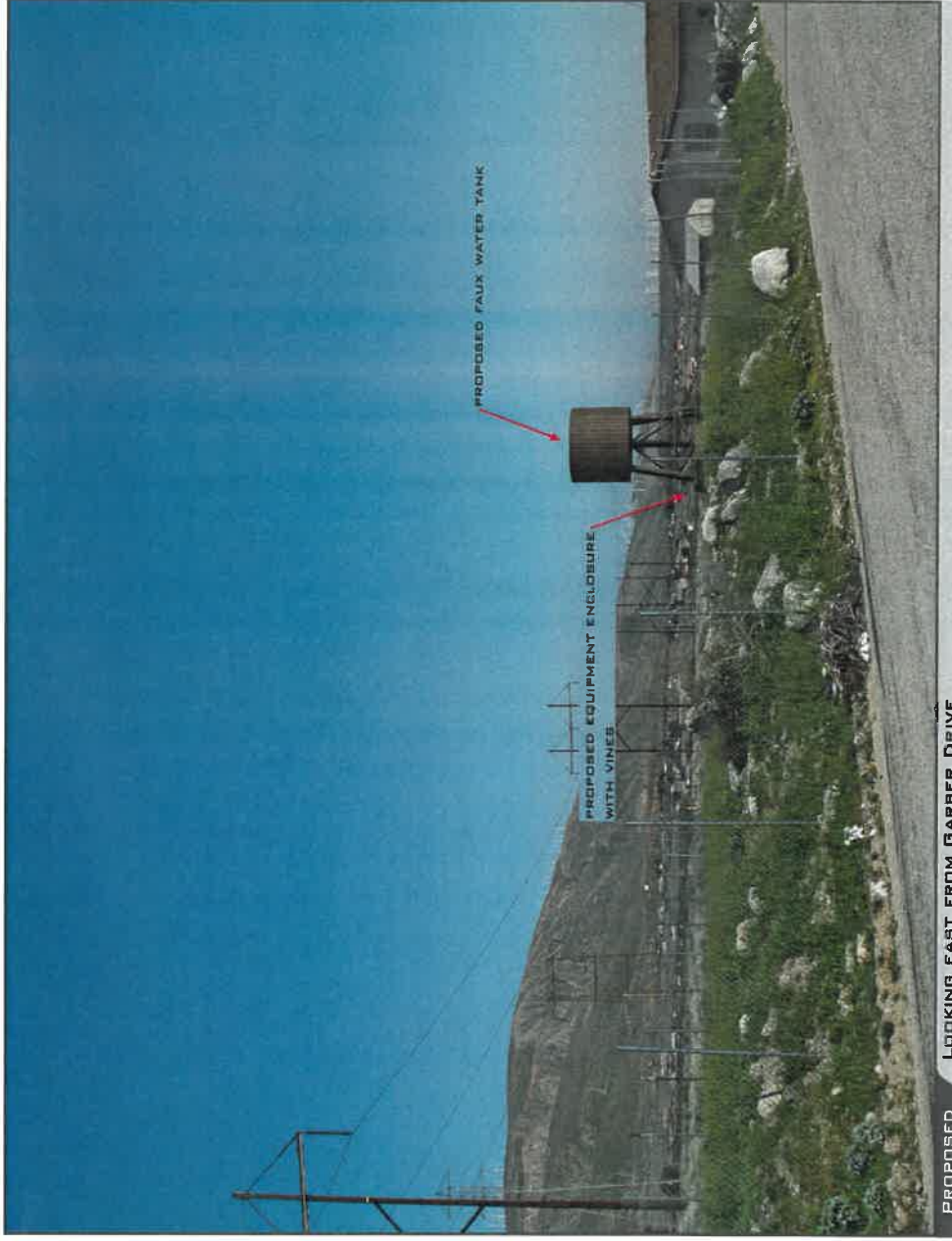


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LOCATION



EXISTING



PROPOSED
LOOKING EAST FROM GARBER DRIVE

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



CSL00224

KINDALE

OFF KINDALE & GARBER DRIVE CABAZON CA 92282



VIEW 3



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LOCATION



PROPOSED FAUX WATER TANK

PROPOSED EQUIPMENT ENCLOSURE WITH VINEE

PROPOSED

LOOKING SOUTHWEST FROM JOHNSON STREET



EXISTING

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



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



Juan C. Perez
Agency Director

PPW190009

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190009. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this (Plot Plan Wireless No. 190009) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan Wireless No. 190009 proposes to construct a concealed wireless communication facilities of a 50 foot faux water tank, including twelve (12) antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 square foot walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900square foot lease area, and surrounded by a 8 foot tall chain-link fence ("Project").

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Site Plan), Amended No. 1, dated November 19, 2019.
Exhibit B (Elevations), Amended No. 1, dated November 19, 2019.
Exhibit L (Conceptual Landscaping and Irrigation Plan), Amended No. 1, dated November 26, 2019.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 ECP Comments

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

Fire

Fire. 1 Fire - Advisory

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus. 2. No additional water supply for fire protection is required.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

General – Hold Harmless (cont.)

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Planning. 7

Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 8

Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication 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 telecommunication provider(s), and the property owner.

Planning. 9

Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 LOW PALEO (cont.)**

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Transportation**Transportation. 1 COUNTY WEBSITE**

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

Transportation. 2 ENCROACHMENT PERMIT

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

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 3 STD INTRO (ORD 461)**

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

Plan: PPW190009

Parcel: 520123014

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Fire

080 - Fire. 1 Fire - Prior to permit Not Satisfied

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

080 - Fire. 2 Prior to permit Not Satisfied

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 UTILITY INSTALL CELL TOWER Not Satisfied

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. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

080 - Transportation. 3 UTILITY PLAN CELL TOWER Not Satisfied

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. Prior to Building Final Inspection

Plan: PPW190009

Parcel: 520123014

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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.

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 2 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall/fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 DRIVEWAY Not Satisfied

Driveway shall be designed and constructed in accordance with County Standards and shall be located in accordance with Exhibit "A" for Plot Plan 190009, as approved by the Transportation Department.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: August 8, 2019

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riverside County Flood Control
Riv. Co. Fire Department (Palm Desert)

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Board of Supervisors - Supervisor: 5th District
Banning Unified School District

PLOT PLAN WIRELESS NO. 190009 – CEQ190082 – Applicant: Smartlink LLC c/o Tyler Kent – Engineer/Representative: Infinigy Engineering, LLP c/o Dan Connell – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Highest Density Residential (CD:HHDR) – Location: North of Tamarack Road, west of Johnston Street, east of Rushmore Avenue and south of Service Road – 0.27 gross acres – Zoning: High Density Residential (R-7) – **REQUEST:** The Plot Plan Wireless proposes to construct a 50 foot faux water tank, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 square foot walk in cabinet on concrete pad and one (1) 30kw diesel generator within 1,200 square foot lease area, surrounded by a 8 foot high chain-link fence. APN: 520-123-014. – **BBID: 149-734-702**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 29, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

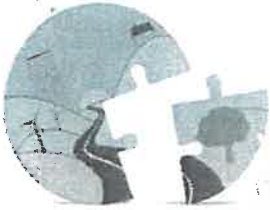
COMMENTS:

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.



CC008222

PPW190009
CEQ 190082

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Tyler Kent of Smartlink on behalf of AT&T

Contact Person: Tyler Kent E-Mail: tyler.kent@smartlinkll.com

Mailing Address: 3300 Irvine Avenue, Suite 300
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 701-2444 Fax No: (949) 468-0931

Engineer/Representative Name: Infinigy Engineering, LLP

Contact Person: Dan Connell E-Mail: dconnell@infinigy.com

Mailing Address: 26455 Rancho PKWY South
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 753-8807 Fax No: () _____

Property Owner Name: Kurtis Kihlman

Contact Person: Kurtis E-Mail: N/A

Mailing Address: 1717 E Vista Chino, A7-645
Palm Springs CA 92262
City State ZIP

Daytime Phone No: (760) 218-8220 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

_____	_____
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>
_____	_____
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 520-123-014

Approximate Gross Acreage: .27 AC

General location (nearby or cross streets): North of Tamarack Rd, South of Service Rd, East of Rushmore Ave, West of Johnston St

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Concealed 50' Tall Faux Water Tank 40' x 30' Fence, 8'x8' walk in cabinet W.I.C. on Concrete Pad, Power & Telco Cabinets (12) 8' Tall Panel Antennas Concealed within Water Tank, (36) RRU behind Panel Antennas, (6) Surge Suppressors, (1) GPS Antenna, (1) 2'-6" MW Antenna (1) Meter-Pedestal, 30kw Generator on Concrete Pad,

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): SECTION 19.403 Concealed Wireless Communication Facilities

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					No Existing Building	
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	810	50'	5	Faux Water Tower (Fully Concealed Wireless Communication Facility)
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). BMR010913
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Kurtis J. Vihinen Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Tyler Kent of Smartlink on behalf of AT&T hereafter "Applicant" and Kurtis J. Kihlman "Property Owner".

Description of application/permit use:

50' Faux Water Tank for New AT&T Wireless Communication Facility & Equipment

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 520-123-014

Property Location or Address:
Kindale & Garber dr.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Kurtis Kihlman Phone No.: 760-218-8220
~~(951)850-9381~~

Firm Name: _____ Email: _____

Address: ~~450 Kites Circle, Hemet, CA 92544~~ 1717 E. Vista Chino #7-695 Palm Springs CA 92262

3. APPLICANT INFORMATION:

Applicant Name: Tyler Kent of Smartlink on behalf of AT&T Phone No.: (949)701-2444

Firm Name: Smartlink, llc Email: tyler.kent@smartlinkllc.com

Address (if different from property owner)
3300 Irvine Avenue, Suite 300
Newport Beach, CA92660

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: _____

Signature of Property Owner: Kurtis J Kihlman Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

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

PLOT PLAN WIRELESS NO. 190009 – Exempt from the California Environmental Quality Act (CEQA) – CEQ190082 – Applicant: Smartlink LLC c/o Tyler Kent – Engineer/Representative: Infinigy Engineering, LLP c/o Dan Connell – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Highest Density Residential (CD-HHDR) – Location: Northerly of Tamarack Road, westerly of Johnston Street, easterly of Rushmore Avenue, and southerly of Service Road – 0.27 gross acres – Zoning: High Density Residential (R-7). The Plot Plan proposes to construct a concealed wireless communication facility of a 50 foot faux water tank, including 12 antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 sq. ft. walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900 sq. ft. lease area, surrounded by a 8 foot high concrete block wall.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on July 10, 2020**.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or e-mail at TEngelki@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after July 10, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 15, 2019,

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

APN (s) or case numbers PPW190009 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

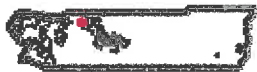
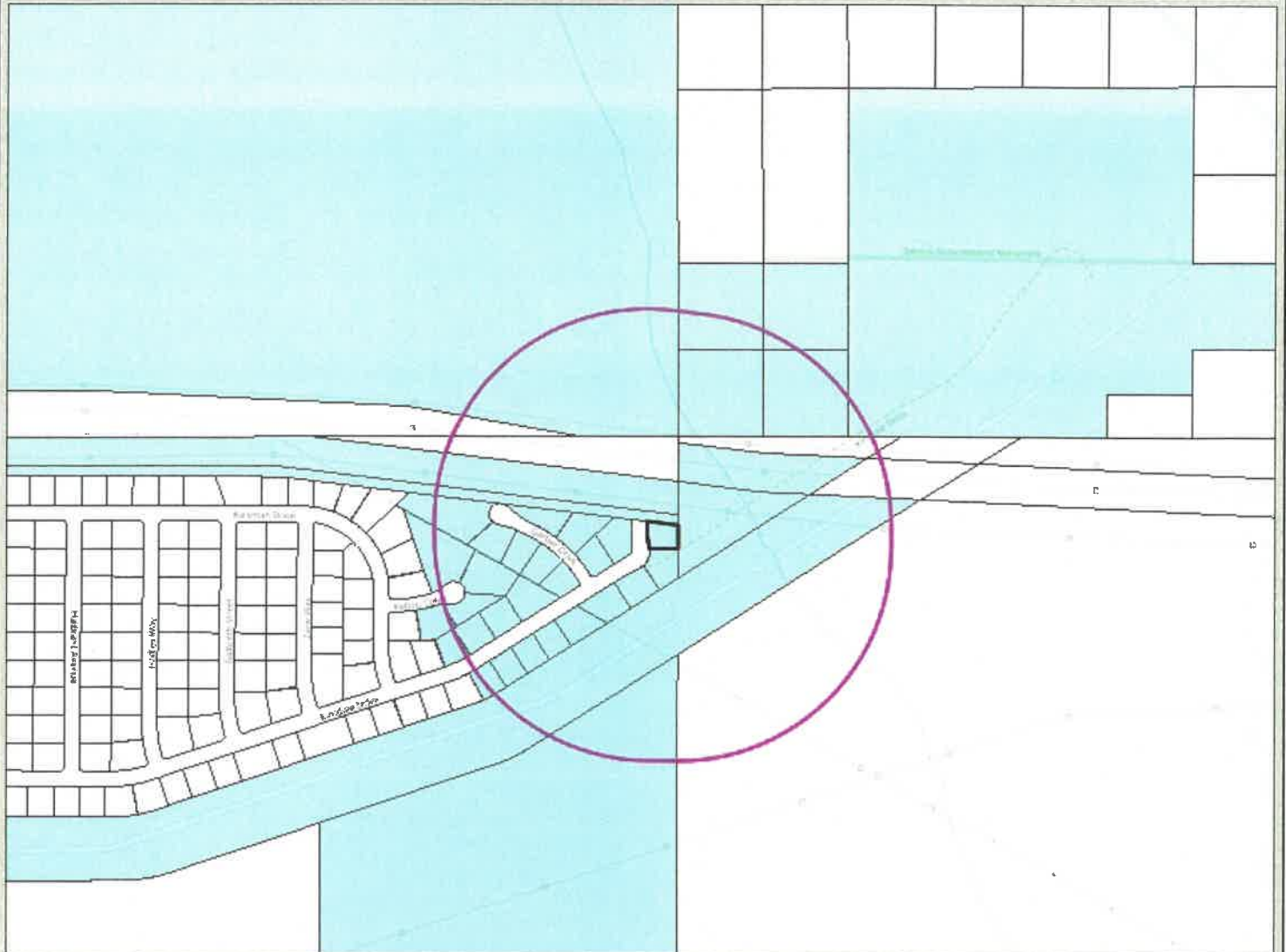
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW190009 (1000 feet buffer)



Legend

- County Boundary
- Cities
- Parcels

Notes



0 752 1,505 Feet

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... 8/15/2019 12:18:10 PM

© Riverside County RCIT

520110017
SATAWAT JUMNIENPHOL
1000 CHESTER BLVD
RICHMOND IN 47374

520122004
JOSE SERGIO GARAY
MARIA D IBARRA DEGARAY
1277 W 35TH AVE PL
LOS ANGELES CA 90007

520070009
NANCY A FOWLER
12920 JOHNSON ST
WHITEWATER CA. 92282

520070008
FLORIBERTO M URESTI
12970 JOHNSON ST
WHITEWATER CA. 92282

520070010
JACK HARTMAN
SUZANNE SEDIVEC
13340 MESQUITE RD
WHITEWATER CA 92282

520110014
BLANCA LUCIA MEZA
16400 VIA MONTANA
DESERT HOT SPRINGS CA 92240

520123008
MARY BEAUDREAU
STELLA FALKINE
17546 TUSCAN DR
GRANADA HILLS CA 91344

520123010
MARY BEARE
1775 E PALM CANYON DR
PALM SPRINGS CA 92264

520080016
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

520110010
PETER JULIAN
2409 VANCOUVER AVE
SAN DIEGO CA 92104

520123013
CALDIA HOUSING COOPERATIVE INC
27309 BIG HORN AVE
MORENO VALLEY CA 92555

520080007
AMY O UYEMURA
2901 PEBBLE DR
CORONA DEL MAR CA 92625

520080009
AMY O UYEMURA
2901 PEBBLE DR
CORONA DEL REY CA 92625

520110016
MARK A DARLING
LORI C DARLING
32 BELMONTE DR
PALM DESERT CA 92211

520110006
FELIX ALFREDO GONZALEZ
ALEJANDRO GONZALEZ MENDOZA
3689 CORTEZ ST
RIVERSIDE CA 92504

520122002
MILDRED A OSBORNE
39936 GRAND AVE
CHERRY VALLEY CA 92223

520122003
EDWARD J NODAY
CATHERINE NODAY
4029 W 184TH ST
TORRANCE CA 90504

520110013
CONSTANCE HOFFNER
DIANE MCCUE
ARNE GAYNOR

4471 CENTENNIAL CT
LOVELAND CO 80538

520110012
DIAREE BLUE
54333 GARBER DR
WHITEWATER CA. 92282

520122006
ERIC E WANLESS
MARIA WANLESS
54336 KIMDALE DR
WHITEWATER CA. 92282

520110011
RONALD E MENDOZA
54349 GARBER DR
WHITEWATER CA. 92282

520123006
EFREM MARTINEZ
MANUELLA MARTINEZ
54357 KIMDALE DR
WHITEWATER CA. 92282

520110007
AARON L WOODS
54360 KELTON CT
WHITEWATER CA. 92282

520110015
JANET L WORKMAN
JANET WORKMAN
DONALD WORKMAN

54378 GARBER DR
WHITEWATER CA. 92282

520123007
REYES CARRILLO
MARIA M MONTES DE CARRILLO
MIGUEL ANGEL CARRILLO

520123009
JESSE FRANCO
CHRISTINA S FRANCO
54405 KIMDALE DR
WHITEWATER CA. 92282

54381 KIMDALE DR
WHITEWATER CA. 92282

520123012
FLORENCE MENA
LEONARD MENA
54443 KIMDALE DR
WHITEWATER CA. 92282

520110009
MARCELINA ORTEGA
54460 KIMDALE DR
WHITEWATER CA. 92282

520110008
DANIEL F RYAN
5505 MOONLIGHT LN
LA JOLLA CA 92037

520123011
ADARSH SAIGAL
MAHESH ANAND
BINDU ANAND

583 S PASEO GANADO
ANAHEIM CA 92807

520050004
VIRGINIA V DRASNIN
SIDNEY M DRASNIN
V V DRASNIN

520122005
PETER RALPH CHINELLI
7420 CORBIN AVE UNIT 18
RESEDA CA 91335

696 VIA COLINAS
WESTLAKE VILLAGE CA 91362

520123014
BOB IPARAGUIRRE
775 N SANDERSON AVE
SAN JACINTO CA 92582

520080004
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

520080001
STEVEN RAY RODRIGUEZ
P O BOX 2186
INDIO CA 92202

520070011
PALM INV GROUP
P O BOX 24066
LOS ANGELES CA 90024

520080013
METROPOLITAN WATER DIST OF SO CALIF
P O BOX 54153
LOS ANGELES CA 90054

520070012
USA 520
UNKNOWN
CA. 0

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PPW190009/CEQ190082

Project Location: North of Tamarack Road, west of Johnston Street, east of Rushmore Avenue and south of Service Road

Project Description: Plot Plan Wireless No. 190009 proposes to construct a concealed wireless communication facilities of a 50 foot faux water tank, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, seven (7) surge protectors, one (1) GPS antenna, one (1) utility cabinet, 64 square foot walk in cabinet on concrete pad and one (1) 30kW diesel generator within 900 square foot lease area, and surrounded by a 8 foot high concrete block wall ("Project").

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Smartlink on behalf of AT&T, 3300 Irvine Ave, Newport Beach CA 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15303)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project proposes a concealed wireless facility, which is a small structure pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which applies because this entails a construction of a small structure, which is a wireless communication facilities of a 50 foot faux water tank. The project is 2.12 miles from the junction of Interstate 10 and State Highway 111 at the boundary of the City of Palm Springs. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Palm Springs, which has a density of 1,793.3 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria. Lastly, due to the small scale of the existing public utility use, no significant amounts of hazardous materials are generated at the site. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

Travis Engelking 951-955-1417
County Contact Person Project Planner Phone Number

Received for Filing and Posting at OPR: _____
Please charge deposit fee case#: CEQ190082 ZCFG No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.3

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number: Plot Plan Wireless No. 200001

CEQA Exempt 15303

Area Plan: Mead Valley

Zoning Area/District: Good Hope Area

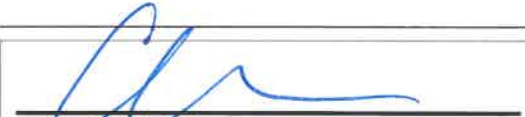
Supervisory District: First District

Project Planner: Travis Engelking

Project APN(s): 325-130-011

Applicant: Smartlink on behalf of AT&T
c/o Alisha Strasheim

Representative: CASA Industries


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project, **Plot Plan Wireless No. 200001 (PPW200001)**, proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site.

The project site location is north of Lopez Street, west of Cowie Avenue, east of Marshall Street, and south of San Jacinto Avenue, within the Mead Valley Area Plan.

A 10-Day advertisement was requested to run in the Press Enterprise Newspaper beginning on July 7, 2020, thru July 16, 2020 for an Optional Hearing Request. As of writing this report, Planning Staff has not received written communication/phone calls requesting a public hearing. The project was approved by the Planning Director

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN WIRELESS NO. 200001, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 17, 2020

RE: PLOT PLAN WIRELESS NO. 200001

From: Project Planner – Travis Engelking

To: Charissa Leach, P.E. – Assistant TLMA Director

PLOT PLAN WIRELESS NO. 200001 – proposes to construct a concealed wireless communication facility of a of a 60-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site. APN: 325-130-011. On July 16, 2020 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing

PROPOSED PROJECT

Case Number:	Plot Plan Wireless No. 200001	Applicant: Smartlink on behalf of AT&T c/o Alisha Strasheim
CEQA Exempt	15303	Representative: CASA Industries
Area Plan:	Mead Valley	
Zoning Area/District:	Good Hope Area	
Supervisory District:	First District	
Project Planner:	Travis Engelking	
Project APN(s):	325-130-011	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project, **Plot Plan Wireless No. 200001 (PPW200001)**, proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site.

The project site location is north of Lopez Street, west of Cowie Avenue, east of Marshall Street, and south of San Jacinto Avenue, within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN WIRELESS NO. 200001, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR)
West:	Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single-Family Residence
South:	Single-Family Residence
East:	Single-Family Residence
West:	Single-Family Residence

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.38 Acres	
Proposed Building Area (SQFT):	Cell Site Project Area is 960 sq. ft. Concealed faux water tank is 60 feet in height.	105 feet max.

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – No. 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No

Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High (State Responsibility Area)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The project is located north of Lopez Street, west of Cowie Avenue, east of Marshall Street and south of San Jacinto Avenue within the unincorporated Riverside County. The project site is a 2.38-acre parcel that is currently vacant land.

The project site's General Plan Land Use designation is Rural Community – Very Low Density Residential (RC: VLDR) and its zoning classification is Rural Residential (R-R).

Zoning/Development Standards

The applicant has identified the general location/footprint of development on the parcel to show compliance with the applicable development standards of the Ordinance No. 348 (Ord. 348), specifically the R-R Zoning Classification (ARTICLE V) and Article XIXg Wireless Communication Facility. The R-R generally permits one-family dwellings, nurseries, animal keeping and allows a range of other uses with the approval of a land use permit. The R-R development standards limit structure and building heights to 105'; the proposed concealed wireless facility faux water tower is 60' tall, which is within the standards of the R-R zoning classification height limitation. Article XIXg permits concealed wireless facilities in all zoning classifications provided that the following requirements are met:

1. The facility is designed so that it is not visible at all or, if visible, it is not recognizable as a wireless communication facility. The proposed project is designed as a 60 foot tall faux water tank to conceal all wireless communication equipment. Therefore, the project meets this requirement.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project's supporting equipment is located within a 960 square foot lease area screened from view by an 8 foot chain link fence. The facility will appear to be a water tower and will not be recognized as a wireless communication facility. Therefore, the project meets this requirement.

General Plan

The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Very Low Density Residential (RC: VLDR), within the Mead Valley Area Plan. The Very Low Density Residential land use designation allows for the development of detached single family residential dwelling units and ancillary structures on large parcels. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The project site surround by properties that are also designated RC: VLDR. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed in support of residential areas.

File No. Plot Plan Wireless No. 200001 was submitted to the County of Riverside on January 13, 2020.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

1. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
 - a. The project proposes a concealed wireless facility, which is a small structure pursuant to the State CEQA Guidelines, this project would be exempt under Section 15303, which

applies because this entails a construction of a small structure, which is a wireless communication facilities of a 60 foot faux water tank. The project site includes a 60 foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8 foot high chain-link fence. The project does not include buildings onsite that exceed 10,000 square-feet in building floor area. The project is 0.88 miles from the junction of Lopez Street and Cox Street at the boundary of the City of Perris. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Perris, which has a density of 2,341.16 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria. Lastly, due to the small scale of the existing public utility use, no significant amounts of hazardous materials are generated at the site.

- b. Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15303 exemption applies.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Very Low Density Residential (RC: VLDR), within the Mead Valley Area Plan. The Very Low Density Residential land use designation allows for the development of detached single family residential dwelling units and ancillary structures on large parcels. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. The project site surround by properties that are also designated RC: VLDR. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed in support of residential areas.
2. The project site has a Zoning Classification of Rural Residential (R-R). The project is allowed in the R-R Zone with an approved plot plan, pursuant to the Ordinance No. 348, Section 19.403,(A)(B), which states concealed wireless communication facilities may be located in any zone classification. An application for a plot plan shall be made to the Planning Director in accordance with Section 18.30 of this ordinance. The application shall be classified as a plot plan that is not subject to the California Environmental Quality Act and that is not transmitted to any governmental agency other than the County Planning Department for review and comment. A public hearing on the application shall not

be required. All the procedural provisions of Ord.348 Section 18.30 shall apply to the application, except as provided in Article XIXg.

3. **Community/Specific Plan.** The subject site is not located within a Specific Plan, or Community Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and vacant land.

Entitlement Findings:

The proposed use, a concealed wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for concealed wireless communication facilities as set forth in Section 19.403, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed use is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation as noted previously. The proposed use is a Concealed Wireless Communication Facility that is permitted with the approval of a plot plan under the Rural Residential (R-R) Zoning Classification, pursuant to the Ordinance No. 348, Section 19.403, A. concealed wireless communication facilities may be located in any zone classification.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the Project would not increase these above existing conditions. The Project site is adequately served by Lopez Street and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
3. The project site is surrounded by properties which have General Plan Land Use Designation of Rural Community : Very Low Density Residential (RC:VLDR) to the north, south, east and west. The proposed 60 foot tall water tank concealed wireless telecommunication facility conforms to the logical development of the existing open space land and is compatible with the surrounding property's present uses and would not conflict with the future logical development in the area.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is located on one parcel and is not proposing more than one building or structure and no land division at this time.

6. The facility is designed and sited so that it is minimally visually intrusive because it will be a concealed 60 foot high water tank that would not appear out of place or at minimum would be consistent with the aesthetics of the surrounding area. The water tank will be located where some of the surrounding properties are vacant and will look aesthetically pleasing and blend with the surrounding area by providing earth tone colors.
7. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area.
8. The application has met the location and development standards set forth the Section 19.403 of the Riverside County Zoning ordinance by providing all necessary documentation and adhering to the requirements set forth in the Plot Plan application as it relates to Ordinance No. 348.
9. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
10. Pursuant to Section 19.403 A. of Ordinance No. 348, concealed wireless communication facilities may be located in any zone. The project site is zoned as R-R.

Development Standards Findings:

1. Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"
 - A. Area Disturbance. Physical disturbance to the site will be minimal. The proposed AT&T Wireless Concealed Wireless facility is a 60-foot-high faux water tank. The faux water tank will conceal the wireless communications facility. The faux water tank will be located where most of the surrounding properties are vacant and the faux water tank will look aesthetically pleasing to the surrounding area.
 - B. Fencing and Walls. Support equipment are located entirely within an equipment enclosure and not readily available to the general public. The enclosure will be screened from view with landscape vegetation. The proposed enclosure will be comprised of an 8-foot high chain-link fence.
 - C. Height Limitations. The project site is located within the Rural Residential (R-R) Zoning Classification, which allows in a residential uses concealed wireless communication facilities for are subject to the height limitations of the zone classification shall not exceed a maximum height of one hundred and five feet (105) for a wireless communication facilities. The project proposes concealed wireless communication facilities as a 60 foot faux water tanks, the project meets the requirement set forth in Ordinance No. 348, Section 19.410 in regards the height limitations for the proposed wireless communications facilities.
 - D. Impacts. The location of concealed wireless communication facility is within an area which allows private utilities. The project will not result in adverse impacts to the surrounding community because the proposed concealed wireless facility will not have an adverse effect on the environment, and will be minimally intrusive to the surroundings.
 - E. Landscaping. The area surrounding the project site will have ivy shrubs species along the chain-link fencing for adequate screening of the equipment and will also provide irrigation to maintain

the growth and prosperity of the landscape materials. In accordance with Ordinance No. 348, Section 19.410. (E), the project proposes to landscape the surrounding area of the ivy along the equipment enclosure, which meets the requirement of the Ordinance.

- F. Lighting – Outside lighting is prohibited unless required by the FAA or the California Building Code (“CBC”). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and to not to create a nuisance for the surrounding property owners or wildlife.
- G. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. Parking: The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. Paved Access. Access to the existing wireless communication facility is provided by a 10-foot wide dirt access road. Adequate access to the facility is provided.
- J. Power and Communication Lines. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.
- K. Roof- Mounted Facilities. This project includes an AT&T Wireless Communication facilities and is not a roof mounted. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- L. Sensitive View-shed: The wireless communication facility will be concealed as a faux water tank which will reduce the impacts of a negative view-shed.
- M. Setbacks. Concealed wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. The project will be set back a distance of 474.45 feet from the nearest residence. There are no setback requirements. The height of the concealed wireless communication facilities is 60 feet. The concealed wireless communication facilities is setback from the front property line 576.04 feet, side property line 63 feet and rear property line 60 feet.
- N. Support Facilities – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the location of the equipment closure will not be readily visible to the public, due to its location and the ivy shrubbery screening. Furthermore, the enclosure will be closed in with an 8-foot high chain-link fence, painted in earth tones to match the surrounding environment.

- O. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent and shall match the surrounding environment. The proposed concealed wireless communication facilities will be a penny brown that will blend with the surrounding environment.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Perris Sphere of Influence. This project was provided to City of Perris for review and comment on January 22, 2020. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base in the Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. This project was submitted to ALUC for review on February 6, 2020. Pursuant to the letter from ALUC dated June 4, 2020, ALUC determined the Project was Conditionally Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land use Compatibility Plan.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. This concealed wireless communication facility is located within a CAL FIRE state responsibility area and a High Severity Zone.
 - a. This wireless communication facility has been designed so that as a whole is depicted in Exhibit A, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space on the parcel of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the wireless communication facility through Riverside County Fire Department. The Fire Station that will service the proposed map is located at North C Street 3.5 miles from the project site.

- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access North C Street. There is adequate accessibility to the project site for all emergency service vehicles.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from 600 who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW200001
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 02/05/2020
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations were adopted by the Board of Supervisors on October 7, 2003. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County) or in Palm Desert at (760) 865-8277 (Eastern County) or Website: <http://www.rivplanning.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW20001

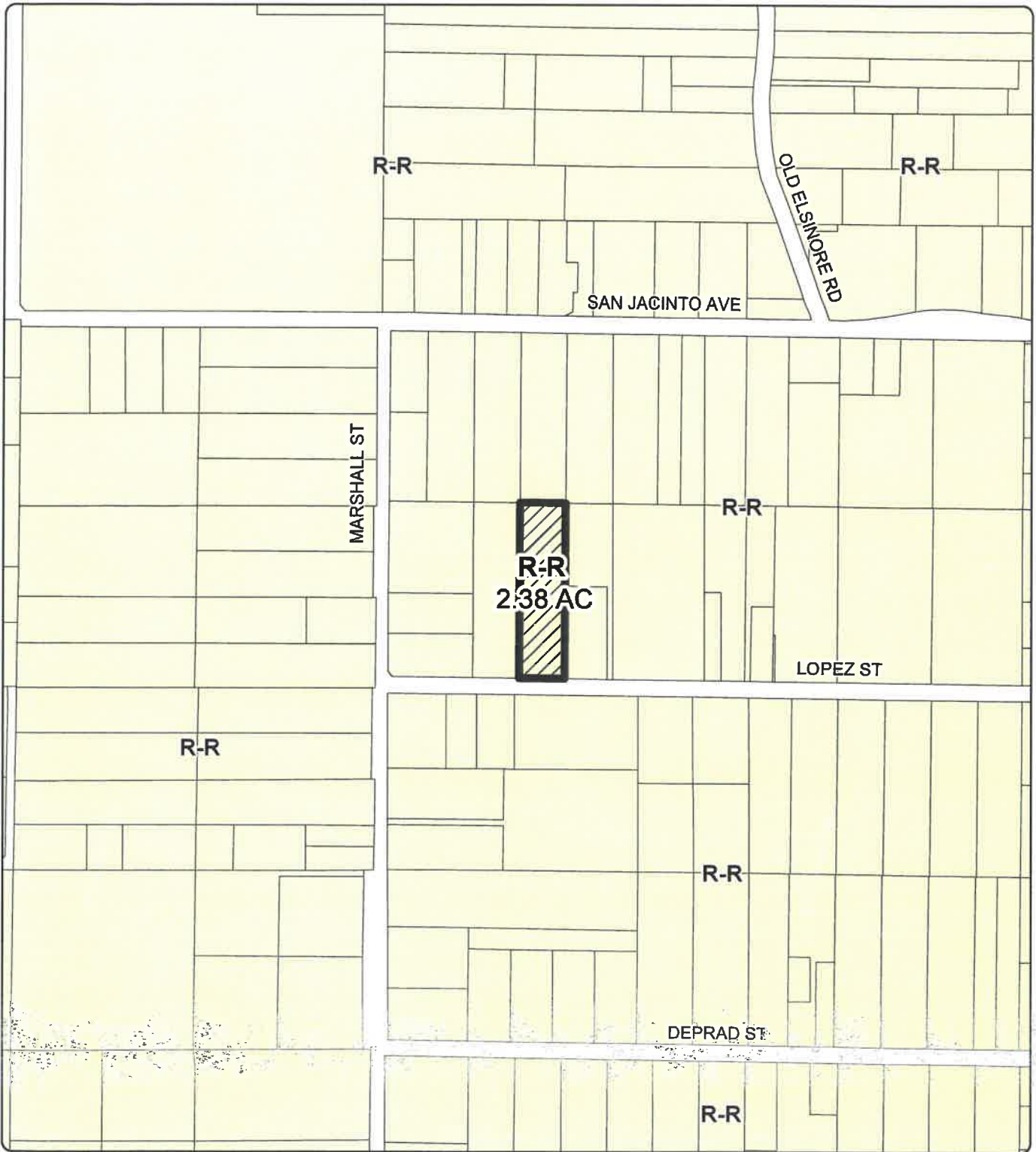
EXISTING ZONING

Supervisor: Jeffries

District 1

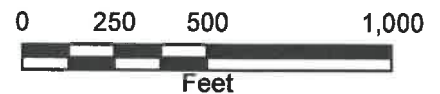
Date Drawn: 02/05/2020

Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW20001

LAND USE

Date Drawn: 02/05/2020

Supervisor: Jeffries

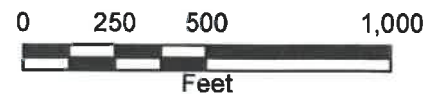
District 1

Exhibit 1



Zoning Area: Good Hope

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW20001

EXISTING GENERAL PLAN

Date Drawn: 02/05/2020

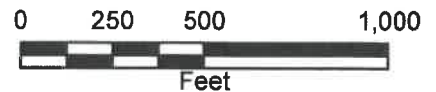
Exhibit 5

Supervisor: Jeffries
District 1

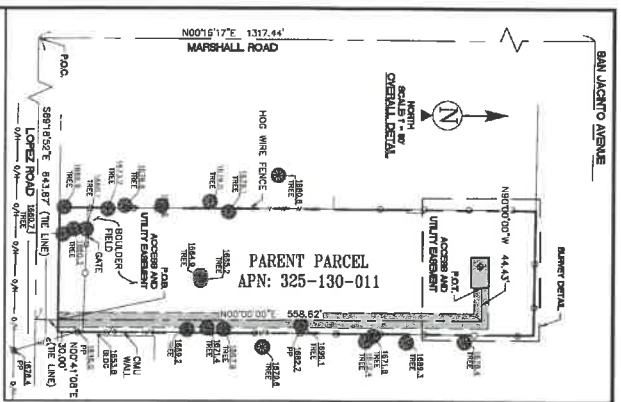


Zoning Area: Good Hope

Author: Vinnie Nguyen



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LEAST AREA LEGAL DESCRIPTION

SECTION 31, TOWNSHIP 18N, RANGE 4S, SHOWN BY RECORD OF SURVEY IN BOOK 18, PAGE 42 OF RECORDS OF SURVEY, RECORDS OF INDIAN COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 18N, RANGE 4S, BEING THE POINT OF BEGINNING AT THE APPARENT INTERSECTION OF LOPEZ ROAD AND MARSHALL ROAD, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION, BEARS NORTH 07° 17' EAST, 1317.44 FEET;

THENCE ALONG THE CENTRELINE OF SAID LOPEZ ROAD, SOUTH 89° 18' 32" EAST, 643.87 FEET;

THENCE NORTH 09° 00' 00" WEST, 4.00 FEET;

THENCE NORTH 89° 00' 00" WEST, 4.00 FEET;

THENCE SOUTH 09° 00' 00" EAST, 584.82 FEET;

THENCE NORTH 89° 00' 00" WEST, 4.00 FEET;

THENCE SOUTH 09° 00' 00" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 880 SQUARE FEET (0.023 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

SECTION 31, TOWNSHIP 18N, RANGE 4S, SHOWN BY RECORD OF SURVEY IN BOOK 18, PAGE 42 OF RECORDS OF SURVEY, RECORDS OF INDIAN COUNTY, CALIFORNIA, BEING A 20.00 FOOT WIDE STRIP LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING CENTRELINE:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 18N, RANGE 4S, BEING THE POINT OF BEGINNING AT THE APPARENT INTERSECTION OF LOPEZ ROAD AND MARSHALL ROAD, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION, BEARS NORTH 07° 17' EAST, 1317.44 FEET;

THENCE ALONG THE CENTRELINE OF SAID SECTION, SOUTH 89° 18' 32" EAST, 643.87 FEET;

THENCE NORTH 09° 00' 00" WEST, 4.00 FEET;

THENCE SOUTH 09° 00' 00" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89° 00' 00" WEST, 44.43 FEET TO THE POINT OF TERMINUS.

CONTAINING 12.088 SQUARE FEET (0.277 ACRES) OF LAND, MORE OR LESS.

SURVEY DATE
11/29/2018

BASES OF BEARING
ALL BEARINGS AND DISTANCES ARE BASED UPON U.S. STATE PLANE COORDINATE SYSTEM, CALIFORNIA STATE PLANE COORDINATE ZONE 18, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NOS (2010) 12M MODELS SEPARATIONS TO REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

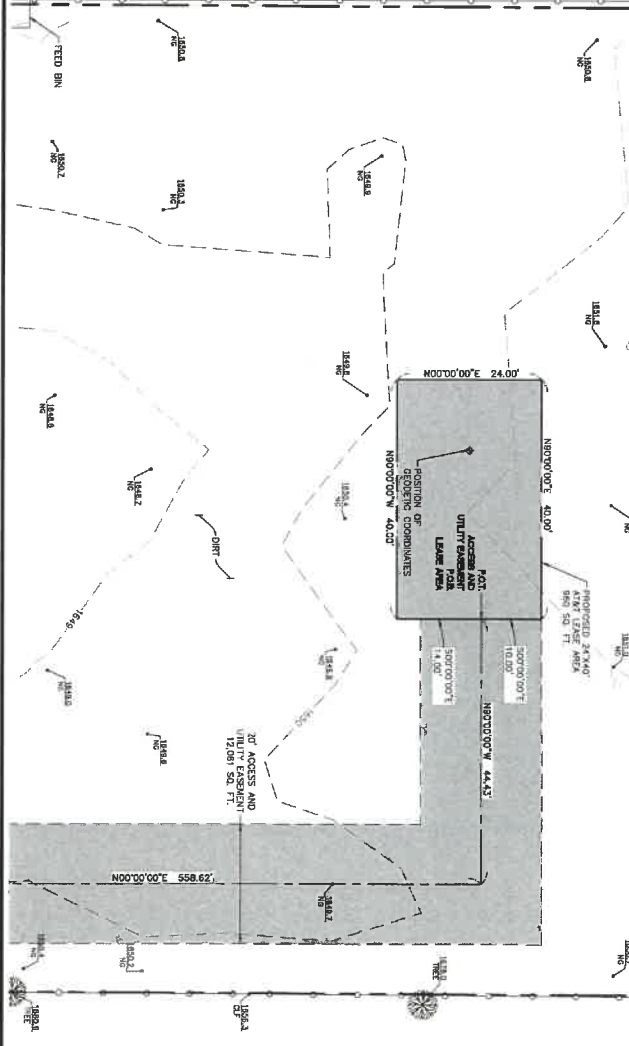
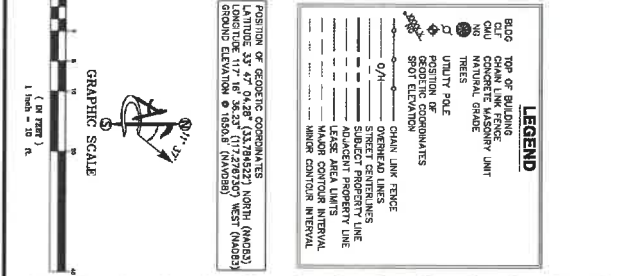
GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES, MULTIPLY BY 0.999992500.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE TO BE DETERMINED BY THE CALIFORNIA STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES, MULTIPLY BY 0.999992500.

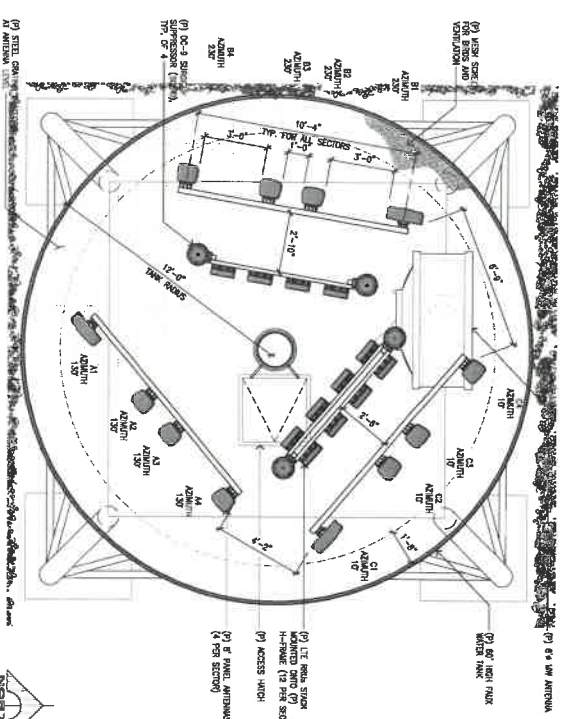
UTILITY NOTES
CONTRACTOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR LOCATED ACCURATELY. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVE, RELOCATE, AND/OR DE-TERMINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEMATIC 1:50 SCALE
RECORD OF SURVEY, DATED DECEMBER 10, 2018.

LESSOR'S LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CALIFORNIA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE EASTERN HALF OF SECTION 31, TOWNSHIP 18N, RANGE 4S, SHOWN BY RECORD OF SURVEY IN BOOK 18, PAGE 42 OF RECORDS OF SURVEY, RECORDS OF INDIAN COUNTY, CALIFORNIA.



<p>1432 EMERALD AVENUE 800 FLOORS TULSIN, CA 92780</p>	<p>410 E. SUTHERN AVE. BERKE, AZ 85302 PH (602) 859-4072</p>	<p>4001 SHIMAZU AVE SUITE D ANIMES, CALIFORNIA 90707</p>	<p>DATE OF SIGNATURE: 01/09/2020</p> <p>IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ALL PARTIES TO THIS DOCUMENT.</p> <p>CSL051913</p> <p>W/O 22020 LOPEZ STREET PERRIS, CA 92570</p>	<p>SHEET NUMBER SITE SURVEY LS-1</p>
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ANTENNA PLAN

SCALE: 3/8"=1'-0"

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	ANTENNA	ANTENNA HEIGHT	ANTENNA SPACING	TRANSMISSION LINE LENGTH (ft +/-)	OO CABLE (ft +/-)
ALPHA SECTOR	A1	15'	10'-0"	118'	4'-7"
	A2	15'	10'-0"	118'	4'-7"
	A3	15'	10'-0"	118'	4'-7"
BETA SECTOR	B1	15'	10'-0"	118'	4'-7"
	B2	15'	10'-0"	118'	4'-7"
	B3	15'	10'-0"	118'	4'-7"
GAMMA SECTOR	G1	15'	10'-0"	118'	4'-7"
	G2	15'	10'-0"	118'	4'-7"
	G3	15'	10'-0"	118'	4'-7"

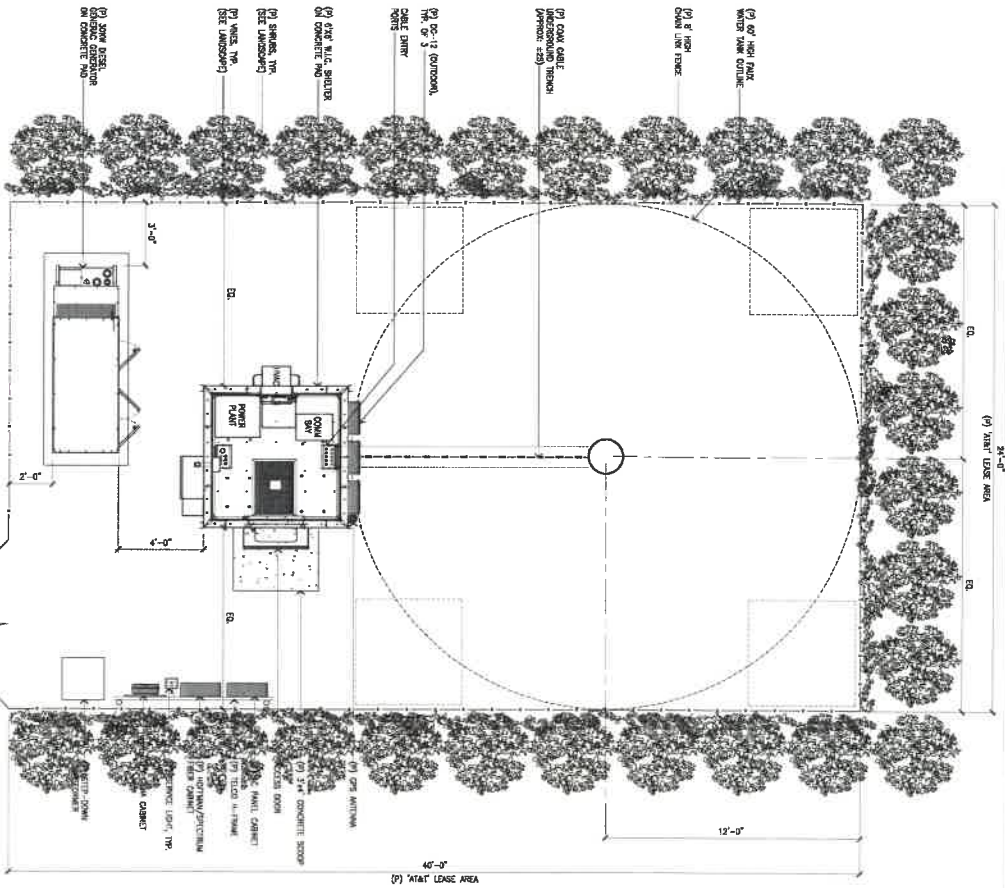
REPORT RADIO LINKS (RML'S)

SECTOR	RML UP OR DOWN	RML COUNT	RML LOCATION (SIGNAL FROM ANTENNA)	MINIMUM CLEARANCE ABOVE ROAD SIGNS
ALPHA SECTOR	A1	3	<12'	8'
	A2	3	<12'	8'
	A3	3	<12'	8'
BETA SECTOR	B1	3	<12'	8'
	B2	3	<12'	8'
	B3	3	<12'	8'
GAMMA SECTOR	G1	3	<12'	8'
	G2	3	<12'	8'
	G3	3	<12'	8'

ANTENNA AND RRU SCHEDULE

3

LEASE AREA PLAN



SCALE: 3/8"=1'-0"

1



smartlink
3300 RIVINE AVENUE, SUITE 300
NEWPORT BEACH, CA 92650
FAX: (949) 351-2575



8001 ROCKLEDGE BLVD. #105
SMITH RIVER, CALIFORNIA 95970

1	02/11/19	ISSUE SET - REVISED PER COMMENTS
2	12/29/19	ISSUE SET - REVISED PER COMMENTS
3	12/29/19	ISSUE SET - REVISED PER COMMENTS
4	12/29/19	ISSUE SET - REVISED PER COMMENTS
REV.	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

THIS IS A NOTIFICATION OF LIMIT FOR ANY PERSON, UNLESS A REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, OR SURVEYOR, TO ALTER THIS DOCUMENT.

CSJL05913
LOPEZ
MARSHALL & LOPEZ ST.
FERRIS, CA 92570

SHEET TITLE:
RELEASED SITE PLAN, LEASE AREA/
ANTENNA PLAN AND ANTENNA/RRU SCHEDULE
SHEET NUMBER:
A-2



480 EDGEMAN AVE
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROVIDED AS CONSULTING OPINION AND IS NOT INTENDED TO BE USED AS A BASIS FOR ANY OTHER DESIGN OR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEER.



3000 RIVIERA AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
P.O. BOX 331-1215



6028 POWERS BLVD. #100
SAN JUAN VISTA, CALIFORNIA 92083

NO.	DATE	DESCRIPTION
1	02/11/20	ISSUE FOR PERMITS
2	02/11/20	ISSUE FOR PERMITS
3	02/11/20	ISSUE FOR PERMITS
4	02/11/20	ISSUE FOR PERMITS
5	02/11/20	ISSUE FOR PERMITS

NOT TO BE USED FOR CONSTRUCTION

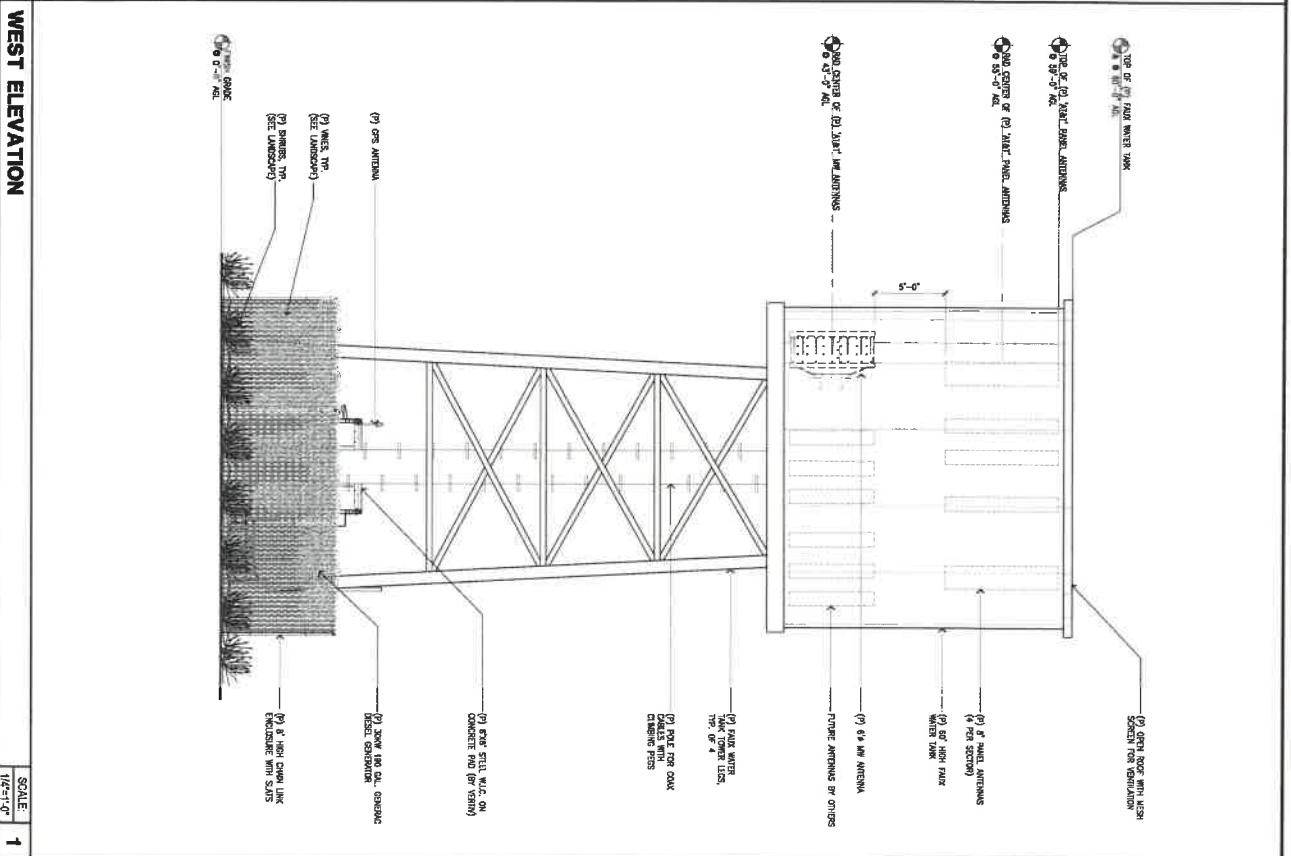
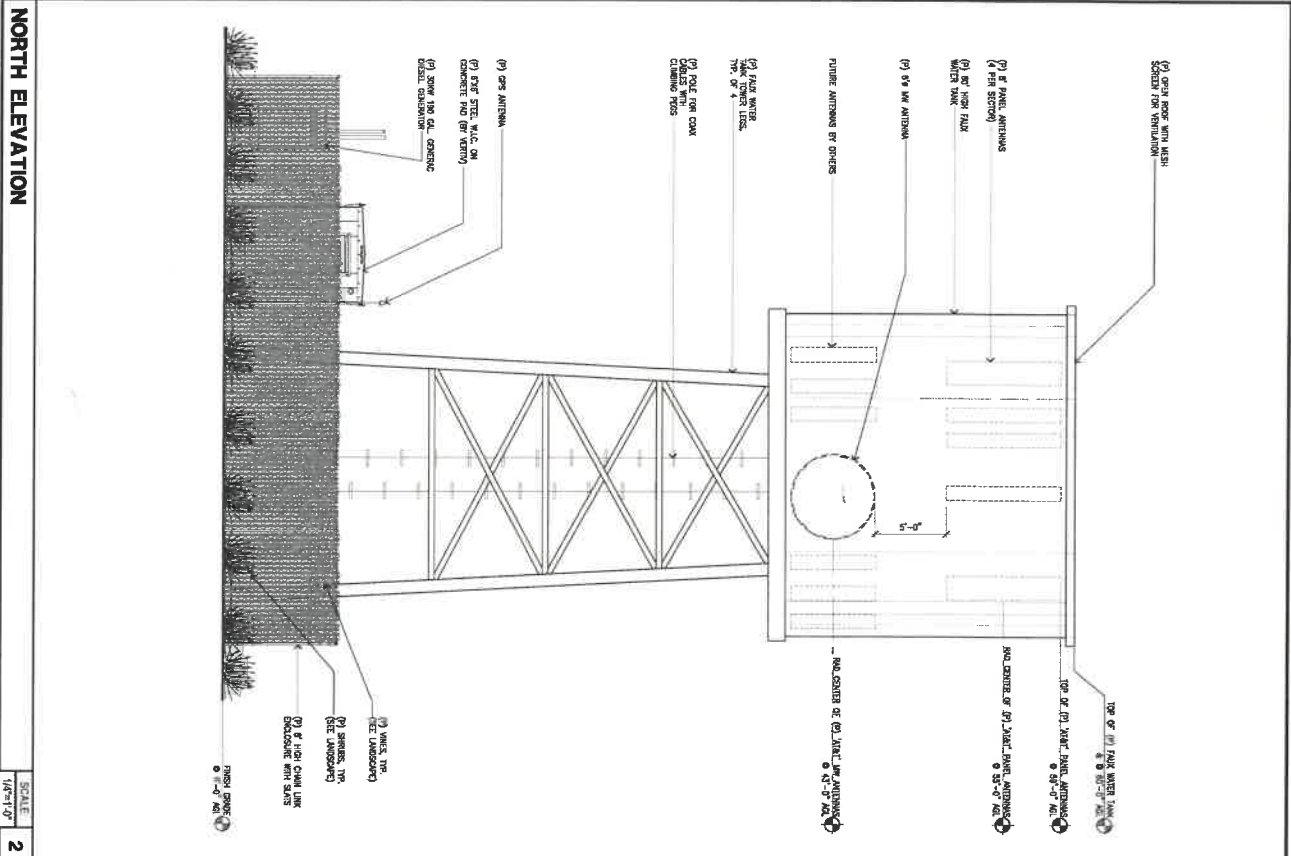
IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEER.

CSL08913
LOPEZ
MARSHALL & LOPEZ, ST.
PERRIS, CA 92370

DRAWN BY: DMS
CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



NORTH ELEVATION SCALE: 1/4\"/>

WEST ELEVATION SCALE: 1/4\"/>



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



Juan C. Perez
Agency Director

PPW200001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW200001. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this (Plot Plan Wireless No. 200001) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan Wireless No. 200001 proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit A (Site Plan), Amended No. 1, dated March 11, 2020. Exhibit B (Elevations), Amended No. 1, dated March 11, 2020.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1

ECP COMMENTS

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

Fire

Fire. 1

Gen - Custom

Access 1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus. Water Supply

1. No additional water supply for fire protection is required.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

General – Hold Harmless (cont.)

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Planning. 7

Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 8

Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication 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 telecommunication provider(s), and the property owner.

Planning. 9

Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 14 Telcom – Signage (cont.)**

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.

Planning. 15 Telcom – Site Maintenance

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

Planning. 16 Telcom - Tower Height

Pursuant to this plan, the concealed telecommunication facility tower shall not exceed 60-feet in height.

Planning. 17 Telcom – Transmission Interference

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology (“RCIT”) staff and implement acceptable mitigation measures, as approved by RCIT.

Planning-EPD**Planning-EPD. 1 0015 - EPD-MSHCP Consistency Analysis**

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2) [X] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the “Purpose.” Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys shall be required.

-Least Bell's vireo (*Vireo bellii pusillus*)

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD**Planning-EPD. 1 0015 - EPD-MSHCP Consistency Analysis (cont.)**

-Southwestern willow flycatcher (*Empidonax traillii extimus*) -Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) -Riverside fairy shrimp (*Streptocephalus woottoni*) -Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*) -Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

NONE

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

burrowing owl (*Athene cunicularia*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4) If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

-Drainage -Toxics -Lighting -Noise -Invasive landscape species -Barriers -Grading/Land Development

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to <http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

Planning-GEO

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200001 ACCEPTED (cont.)

Planning-GEO. 1 GEO200001 ACCEPTED

County Geologic Report GEO No. 200003, submitted for the project PPW200001, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Faux Water Tank and Equipment Shelter, Lopez - CSL05913, W/O 22020 Lopez Street, Perris, California," dated January 20, 2020. In addition, Toro has submitted the following report: "Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 200003, regarding Geotechnical Investigation for AT&T Faux Water Tank and Equipment Shelter, Lopez - CSL05913, West of 22020 Lopez Street, Perris, California," dated March 13 2020. GEO200003 concluded: 1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil. 2. Based on the groundwater data near the site, and the very dense nature of the underlying soils, it is our opinion that the site area, using commonly utilized parameters, is not subject to liquefaction hazard. 3. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site. 4. The proposed faux water tank may be supported by caisson to a minimum depth of 12 feet, or mat foundations to a minimum depth of 4 feet. GEO200003 recommended: 1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas. 2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible. 3. The proposed faux water tank may be founded on caisson that is embedded in the ground for a minimum of 12 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole. 4. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, which are embedded in the ground for a minimum of 10 feet.

GEO No. 200003 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200003 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL

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

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)**

to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 1 TRANS GENERAL CONDITIONS (cont.)****Transportation. 1 TRANS GENERAL CONDITIONS**

1. 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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. 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.

Plan: PPW200001

Parcel: 325130011

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. 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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLAN Not Satisfied

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the

Plan: PPW200001

Parcel: 325130011

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 SUBMIT GRADING PLAN (cont.) Not Satisfied

parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Gen - Custom Not Satisfied

Gates & Barriers 1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

080 - Fire. 2 Prior to permit Not Satisfied

Emergency and Standby Power 1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water

Plan: PPW200001

Parcel: 325130011

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 SUBMIT PLANS (cont.) Not Satisfied

Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

<http://rcflood.org/npdes/>

080 - Transportation. 3 UTILITY PLAN Not Satisfied

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. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 2 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall/fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 UTILITY INSTALL Not Satisfied

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. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Plan: PPW200001

Parcel: 325130011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 UTILITY INSTALL (cont.) Not Satisfied

090 - Transportation. 2 WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3 WRCOG TUMF Not Satisfied

Payment of Transportation Fees Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: January 22, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: Kevin
Jeffries

City of Perris Sphere of Influence
Perris Unified School District
Eastern Municipal Water District (EMWD)

PLOT PLAN WIRELESS NO. 200001 – CEQ200001 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Julius Santiago – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Lopez Street, west of Cowie Avenue, east of Marshall Street and south of San Jacinto Avenue – 2.38 gross acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Plot Plan Wireless proposes to construct a concealed wireless communication facilities of a 60 foot faux water tank, including twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, four (4) surge protectors, one (1) GPS antenna, 120 square foot concrete pad and one (1) 30kw diesel generator within 960 square foot lease area, surrounded by a 8 foot high chain-link fence. APN: 325-130-011 – **BBID: 036-122-295**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 6, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 4, 2020

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

COMMISSIONERS

Arthur Butler
Riverside

File No.: ZAP1423MA20
Related File No.: PPW200001 (Plot Plan)
APN: 325-130-011

John Lyon
Riverside

Steve Manos
Lake Elsinore

Dear Ms. Harris:

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. PPW200001 (Plot Plan), a proposal to establish a 60 foot tall faux water tower wireless communications facility with a 120 square foot equipment shelter area located on the northerly side of Lopez Street, easterly of Marshall Street, and southerly of San Jacinto Avenue in the unincorporated community of Good Hope.

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, non-residential intensity is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. The elevation of Runway 15-33 at its northwesterly terminus is 1,413 feet above mean sea level (1,413 feet AMSL). At a distance of approximately 17,200 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,585 feet AMSL. The site elevation is 1,651 feet AMSL and the maximum structure height is 60 feet, resulting in a top point elevation of 1,711 feet AMSL. Therefore, FAA Obstruction Evaluation Service (FAA OES) review was required. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study Number 2020-AWP-2446-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a "Determination of No Hazard to Air Navigation" letter on March 24, 2020. The FAA OES conditions have been incorporated into ALUC's conditions listed below.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

AIRPORT LAND USE COMMISSION

Riverside County applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2020-AWP-2446-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory

AIRPORT LAND USE COMMISSION

Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

7. The proposed structure shall not exceed a height of 60 feet above ground level and a maximum elevation at top point of 1,711 feet above mean sea level.
8. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration
9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 60 feet in height and a maximum elevation of 1,711 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
10. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2020-AWP-2446-OE

cc: AT&T (applicant)
Alisha Strasheim, Smartlink (representative) (Newport Beach address)
Smartlink, LLC (fee-payer) (Annapolis, MD address)
Gary and John Moore (property owners)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-2446-OE

Issued Date: 03/24/2020

Jeanette Oliver
 AT&T (JO)
 208 S Akard St.
 Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole URMANITA (297153)
 Location: Perris, CA
 Latitude: 33-47-04.28N NAD 83
 Longitude: 117-16-36.23W
 Heights: 1651 feet site elevation (SE)
 60 feet above ground level (AGL)
 1711 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 09/24/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-2446-OE.

Signature Control No: 432053799-434465635

Paul Holmquist
Specialist

(DNE)

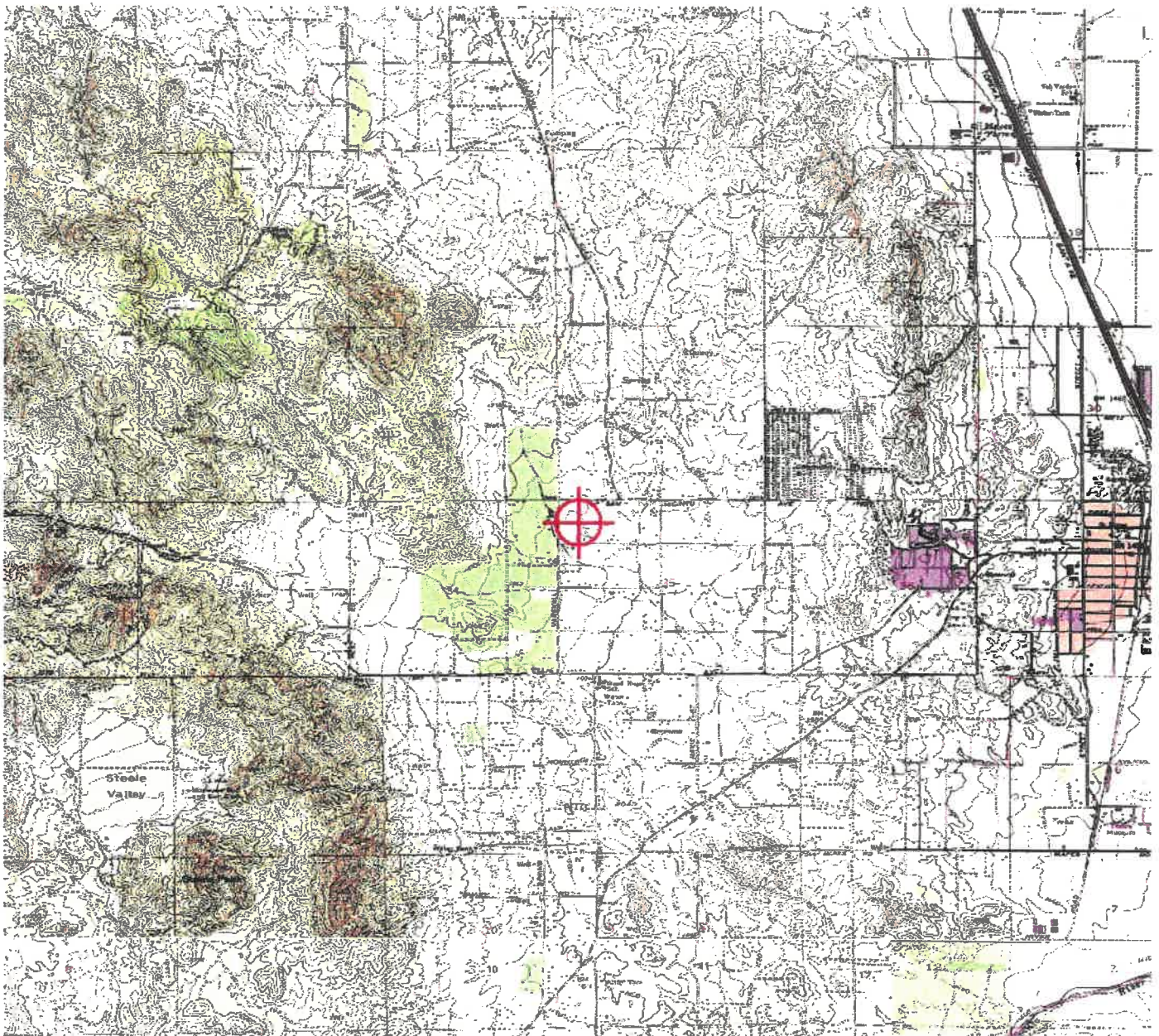
Attachment(s)
Frequency Data
Map(s)

cc: FCC

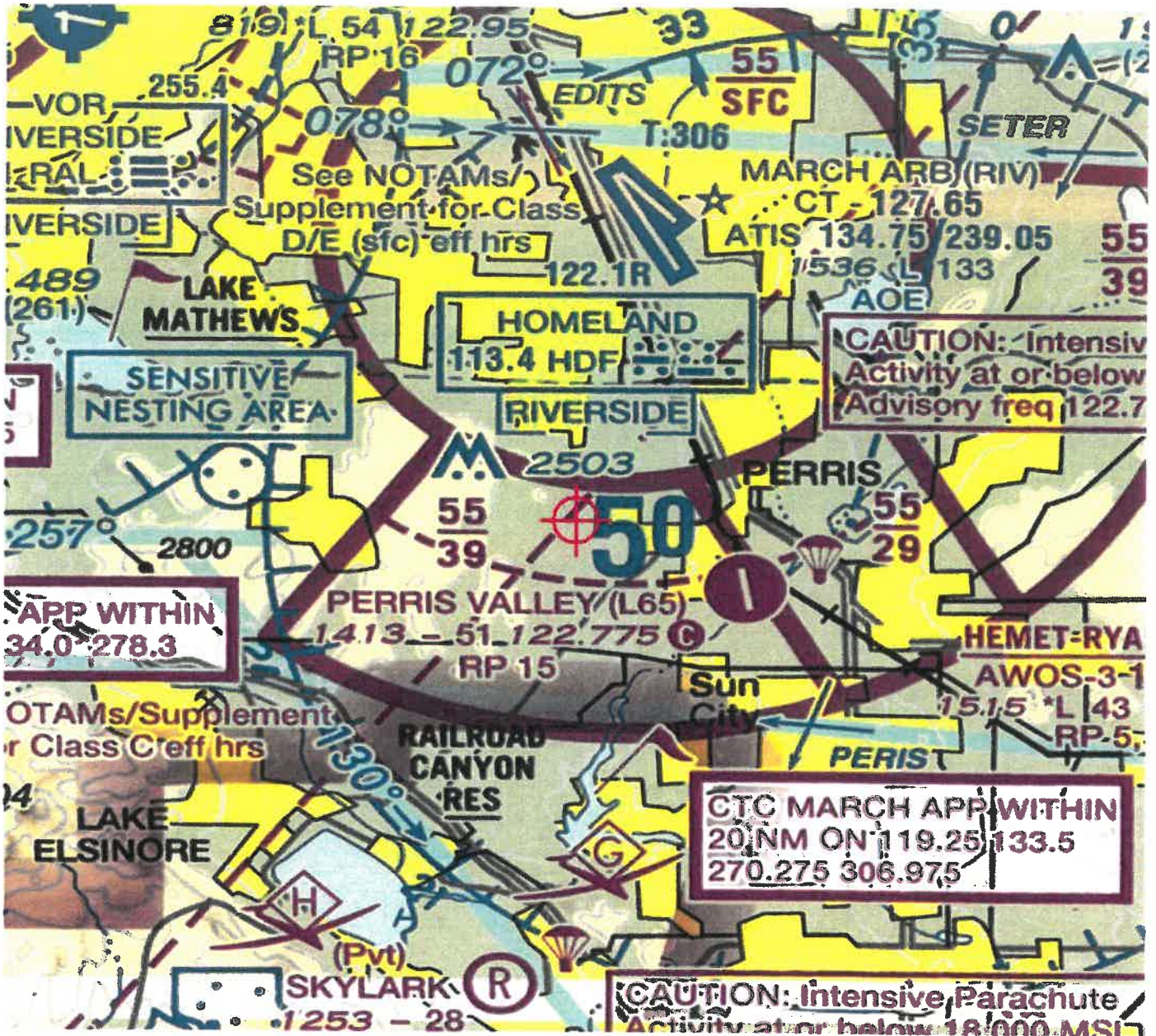
Frequency Data for ASN 2020-AWP-2446-OE

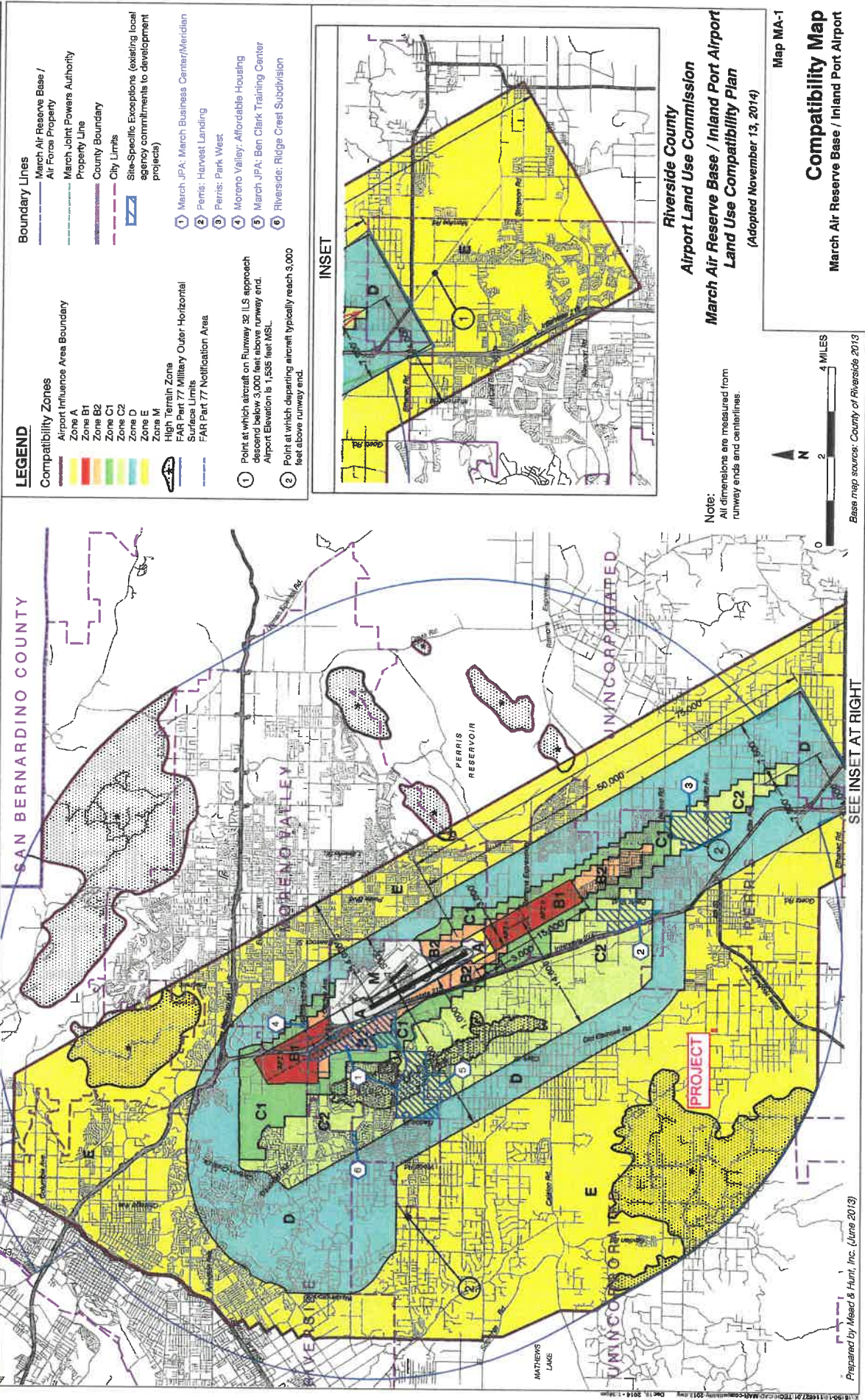
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2020-AWP-2446-OE



Sectional Map for ASN 2020-AWP-2446-OE





LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone F
 - High Terrain Zone
 - FAR Part 77 Military Outer-Horizontal Surface Limits
 - FAR Part 77 Notification Area

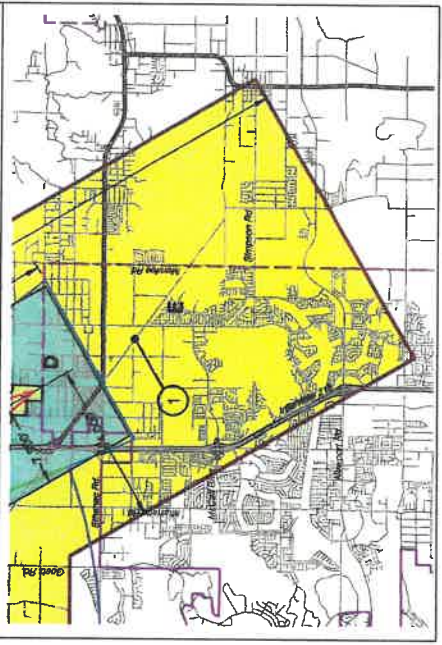
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 (LS approach) descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note:
All dimensions are measured from runway ends and centerlines.



Map MA-1

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

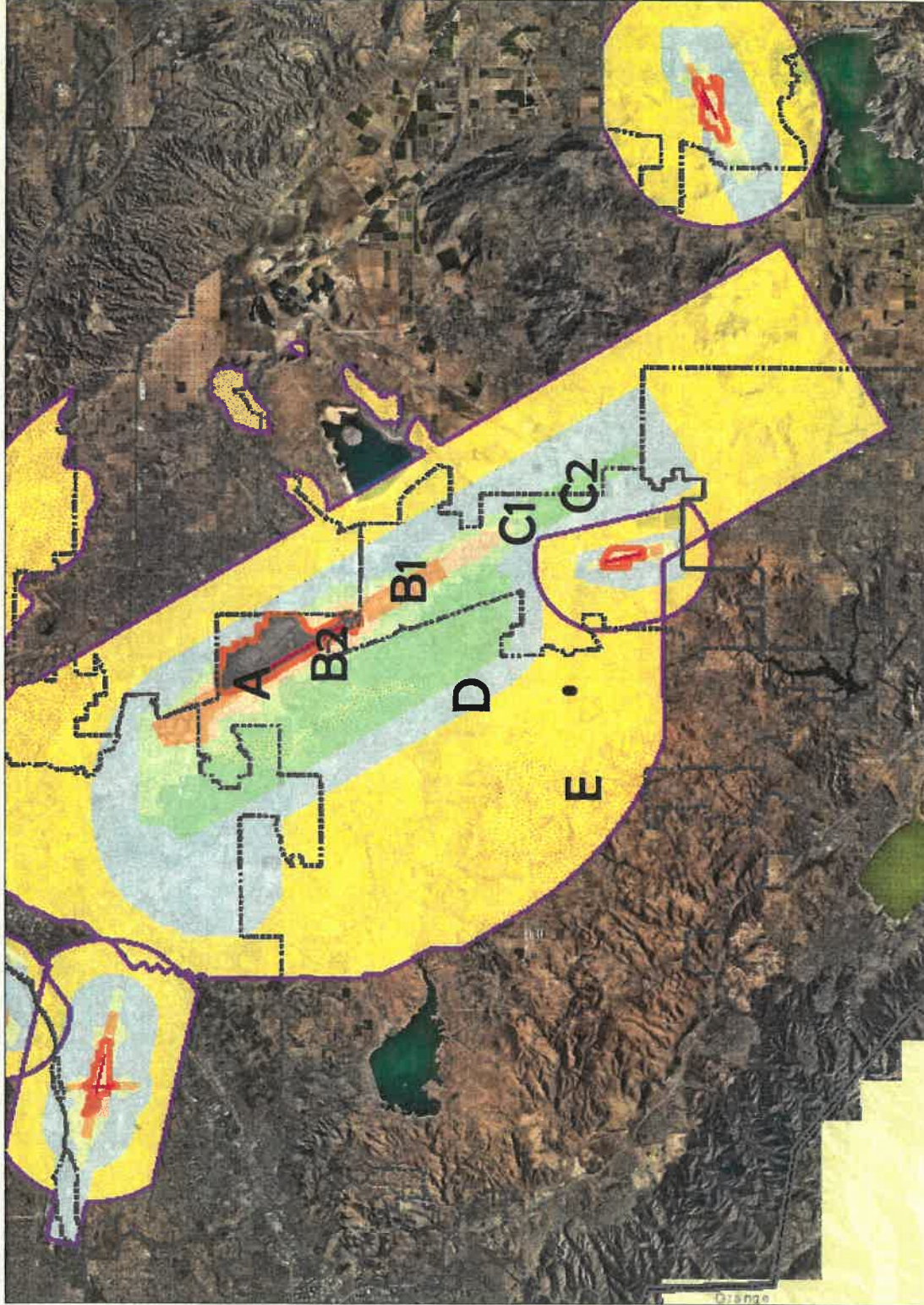
Compatibility Map
March Air Reserve Base / Inland Port Airport

Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map My County Map






Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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

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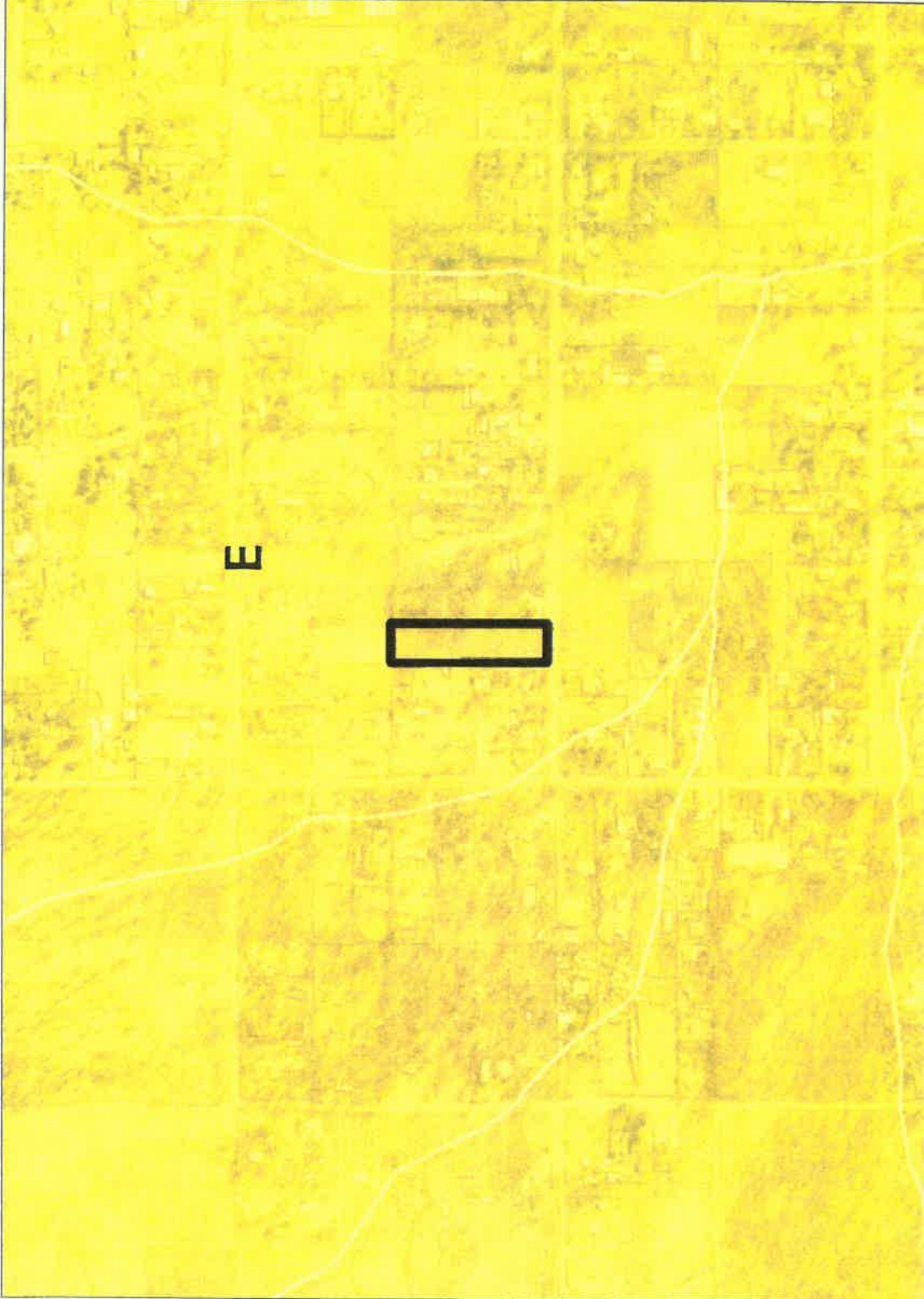
© Riverside County GIS

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



Notes

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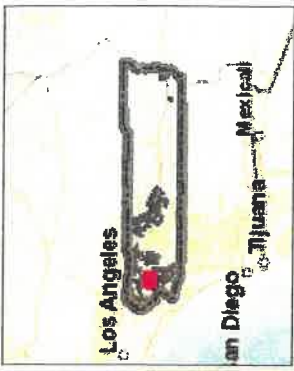
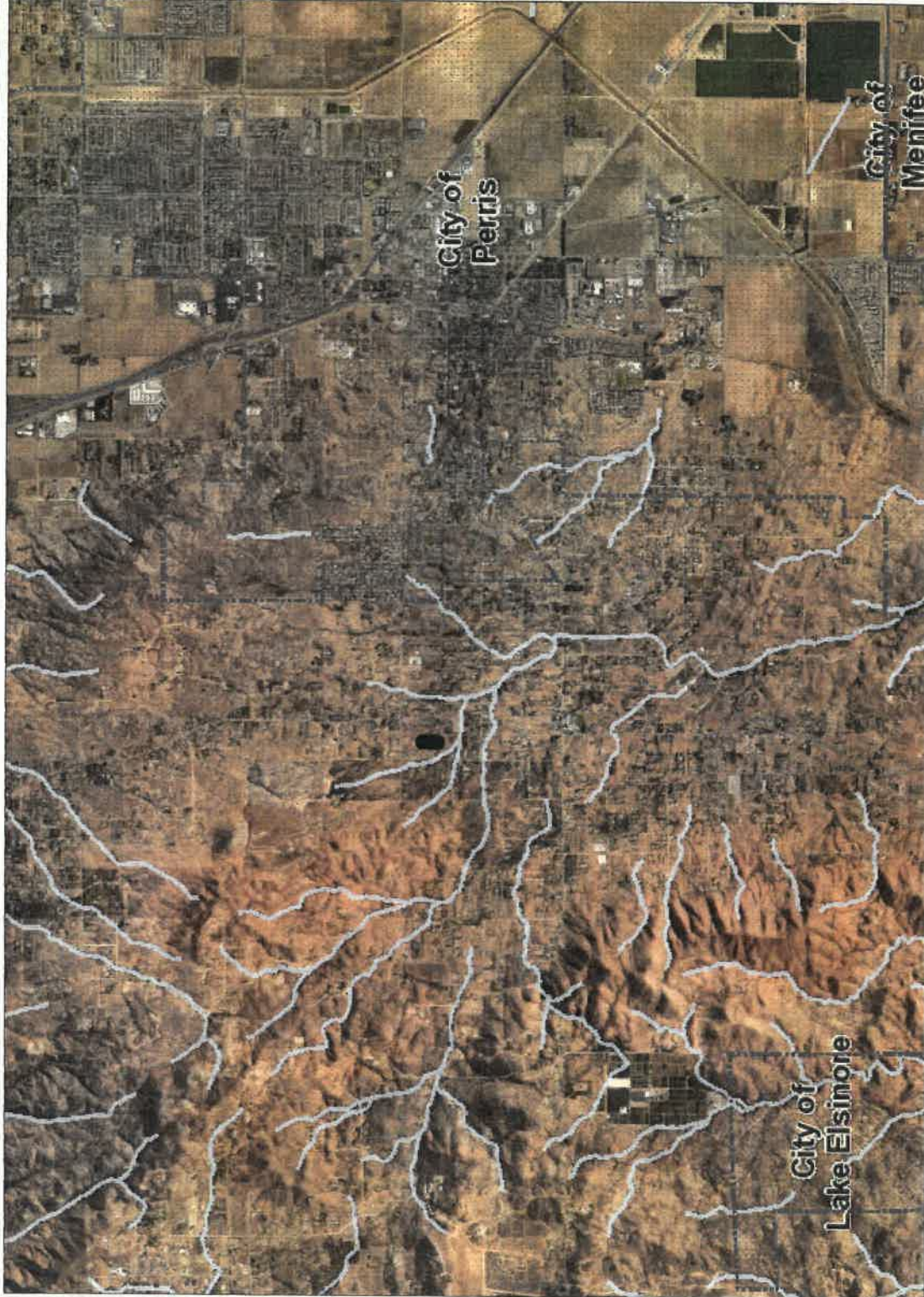



0 770 1,539 Feet

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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



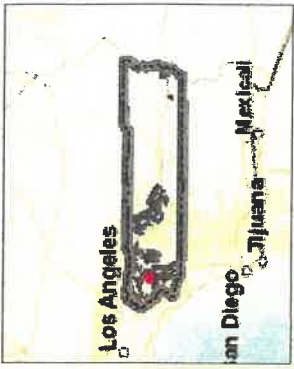
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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map

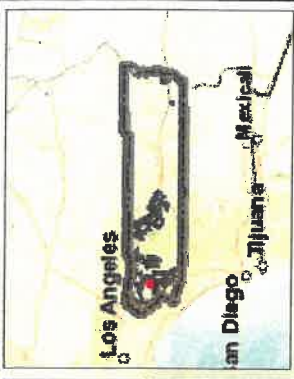


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Notes

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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



0 770 1,539 Feet

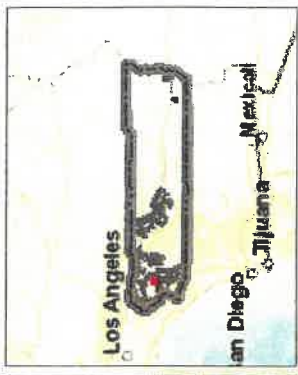
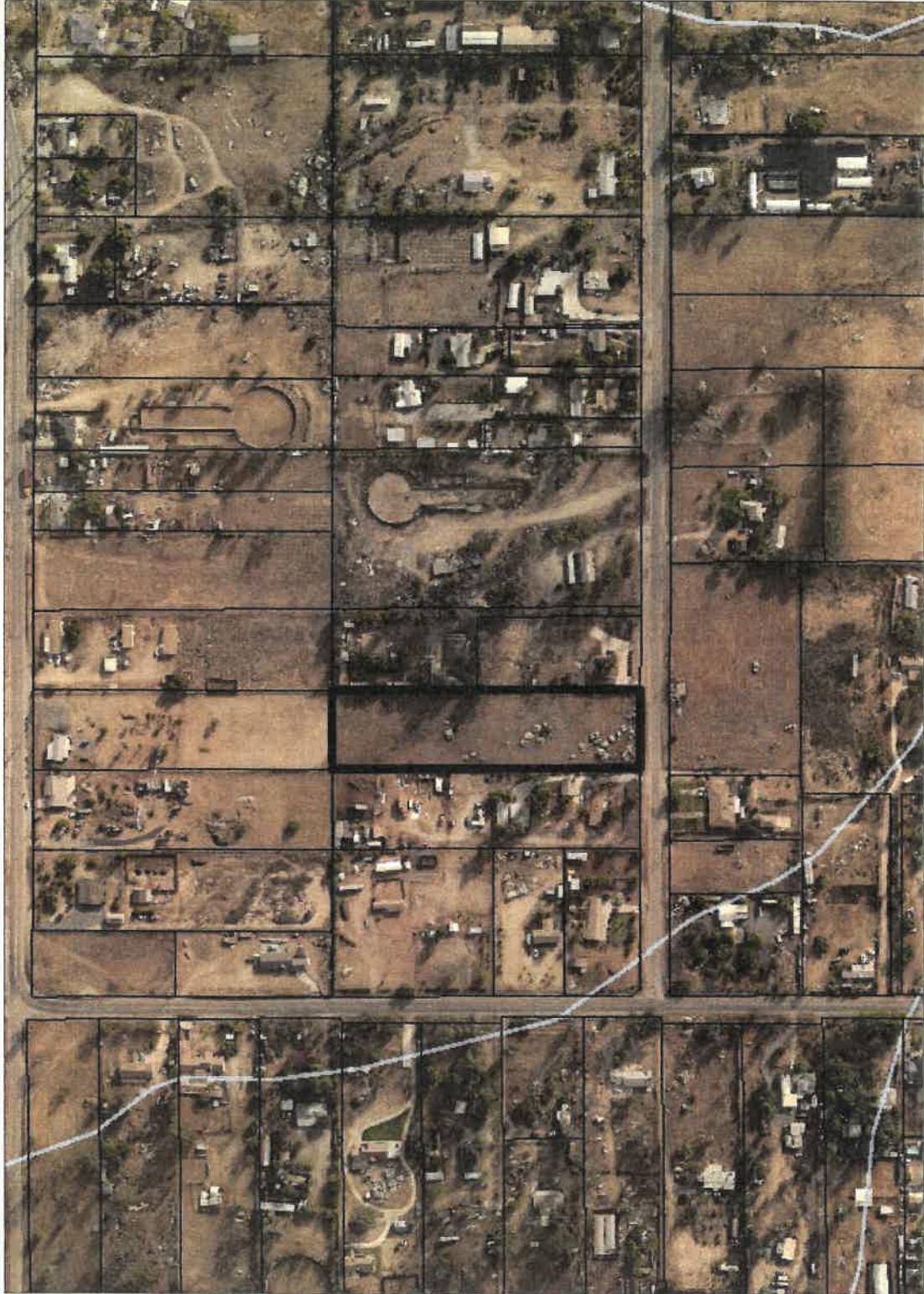
Notes

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Map My County Map



- Legend**
- Parcels
 - Blue line Streams
 - City Areas
 - World Street Map

Notes

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Alisha Strasheim/Smartlink LLC

Contact Person: Alisha Strasheim E-Mail: alisha.strasheim@smartlinkllc.co

Mailing Address: 3300 Irvine Ave Suite 300

Newport Beach CA 92660
City State ZIP

Daytime Phone No: (951) 440-0669

Fax No: ()

Engineer/Representative Name: CASA Industries

Contact Person: Julius Santiago E-Mail: jsantiago@casaind.com

Mailing Address: 9926 Pioneer Blvd #105

Sante Fe Springs CA 90670
City State ZIP

Daytime Phone No: (714) 553-8899

Fax No: ()

Property Owner Name: Gary Moore

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street
City State ZIP

Daytime Phone No: ()

Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555


APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	 <u>SIGNATURE OF PROPERTY OWNER(S)</u>
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 325-130-011

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Lopez, South of San Jacinto, East of Marshall, West of Cowie.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

AT&T proposes to construct a new unmanned wireless telecommunication facility concealed as a faux water tank with an equipment enclosure.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.403 Concealed Wireless Communication Facilities

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1			1	Equipment Facility
2	Included	70'		Concealed Wireless Communication Facility (Faux Water Tank)
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Smartlink on behalf of AT&T - Alisha Strasheim
Address: 3300 Irvine Ave Suite 300, Newport Beach, CA 92660
Phone number: 951-440-0669
Address of site (street name and number if available, and ZIP Code): 92596
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 325-130-011
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: Smartlink on behalf of AT&T - Alisha Strasheim Date 11/5/19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Sary W. Moore Date 12-30-19
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and AT&T- Alisha Strasheim hereafter "Applicant" and _____ "Property Owner".

Description of application/permit use:

AT&T is proposing to build a new unmanned wireless telecommunications facility as a tower with 12 antennas,
36 radios, and an equipment area.

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 325-130-011

Property Location or Address:
Lopez St and Marshall St, Perris, CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Gary Moore Phone No.: _____

Firm Name: _____ Email: _____

Address: _____

3. APPLICANT INFORMATION:

Applicant Name: Alisha Strasheim Phone No.: 951-440-0669

Firm Name: Smartlink- AT&T Email: alisha.strasheim@smartlinkllc.com

Address (if different from property owner)
3300 Irvine Ave Suite 300,
Newport Beach, CA 92660

4. SIGNATURES:

Signature of Applicant: _____ Date: _____

Print Name and Title: _____

Signature of Property Owner: Gary H Moore Date: 12-30-19

Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Jary W Moore *12-30-19*

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

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

PLOT PLAN WIRELESS NO. 200001 – Exempt from the California Environmental Quality Act (CEQA) – CEQ200001 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries c/o Julius Santiago – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Lopez Street, westerly of Cowie Avenue, easterly of Marshall Street, and southerly of San Jacinto Avenue – 2.38 Gross Acres – Zoning: Rural Residential (R-R). The Plot Plan Wireless proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including 12 panel antennas, 36 Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 sq. ft. lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on July 16, 2020**.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after July 16, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 05, 2020,

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

APN (s) or case numbers PPW200001 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

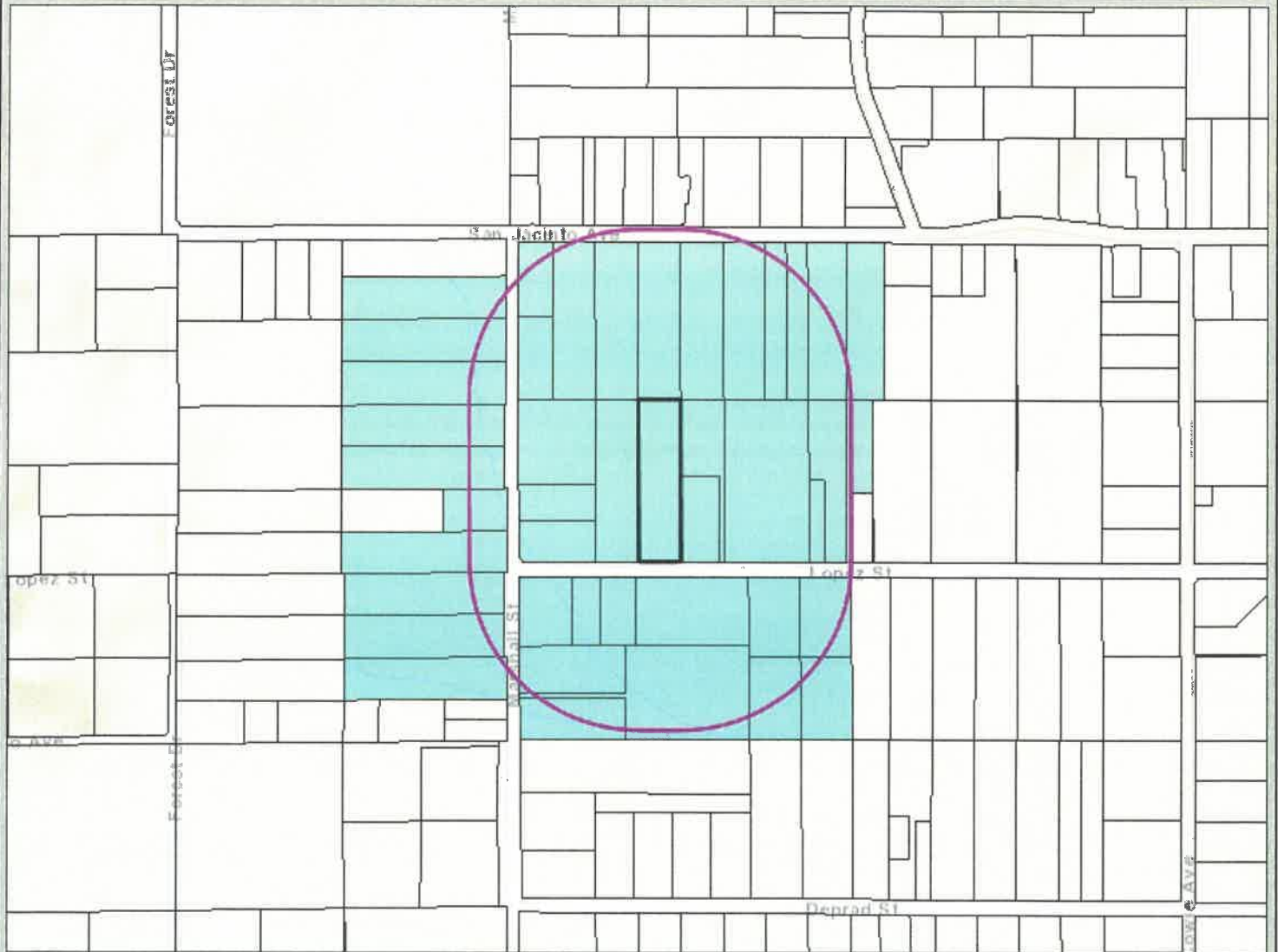
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW200001 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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... 2/5/2020 9:33:36 AM

© Riverside County RCIT

325080009
HENDERSON CECIL M ESTATE OF
517 MOUNTAIN VIEW ST
ALTADENA CA 91001

325080010
EMIL G HERNANDEZ
23311 MARSHALL ST
PERRIS CA 92570

325080011
HERIBERTO BRAMBILA
23331 MARSHALL ST
PERRIS CA 92570

325090011
IGNACIO GODINEZ
23235 MARSHALL ST
PERRIS CA 92570

325090013
PRICILIANO PEREZ
1908 BURKETT RD
SOUTH EL MONTE CA 91733

325090014
M TORRES PONCE JUAN
23137 MARSHALL ST
PERRIS CA 92570

325090015
NARBO DIAZ
23081 MARSHALL ST
PERRIS CA 92570

325090016
VALDEZ VICTOR T TRUST
23069 MARSHALL ST
PERRIS CA 92570

325090017
FELIPE G LEON
23051 MARSHALL ST
PERRIS CA 92570

325090034
RUDOLPH R ACEBEDO
23219 MARSHALL ST
PERRIS CA 92570

325100001
YEAGER MELVIN G LIVING TRUST DTD
PO BOX 891
LONG BEACH CA 90801

325100003
SALUD V GUTIERREZ
808 N PAULINE ST
ANAHEIM CA 92805

325100004
CHRISTINE V MEAS
22105 SAN JACINTO AVE
PERRIS CA 92570

325100005
JOEL GUERRERO
2235 WILLISTON ST
PAMPA TX 79065

325100006
MORTAZA SAYED
20170 ELDRIDGE DR
PERRIS CA 92570

325100007
GUADALUPE J MURILLO
22191 SAN JACINTO AVE
PERRIS CA 92570

325100008
GUADALUPE MURILLO
22191 SAN JACINTO AVE
PERRIS CA 92570

325100009
LUIS ARRELLANO
22231 SAN JACINTO AVE
PERRIS CA 92570

325100010
ANGELICA G ROBLES
22041 SAN JACINTO AVE
PERRIS CA 92570

325100011
RAFAEL AYALA HERNANDEZ
32120 MARSHALL ST
PERRIS CA 92570

325110001
MAXIMINO PEREZ ALVAREZ
309 E 186TH ST
CARSON CA 90746

325120010
ISABEL ZAVALETA
22252 LOPEZ ST
PERRIS CA 92570

325130001
M & B DEV
19629 ENSLOW DR
CARSON CA 90746

325130010
ROBERTO GUTIERREZ DELATORRE
16670 CATALONIA DR
RIVERSIDE CA 92504

325130011
JOHN C MOORE
1312 S REDONDO BLV
LOS ANGELES CA 90019

325130014
ANTONIO REGALADO
33 BOULDER CREEK WAY
IRVINE CA 92602

325130018
EVERARDO PEREZ
22010 LOPEZ RD
PERRIS CA 92570

325130019
ALEJANDRO RODRIGUEZ
23230 MARSHALL ST
PERRIS CA 92570

325130024
OSCAR LORETO GUTIERREZ
22230 LOPEZ ST
PERRIS CA 92570

325130025
JUAN PINAL
22210 LOPEZ ST
PERRIS CA 92570

325130030
ALFONSO HIDALGO
22020 LOPEZ ST
PERRIS CA 92570

325130031
MARIA D CORTES
22150 LOPEZ
PERRIS CA 92570

325140008
JESUS REYES MEDINA
6850 CERRITOS AVE
LONG BEACH CA 90805

325140012
SHEILA LONG
P O BOX 26361
ST LOUIS MO 63136

325140014
CLELA L PATTERSON
5293 SILKWOOD DR
OCEANSIDE CA 92056

325140015
VERLEAN RACHAL
3853 WESTSIDE AVE
LOS ANGELES CA 90008

325140016
SCOTT BELL
22191 LOPEZ ST
PERRIS CA 92570

325140017
CARTIE LOU BRYANT
22191 LOPEZ ST
PERRIS CA 92570

325140018
LIBERATO GONZALEZ
4124 BRESEE AVE
BALDWIN PARK CA 91706

325140019
EDWIN DIAZ
23330 MARSHALL ST
PERRIS CA 92570

325140020
JUANITA JOHNSON
P O BOX 8433
LOS ANGELES CA 90008

325140021
RAFAEL CABRERA
21821 MARTIN ST
PERRIS CA 92570

325140022
WILLIAMS E WELLS
2711 GLENMONT LN
DALLAS TX 75228

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: **PPW200001/CEQ200001**

Project Location: North of Lopez Street, west of Cowie Avenue, east of Marshall Street and south of San Jacinto Ave

Project Description: Plot Plan Wireless No. 190009 proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Smartlink on behalf of AT&T, 3300 Irvine Ave, Newport Beach CA 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15303)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or 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: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project proposes to construct a concealed wireless communication facilities of a 60-foot faux water tank, including twelve (12) panel antennas, thirty-six (36) Remote Radio Units (RRUs), one (1) microwave antenna, three (3) DC-12 outdoor units, four (4) surge protectors, one (1) Global Positioning System (GPS) antenna, and one (1) 30kW emergency only back-up diesel generator within 960 square foot lease area, surrounded by a 8-foot high chain-link fence, and on 2.38 acre site. The project does not include buildings onsite that exceed 10,000 square-feet in building floor area. The project is 0.88 miles from the junction of Lopez Street and Cox Street at the boundary of the City of Perris. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Perris, which has a density of 2,341.16 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria. Lastly, due to the small scale of the existing public utility use, no significant amounts of hazardous materials are generated at the site.

Travis Engelking
County Contact Person

951-955-1417
Phone Number

Received for Filing and Posting at OPR: _____
Please charge deposit fee case#: CEQ200001 ZCFG No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

Urban Regional Planner




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.4

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180011	Applicant(s): Smartlink, LLC., & AT&T
CEQA Exempt	Section 15303	
Area Plan:	San Jacinto Valley	Representative(s): Alisha Strasheim
Zoning Area/District:	Hemet-San Jacinto District	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Supervisory District:	Third District	
Project Planner:	Rob Gonzalez	
Project APN(s):	469-070-046	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180011 (PPW180011) is a proposal for a new 70-foot AT&T unmanned Wireless Communication Facility disguised as eucalyptus tree and ground-mounted equipment within a 960 square-foot walled lease area. The tower-mounted equipment consists of eight (8) panel antennas, twelve (12) remote radio heads behind the panel antennas and one microwave dish. The ground-mounted equipment includes a 64 square foot AT&T equipment shelter and a polar power generator. Landscaping and a block wall are provided for the lease area.

The project site is located west of State Street, north of Diamond Valley Road, east of Palm Avenue, and south of Batz Road, within the San Jacinto Valley Area Plan.

A notice of the Planning Director’s approval was mailed to property owners within 600 feet of the project site and was published in the Press Enterprise Newspaper on starting on July 15, 2020. If no property owner requests a public hearing on the application, a public hearing shall not be required. Planning staff has not received written communication or phone calls requesting a public hearing. The decision of the Planning Director is considered final and no action by the Planning Commissions required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

**The Planning Department Recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 180011 (PPW180011), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

July 24, 2020

RE: PLAN WIRELESS NO. 180011

FROM: Project Planner – Rob Gonzalez

TO: Charissa Leach, P.E. – Assistant TLMA Director

Plot Plan No. 180011 (PPW180011) is a proposal for a new 70-foot AT&T unmanned Wireless Communication Facility disguised as eucalyptus tree and ground-mounted equipment within a 960 square-foot walled lease area. The tower-mounted equipment consists of eight (8) panel antennas, twelve (12) remote radio heads behind the panel antennas and one microwave dish. The ground-mounted equipment includes a 64 square foot AT&T equipment shelter and a polar power generator. Landscaping and a block wall are provided for the lease area at APN: 469-070-046.

On July 24, 2020 the noticing period concluded and no correspondence requested a public hearing. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

Y:\Planning Case Files-Riverside office\wcs00011r1\PC Memo #2.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: July 15, 2020

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180011	Applicant(s): Smartlink, LLC., & AT&T
CEQA Exempt	Section 15303	
Area Plan:	San Jacinto Valley	Representative(s): Alisha Strasheim
Zoning Area/District:	Hemet-San Jacinto District	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Supervisory District:	Third District	
Project Planner:	Rob Gonzalez	
Project APN(s):	469-070-046	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180011 (PPW180011) is a proposal for a new 70-foot AT&T unmanned Wireless Communication Facility disguised as eucalyptus tree and ground-mounted equipment within a 960 square-foot walled lease area. The tower-mounted equipment consists of eight (8) panel antennas, twelve (12) remote radio heads behind the panel antennas and one microwave dish. The ground-mounted equipment includes a 64 square foot AT&T equipment shelter and a polar power generator. Landscaping and a block wall are provided for the lease area.

The project site is located west of State Street, north of Diamond Valley Road, east of Palm Avenue, and south of Batz Road, within the San Jacinto Valley Area Plan.

The above is hereinafter referred to as "The Project" or "Project."

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 180011 (PPW180011), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential (RR) (5 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Tourist (CT) (0.20 - 0.35 FAR)
East:	Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
South:	Rural Residential (RR) (5 Acre Minimum)
West:	Rural Residential (RR) (5 Acre Minimum)
Existing Zoning Classification:	Light Agriculture, ten-acre minimum (A-1-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture, ten-acre minimum (A-1-10)
East:	Light Agriculture, ten-acre minimum (A-1-10)
South:	Light Agriculture, five-acre minimum (A-1-5)
West:	Light Agriculture, ten-acre minimum (A-1-10)
Existing Use:	Agriculture
Surrounding Uses	
North:	Agriculture
South:	Single family Residence and Agriculture
East:	Agriculture
West:	Single family Residence and Agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	36.36	N/A
Proposed Building Area (SQFT):	960	N/A
Proposed Building Height (FT):	70	70

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – FEMA Floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate

Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Background

On December 5, 2018, the applicant, Smartlink LLC., submitted Plot Plan No. 180011, proposing to establish a new AT&T wireless communication facility disguised as a eucalyptus tree. There is no other land use permit attached to the property. No co-locations were available in the area and the project site was selected since it best addresses the lapse in coverage in the area.

Project Analysis

The project proposes a new 70-foot tall AT&T wireless communication facility disguised as a eucalyptus tree and a 960 square foot lease area located at the base of the tower that houses ground-mounted

equipment. The project is located on the northeastern portion of the property adjacent to Batz Avenue, within unincorporated Riverside County.

On April 10, 2019, the application was first reviewed by the Development Advisory Committee (DAC). Comments and corrections were issued regarding the project. The applicant has made revisions to the project as applicable. On May 29, 2020, the applicant received clearances from the reviewing agencies.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project is categorically exempt pursuant to Section 15303 (New Construction or Conversion of Structures) of CEQA Guidelines which recognizes exemptions for the construction or installation of a small new equipment and facilities on small structures. Examples of the exemption include but are not limited to: (d) water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to service such construction. The project qualifies for this provision since it provides a telecommunication utility to area residents and businesses.

In addition, the project qualifies for the Class 3 exemption since none of the conditions noted in Section 15300.2 occur on the site. Staff has reviewed the project and determined that it will not result in a significant cumulative impact; would not have a significant effect on the environment due to an unusual circumstance; would not cause a significant substantial adverse change to a historical resource; is not located within a hazardous site or location; it will not store or generate hazardous waste; and will not cause harm to scenic resources within a highway officially designated as a state scenic highway. Further information regarding cumulative impacts and significant effect on the environment due to unusual circumstances are discussed below:

1. The project will not result in a cumulative impact since there are no successive projects of the same type on the property, nor is another similar project being considered on the site. Additionally, the project will not have a cumulative aesthetic impact as the facility is relatively visually inconspicuous. The project is designed to look like a natural eucalyptus tree and ground-mounted equipment will be screened. The applicant has worked with Staff to incorporate design features that match the surroundings of the site. Additionally, the existing eucalyptus trees interspersed along Batz Road and State Street add to the concealment of the proposed Project.
2. The project qualifies for the Class 3 exemption since it would not have a significant effect on the environment due to an unusual circumstance. Although the project site is located within an area that is susceptible to soil subsidence and moderate liquefaction, the condition would not qualify as an unusual circumstance. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. The project has received an approved geologic report (GEO190022) to address soil concerns.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Foundational Component of Rural and a Land Use Designation of Rural Residential (RUR). The property's General Plan Designation allows for one single family residence per five acres, as well as limited animal-keeping and agricultural activities. The project site is surrounded by properties which are designated Community Development: Commercial Tourist (CD: CT) to the north, Rural Residential (RR) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) to the east. The proposed Project is consistent with the General Plan, as a wireless communication facilities are allowed to support and provide communication infrastructure to residential, commercial, and agricultural areas.
2. The project site has a Zoning Classification of Light Agriculture, ten-acre minimum (A-1-10). Pursuant to section 19.404. (A) of Ordinance No. 348, the project is allowed in the A-1 zone with an approved plot plan. The applicant has identified the general location/footprint of development on the parcel to show compliance with the applicable development standards for wireless facilities pursuant to Article XIXg of Ordinance No. 348. The proposed project is consistent with the Light Agriculture (A-1) zoning classification and all other applicable provisions of Ordinance No. 348.

Requirements for Disguised Wireless Communication Facility Approval:

Findings for a recommendation to grant a Plot Plan permit for a Disguised Wireless Telecommunication facility shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The project is designed to match the natural look of a mature eucalyptus tree. The disguising elements provides sufficient coverage to screen the tower-mounted equipment. The ground-mounted equipment is screened with a 6 foot high block wall and perimeter landscaping. To minimize the visual impact of the facility.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. While there are no other structures at the vicinity, the equipment enclosure has been designed to incorporate neutral colors and landscaping to make the project compatible with the surrounding area and provide screening.
3. The application has met the processing requirements set forth in this article. The project has provided all items required by the Department of Information Technology; a site plan drawn to scale; a conceptual landscaping plan; a propagation diagram showing the network coverage within one mile of the site; photo simulations of the site; a letter stating whether or not FAA clearance is required; a list of all towers owned by the applicant located within the County; and a geotechnical report (GEO190022, approved on 10/28/2019).
4. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance. The project is compliant to this provision as the site is zoned Light Agriculture, 10 acre minimum (A-1-10 Zone), the zone is considered a "non-residential zone classification." A disguised wireless communication facility is permitted within the zone with an approved Plot Plan and an optional hearing at a resident's request.
5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider

does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal. The applicant has provided a fully executed copy of the lease or other agreement entered into with the owner of the underlying property.

Development Standards for Wireless Communication Facilities:

The proposed project is consistent with the development standards of Article XIXg of Ordinance No. 348, in particular the development standards of Section 19.410 as listed below:

- A. **Area Disturbance.** *Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.* The project is compliant with the provision as the development is completely within an area is visibly tilled and has historically been used for agricultural purposes. There is no natural landscaping located within the development area of this project.
- B. **Fencing and Walls.** *All wireless communication facilities shall be enclosed with a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director. Such fencing/walls shall conform to the Countywide Design Standards and Guidelines.* The project is compliant with this provision as the support equipment is located entirely within an equipment enclosure and is screened from view. The fencing and walls conform to Countywide Design Standards and Guidelines.
- C. **Height Limitations.** *Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet.* The project is compliant with this provision as the disguised wireless communication facility has a maximum height of 70 feet.
- D. **Impacts.** *All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.* This project complies with this provision due to the limited project footprint. The project has received clearances from the Environmental Programs Division (Biology) and has been conditioned to minimize adverse impacts to the surrounding community and biological resources. The facility as proposed will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The project will be minimally intrusive to the surroundings.
- E. **Landscaping.** *All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. Wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. All landscaping shall be irrigated unless a water source is unavailable within the parcel on which the facility is located. If a water source is not available, indigenous plants shall be used and manually watered until established.* The project is compliant with this provision. The wireless communication facility is designed to look like a natural eucalyptus tree similar to the existing trees interspersed along Batz Avenue and State Street to enhance the concealing effect. The area surrounding the project site will have ivy shrubs species along the CMU block wall for adequate screening of the equipment and will also provide irrigation to maintain the growth and prosperity of the landscape materials.

- F. **Lighting.** *Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.* The project is compliant with this provision as there are no tower mounted lights proposed. The project include lights located within the ground-mounted lease area to provide service lights for maintenance personnel that will periodically service the facility. The project is conditioned to shield lighting so as to minimize the negative impact on adjacent properties and so as to not create a nuisance for surrounding property owners or a wildlife attractant.
- G. **Noise.** *All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line.* Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure at approximately 350 feet away will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator in short term situations is required to comply with the County noise standards.
- H. **Parking.** *Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. No vehicles may remain parked overnight, with the exception of technicians working at the site during the night. If a new wireless communication facility is placed on existing parking spaces required by the use currently on site, the parking spaces shall be replaced so that the current use has the necessary parking required by County Ordinance No. 348. If such replacement of spaces is not feasible, a variance may be requested.* The wireless communication facility will provide one parking space for the employee providing maintenance to the tower.
- I. **Paved Access.** *All wireless communication facilities located within residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface.* This provision does not apply to the project as it is located in a non-residential zoning classification. However, the project is accessed from an unpaved driveway from Batz Avenue and meets the all-weather surface access requirement.
- J. **Power and Communication Lines.** *No above-ground power or communication lines shall be extended to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts or a letter is received from the power company indicating it is unable to underground the wires. All underground utilities shall be installed in a manner to minimize disturbance of existing vegetation and wildlife habitats during construction. Removal of underground equipment upon the abandonment of a facility is not recommended unless leaving the equipment underground would pose a threat to health, safety or sensitive resources* This project is compliant with this provision since all electrical conduit is underground and minimizes disturbance of existing vegetation and wildlife habitats by being within the disturbed areas of the unpaved driveway and the edge of pavement along Batz Avenue.

- K. **Roof-Mounted Facilities.** *Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This provision does not apply to the project as it is not roof-mounted.*
- L. **Sensitive View-shed.** *Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. This provision does not apply to the project as it is not located within a sensitive view-shed.*
- M. **Setbacks.** *Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings a distance equal to one hundred and twenty-five (125) percent of the facility height. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. The project is compliant with this provision. The nearest residence is 350 feet from the facility. The project is required to have a setback of 87.5 feet from any residences (70 ft. x 1.25 = 87.5 ft. required setback).*
- N. **Support Facilities.** *Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. Where there are no structures in the immediate vicinity, equipment closures shall blend with existing naturally occurring elements of the viewing background shall be screened from view by landscaping, fencing/walls or other methods. Equipment enclosures shall not exceed thirteen (13) feet in height. The project is compliant with this provision as it includes a block wall enclosure, neutral colors, and perimeter landscaping. No structures are in the immediate facilities therefore support facilities have been designed to blend with the existing naturally occurring elements. These design features adhere to the Countywide Design Standards and Guidelines.*
- O. **Treatment.** *Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be light tan and shall match the surrounding environment. This project is compliant with this provision as the shelter, and equipment have been designed to match in color and look with the surrounding naturally occurring elements and neutral earth-tone colors.*

Requirements for Plot Plan Approval:

The proposed project is consistent with the required findings noted in Article XVIII of Ordinance No. 348. Section 18.30.C establishes required findings for all Plot Plan approvals.

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed use is consistent with the Rural: Rural Residential (R: RR) land use designation as noted previously. The proposed use is a Wireless Communication Facility that is permitted with the approval of a plot plan under the Light Agriculture, ten-acre minimum (A-1-10) Zoning Classification, pursuant to the Ordinance No. 348, Section 19.404, A. "Disguised wireless communication facilities may be located in the following zone classifications: R-D, I-P, M-SC, M-M, M-H, M-R, M-R-A, N-A, A-1 (lots larger than two and one-half (2 and ½) acres), A-P, A-2, A-D, W-2, W-2-M, W-1, W-E, R-VC, C-1/C-P, C-T, C-

P-S, C-O, C-C/V (hereinafter referred to as "non-residential zone classifications")." The project is consistent with all other applicable County and State laws and requirements.

2. The overall development of the land is designed for the protection of the public health, safety and general welfare and to conform to the logical development of the surrounding properties. The proposed wireless communication facility has received clearances and applicable conditions of approval from the Development Advisory Committee. Additionally, owners 600 feet from the project site will receive a project notice prior to finalizing the project and may raise public health, safety and general welfare concerns. Owners may request a public hearing for the proposed project. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the Project would not increase these above existing conditions. The Project site is adequately served by Batz Road and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards location of fire hydrants and portable fire extinguishers will provide compliance with the California Building Code. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare
3. Staff has reviewed the project and has applied the recommended conditions of approval to incorporate required dedications and improvements necessary to address the avoidance of traffic congestion, topographical and drainage conditions.
4. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project has been conditioned to be compliant with Ordinance No. 460.

Other Findings:

1. This project is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan and fulfills the plan requirements.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or the designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section

8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This wireless communication facility has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring that the structure shall be maintained free of leaves, needles, or other vegetation.
- b. Fire protection and suppression services will be available for the wireless communication facility through California Department of Forestry and Fire Protection.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.
- d. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is also located within a high and moderate hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Pursuant to Article XIXg, Section 19.404.B.1 of County of Riverside Ordinance No. 348, a notice was sent to all property owners within six hundred (600) feet of the parcel on which the disguised wireless communication facility would be located. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public regarding the project.

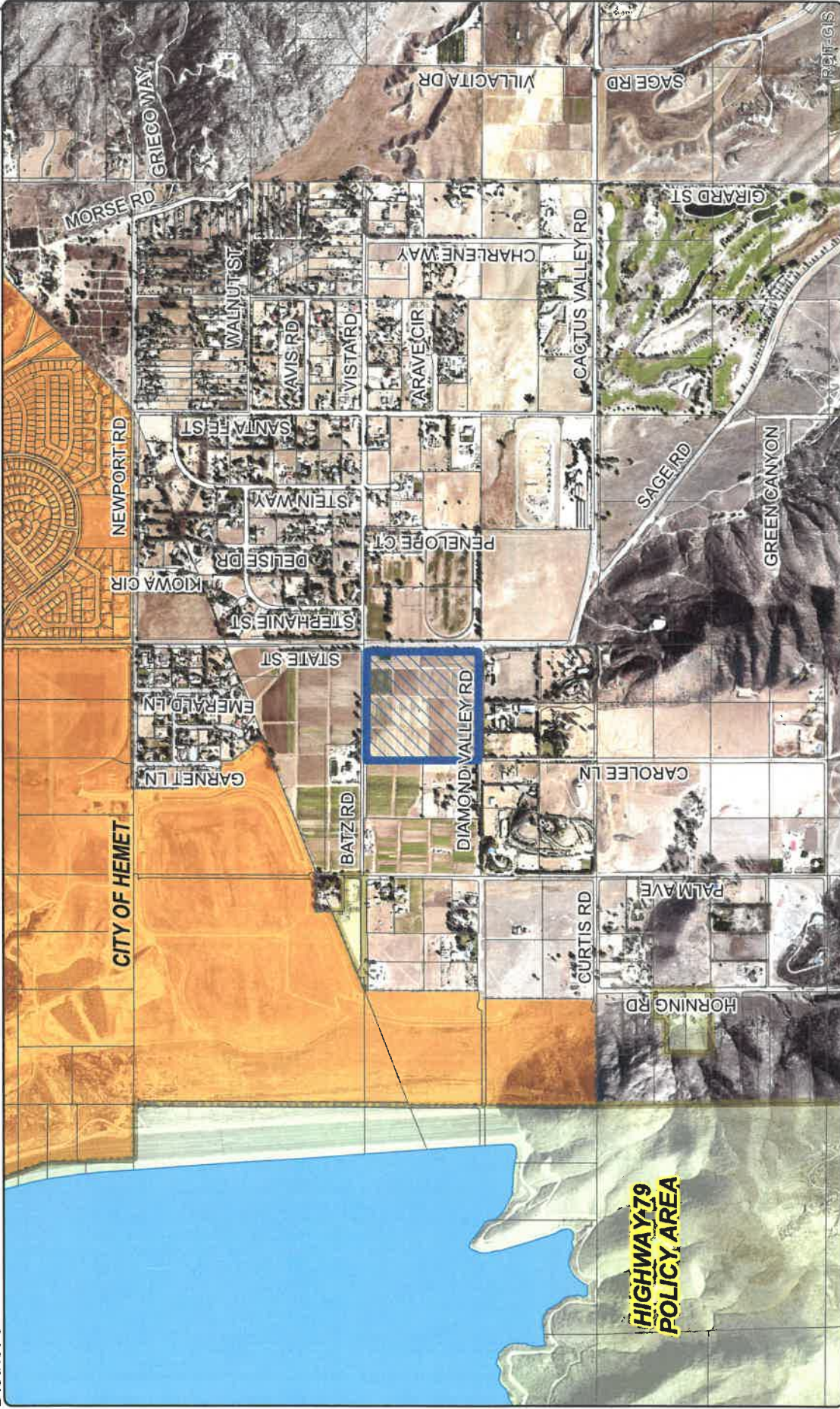
APPEAL INFORMATION

The Director’s Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director’s decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW180011
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 06/11/2019
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Hemet-San Jacinto

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations were based on the General Plan and the County's General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)252-3000 (Western County) or in Palm Desert at (760)658-8777 (Eastern County) or Website: <http://www.riverside.ca.gov>

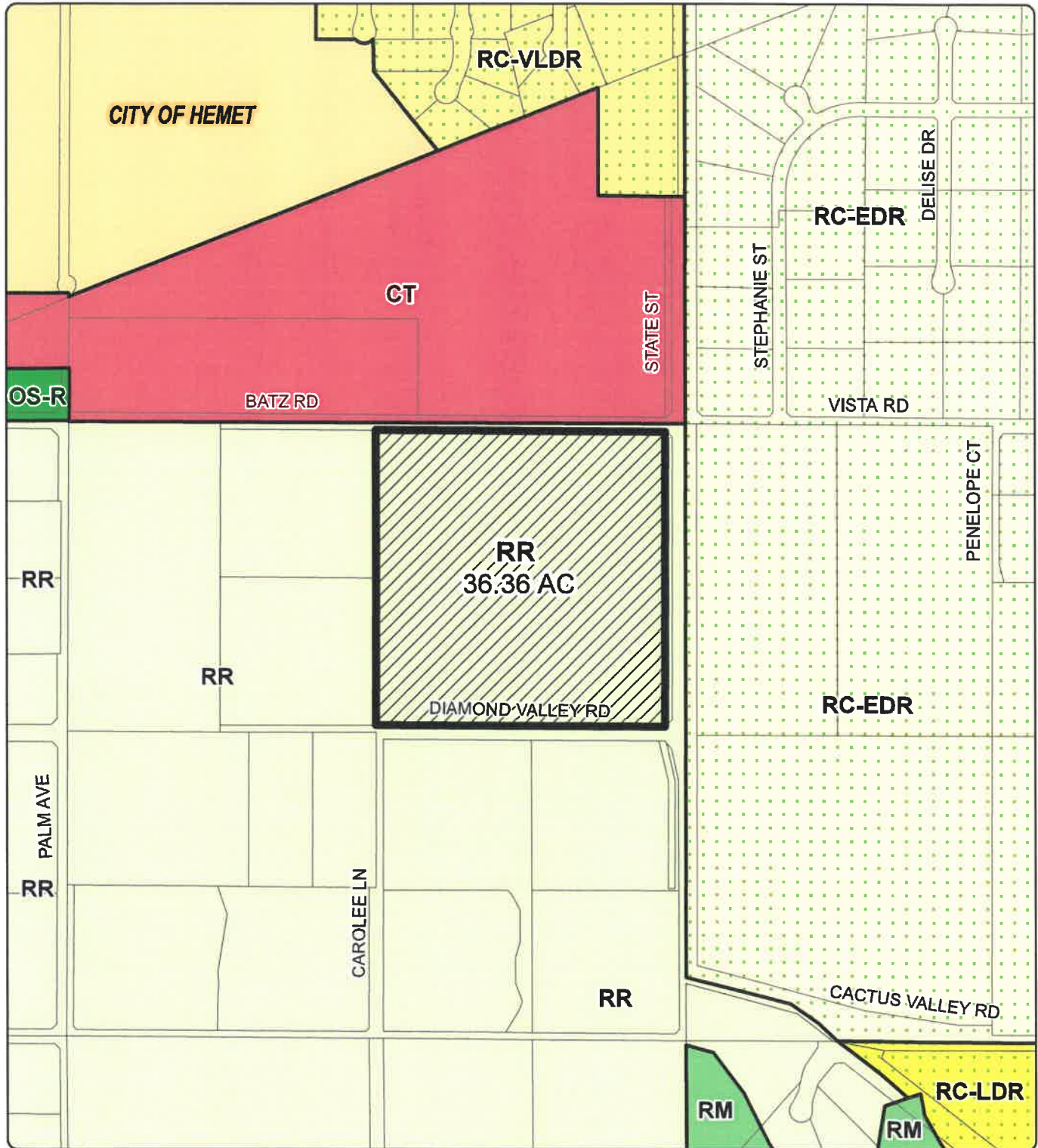
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180011

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 06/11/2019
Exhibit 5



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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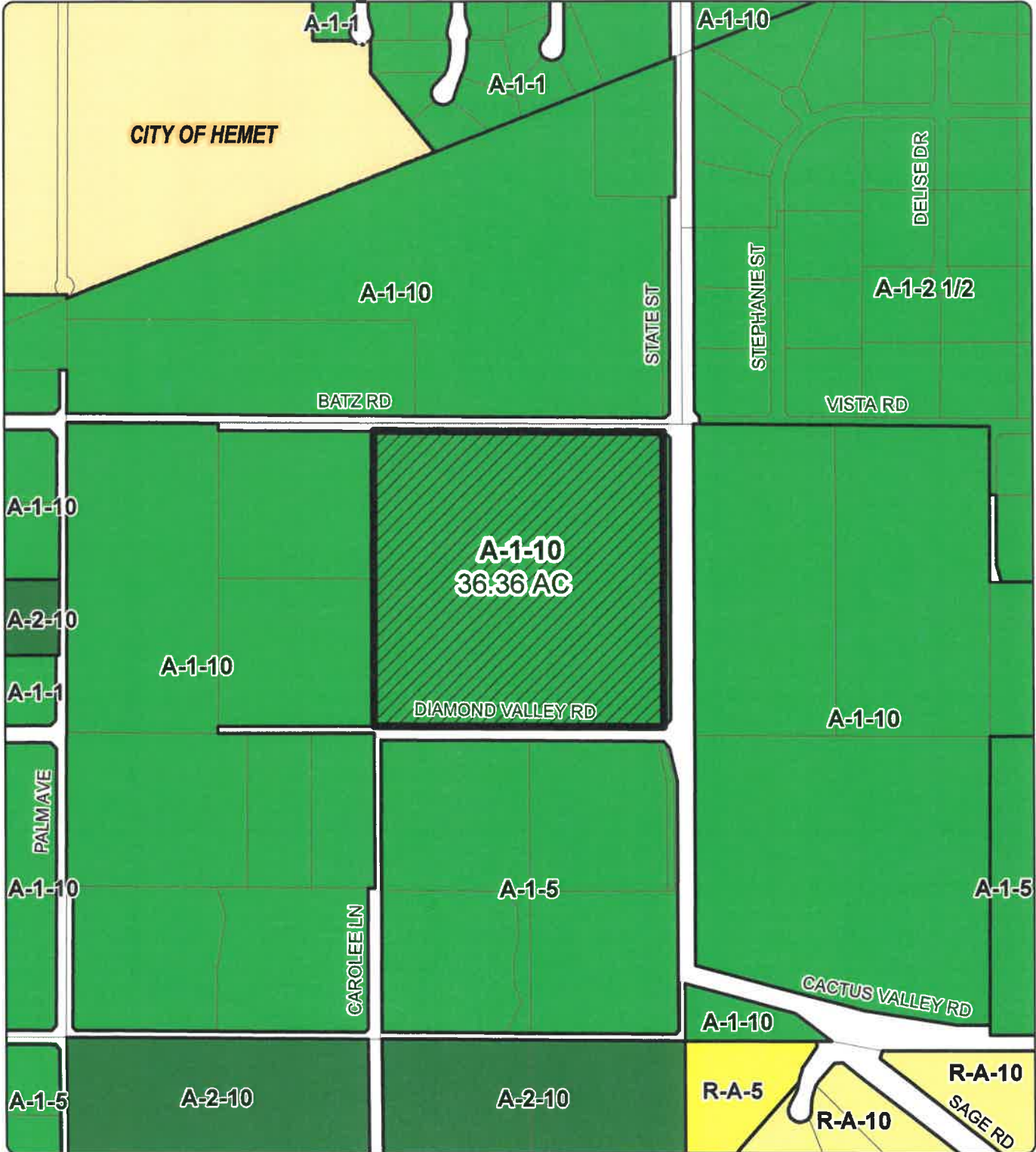
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180011

EXISTING ZONING

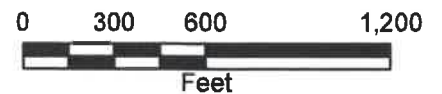
Supervisor: Washington
District 3

Date Drawn: 06/11/2019
Exhibit 2



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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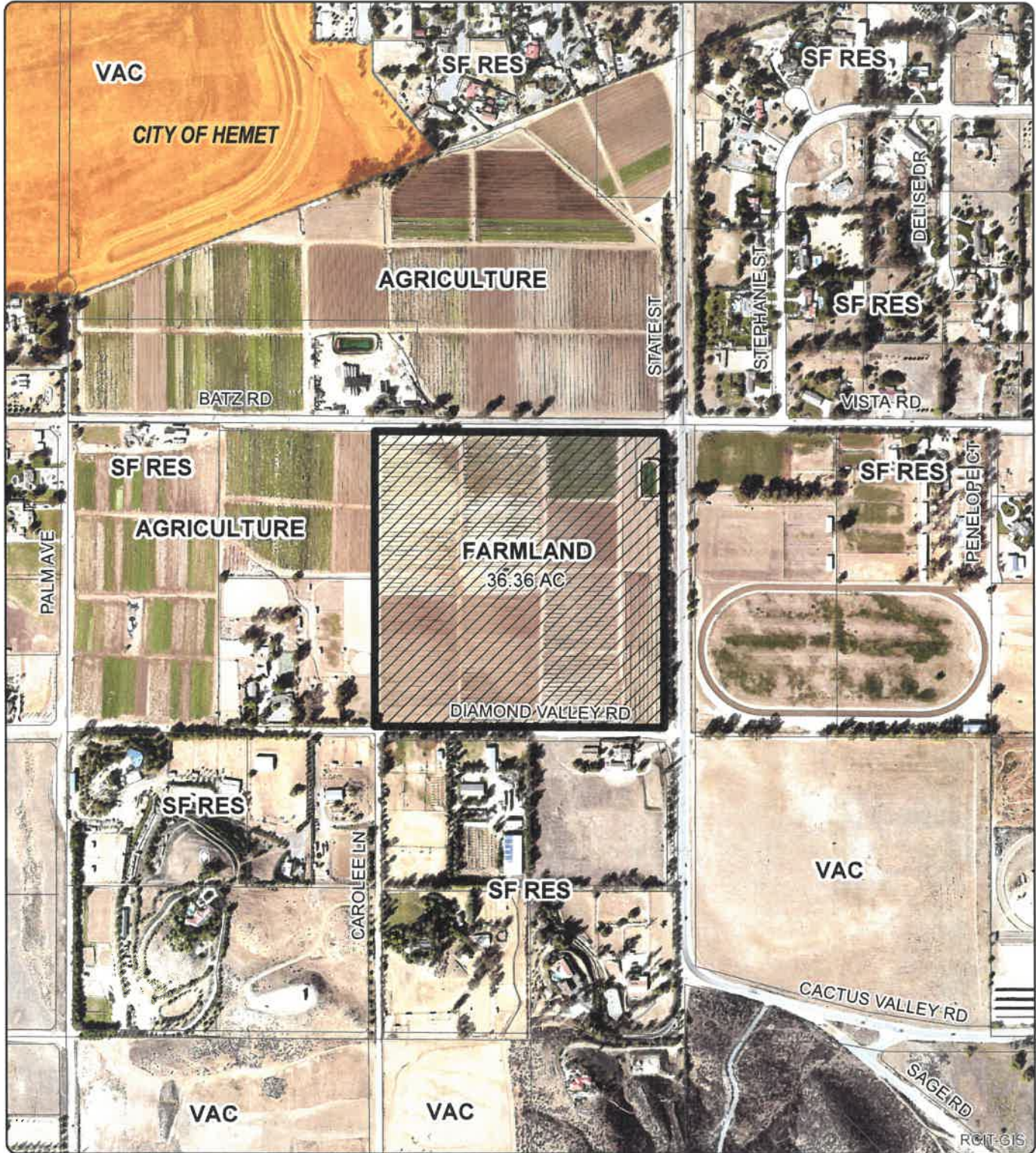
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180011

LAND USE

Supervisor: Washington
District 3

Date Drawn: 06/11/2019
Exhibit 1



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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TUSTIN, CALIFORNIA 92790

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3284 BAYVIEW AVENUE SUITE 200
REDWOOD CITY, CA 94063
TEL: (650) 992-4265
FAX: (650) 307-1275



3000 BAYVIEW AVENUE SUITE 200
SAN RAFAEL, CALIFORNIA 94903

NO.	DATE	DESCRIPTION
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2	12/17/17	ISSUE FOR NO. DRAWINGS
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10	12/17/17	ISSUE FOR NO. DRAWINGS

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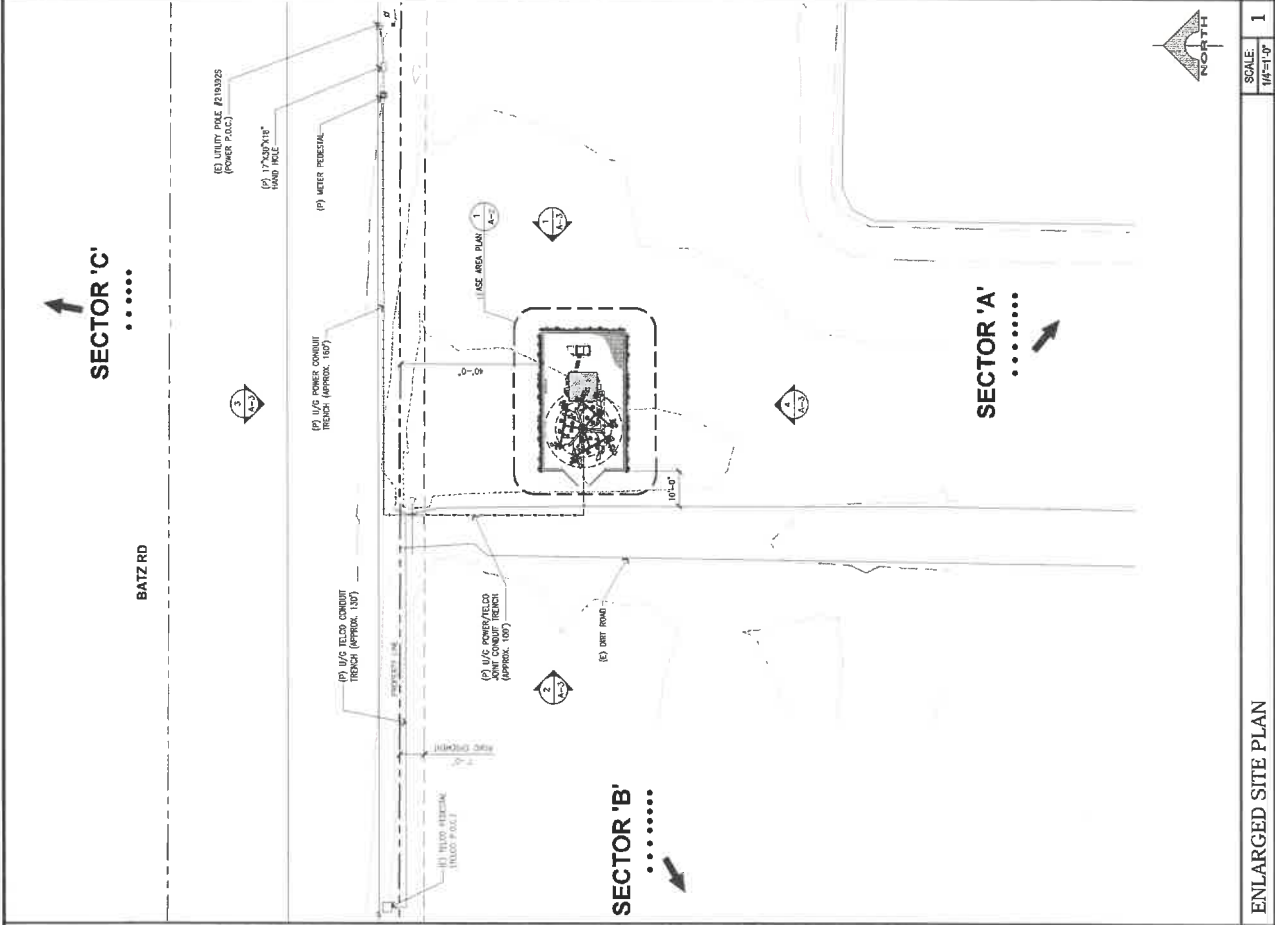
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CSL000333
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HEMET, CA 92592
MONO-EUCALYPTUS

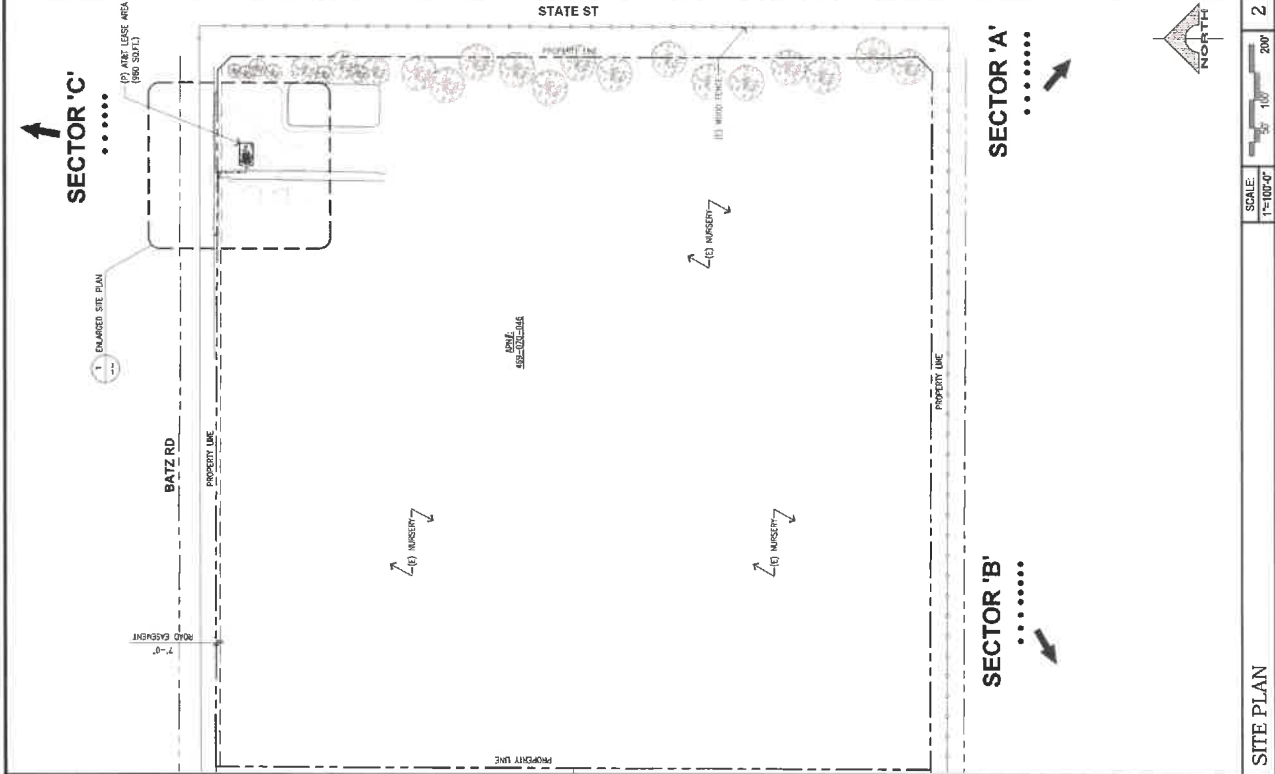
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CHECKED BY: JES

SHEET TITLE:
SITE PLAN AND
ENLARGED SITE PLAN

SHEET NUMBER: A-1
REV: 0



SCALE: 1/4"=1'-0"
1



SCALE: 1"=100'-0"
2

ENLARGED SITE PLAN

SITE PLAN



1425 ECKMAYER AVE
TURBULA, CALIFORNIA 92710



NO.	DATE	DESCRIPTION
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2	11/12/18	REVISIONS TO THE DRAWINGS
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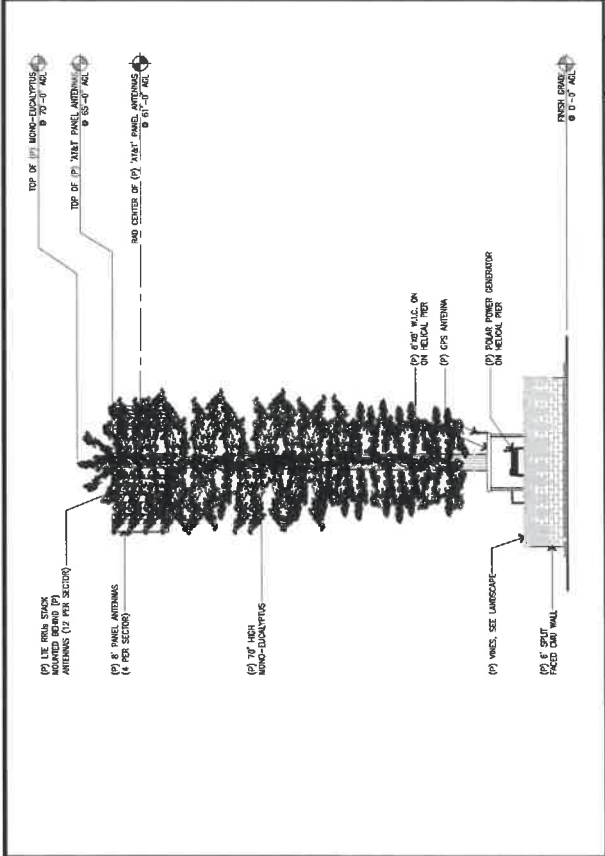
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YANG
STATE ST AND BATZ RD,
HEMET, CA 92592
MONO-EUCALYPTUS

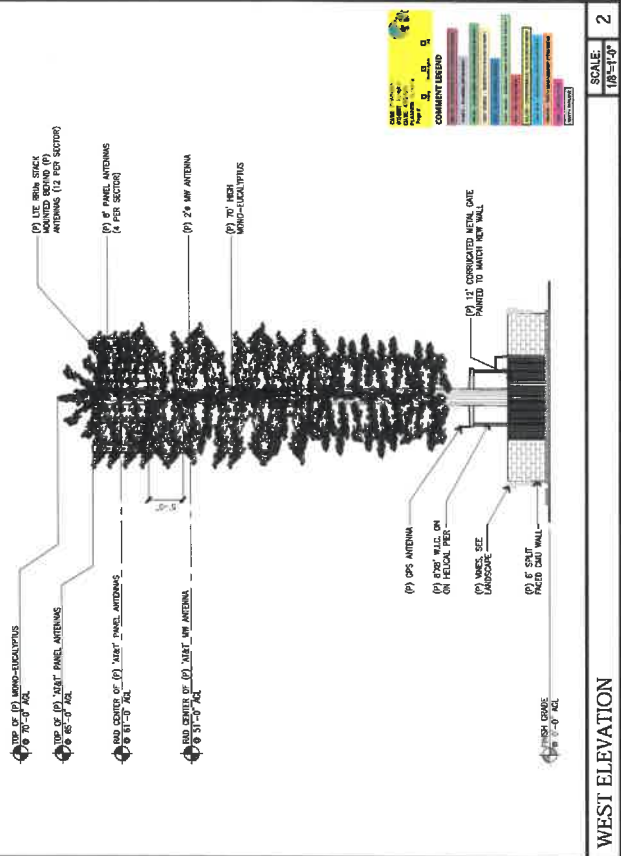
DESIGNED BY: JEM
CHECKED BY: JEM

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ELEVATIONS

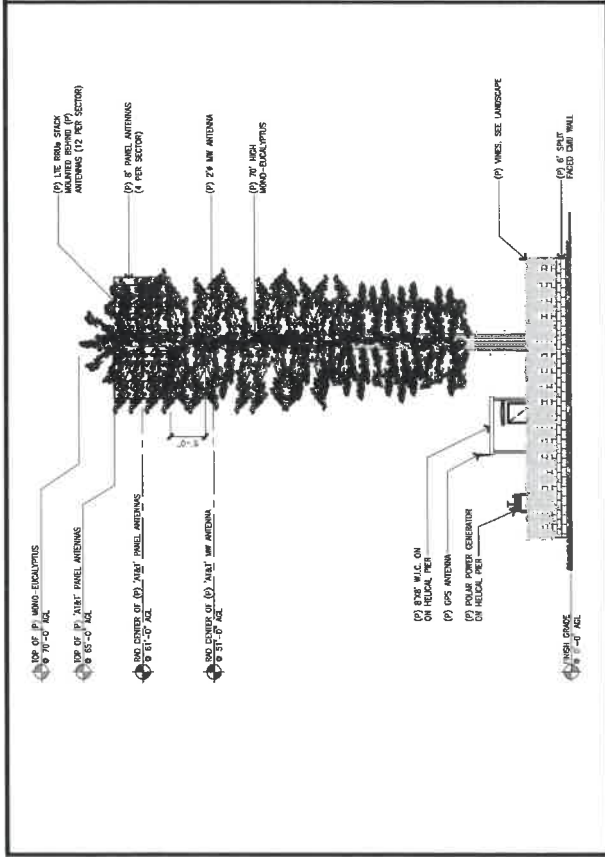
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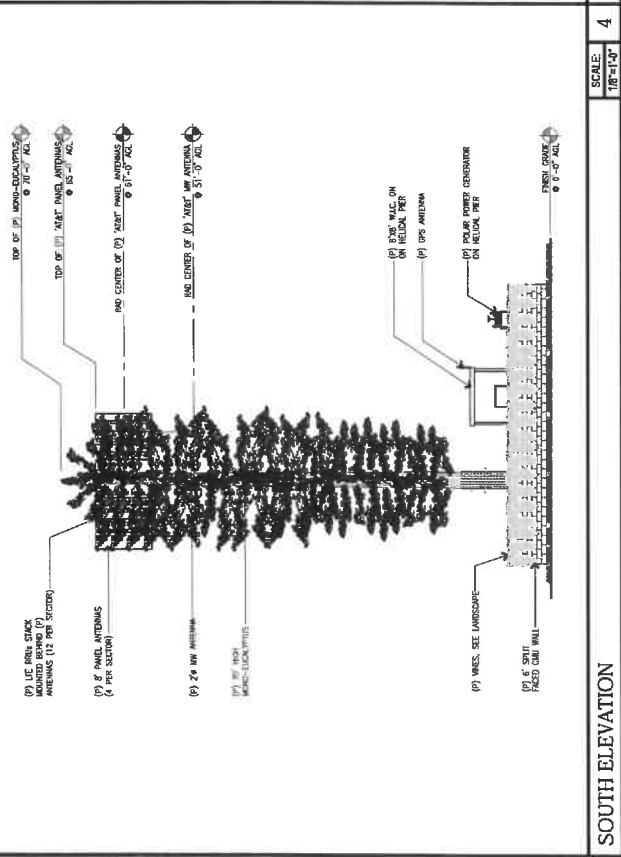
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2 WEST ELEVATION
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3 NORTH ELEVATION
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4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"





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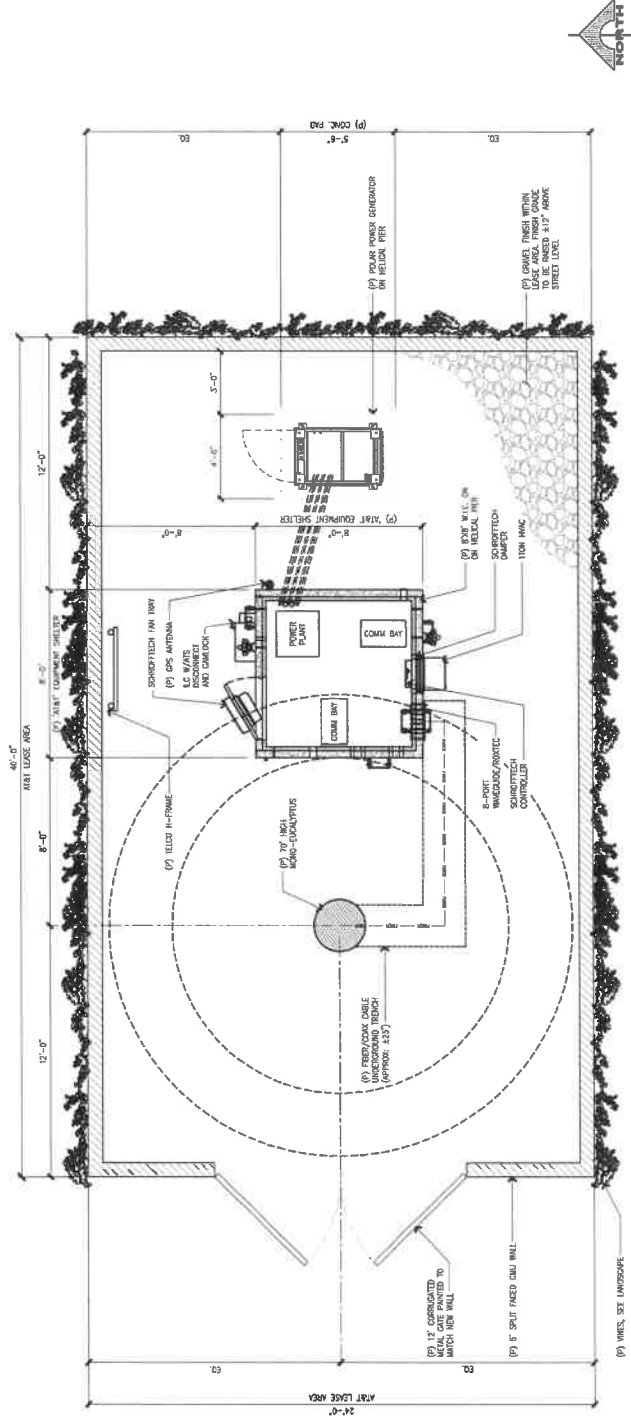
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4	12/13/18	ISSUED FOR PERMITS

CS100353
 YANG
 STATE ST AND BATZ RD,
 HENNET, CA 92592
 MONO-EUCALYPTUS

DRAWN BY: JEM
 CHECKED BY: JS

SHEET TITLE:
 LEASE AREA PLAN, ANTENNA PLAN
 AND ANTENNA/RRU SCHEDULE

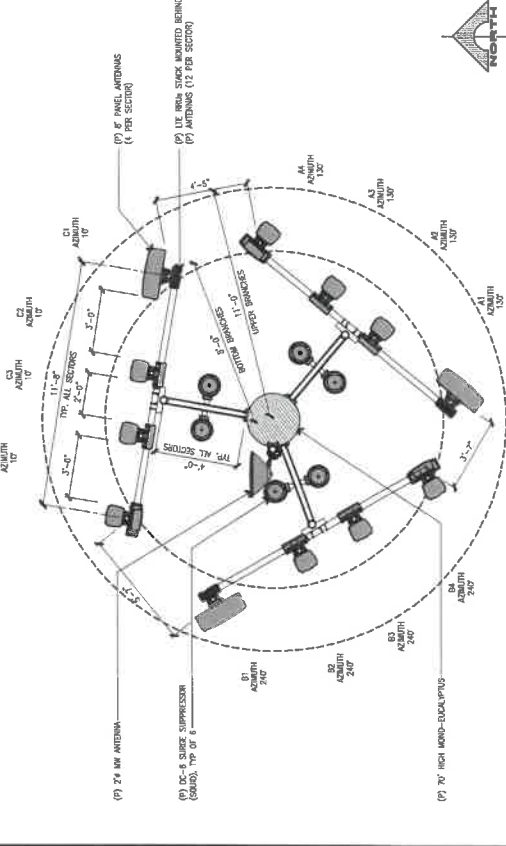
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SCALE: 3/8"=1'-0"

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LEASE AREA PLAN



SCALE: 3/8"=1'-0"

2

ANTENNA PLAN

SECTOR	PROPOSED TECHNOLOGY	ANTENNA/RRU MODEL	SIZE (H x W x D)	ANTENNA ADMIN	RRU CENTER	RRU LOCATION (REFERENCE FROM ANTENNA)	RRU COUNT	MINIMUM CLEARANCES ABOVE (FEET)	MINIMUM CLEARANCES BELOW (FEET)
A1	LTE	811-4"	8"	130'	130'	C12	3	10'	0'
A2	LTE	811-4"	8"	130'	130'	C12	3	10'	0'
A3	LTE	811-4"	8"	130'	130'	C12	3	10'	0'
A4	LTE	811-4"	8"	130'	130'	C12	3	10'	0'
A5	LTE	811-4"	8"	200'	200'	C12	3	10'	0'
A6	LTE	811-4"	8"	200'	200'	C12	3	10'	0'
A7	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A8	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A9	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A10	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A11	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A12	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A13	LTE	811-4"	8"	10'	10'	C12	3	10'	0'
A14	LTE	811-4"	8"	10'	10'	C12	3	10'	0'

SCALE: 3/8"=1'-0"

3

ANTENNA AND RRU SCHEDULE



COMMERCIAL



SURVEY DATE
10/18/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 5X, DETERMINED BY GPS OBSERVATION.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "NOISE 128" MODELS SEPARATING TO DALLWOOD HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN "SPECIAL FLOOD HAZARD AREA ZONE A" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP NO. 0606021150, 06/28/2006.

LESSOR'S LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCELS 3 OF PARCEL MAP NO. 18089, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 106, PAGE 37 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREAFTER THAT PORTION CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED FEBRUARY 23, 1994 AS INSTRUMENT NO. 7818 OF OFFICIAL RECORDS.

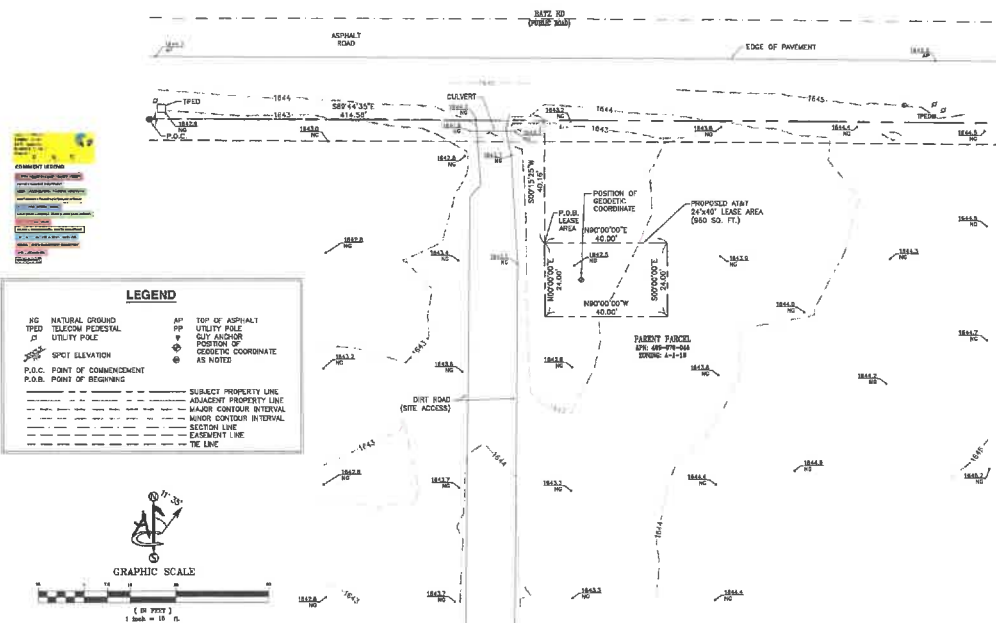
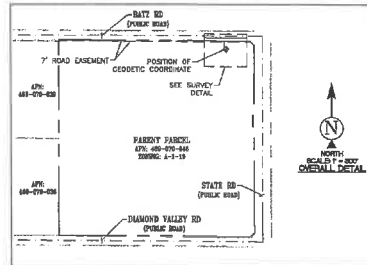
SCHEDULE "B" NOTES (CONT.)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
RESERVED BY: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: UNDERGROUND COBERTS
RECORDING DATE: JANUARY 25, 1980
RECORDING NO. 18123 OF OFFICIAL RECORDS
(DOES NOT APPLY)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
RESERVED BY: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: UNDERGROUND COBERTS
RECORDING DATE: MARCH 6, 1980
RECORDING NO. 42945 OF OFFICIAL RECORDS
(DOES NOT APPLY)

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE EXISTED.
THIS MAP IS FOR REFERENCE ONLY AND IS NOT TO BE USE AS A BOUNDARY SURVEY OF ANY KIND.

LEGAL AREA LEGAL DESCRIPTION
A PORTION OF PARCEL 3 OF PARCEL MAP NO. 18089, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 106, PAGE 37 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF LOT 7 ACCORDING TO PARCEL MAP NO. 11870 PER THE MAP ON FILE IN BOOK 55, PAGES 80 & 81 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY SAID POINT ALSO BEING ON THE NORTH LINE OF THE 60' WIDE PARCELS, TO THENCE ALONG SAID NORTH LINE S89°44'20"E A DISTANCE OF 41.68 FEET; THENCE DEPARTING SAID NORTH LINE, S00°17'57"W A DISTANCE OF 40.18 FEET TO THE POINT OF BEGINNING;
THENCE N89°00'00"E A DISTANCE OF 40.00 FEET; THENCE S00°00'00"E A DISTANCE OF 24.00 FEET; THENCE N89°00'00"W A DISTANCE OF 40.00 FEET; THENCE S00°00'00"E A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 880 SQUARE FEET (0.022 ACRES) OF LAND, MORE OR LESS.

POSITION OF GEODETIC COORDINATES
LAT: 33° 40' 41.75" (134.87234) NORTH (NAD83)
LONGITUDE: 116° 58' 18.67" (116.97188) WEST (NAD83)
GROUND ELEVATION @ 1843.7' (NAVD83)



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ambit consulting
428 MAIN STREET, SUITE 200
HUNTINGTON BEACH, CALIFORNIA 92648
TEL: 949.386.8100

INDUSTRIASAS
1065 REAGAN ST. 4102
LOS ALAMITOS, CALIFORNIA 90705

REV	DATE	DESCRIPTION
0	11/17/18	ADDED TITLE AND OWNER SHG
1	10/31/18	BIRTH ISSUE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE THE ENGINEER OR ARCHITECT OF RECORD, TO ALTER THIS DOCUMENT.

CSL00333

NON-SITUS ADDRESS
HEMET, CA 92543

RIVERSIDE COUNTY

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



CSL00333

YANG

STATE ST AND BATZ RD, HEMET, CA 92592



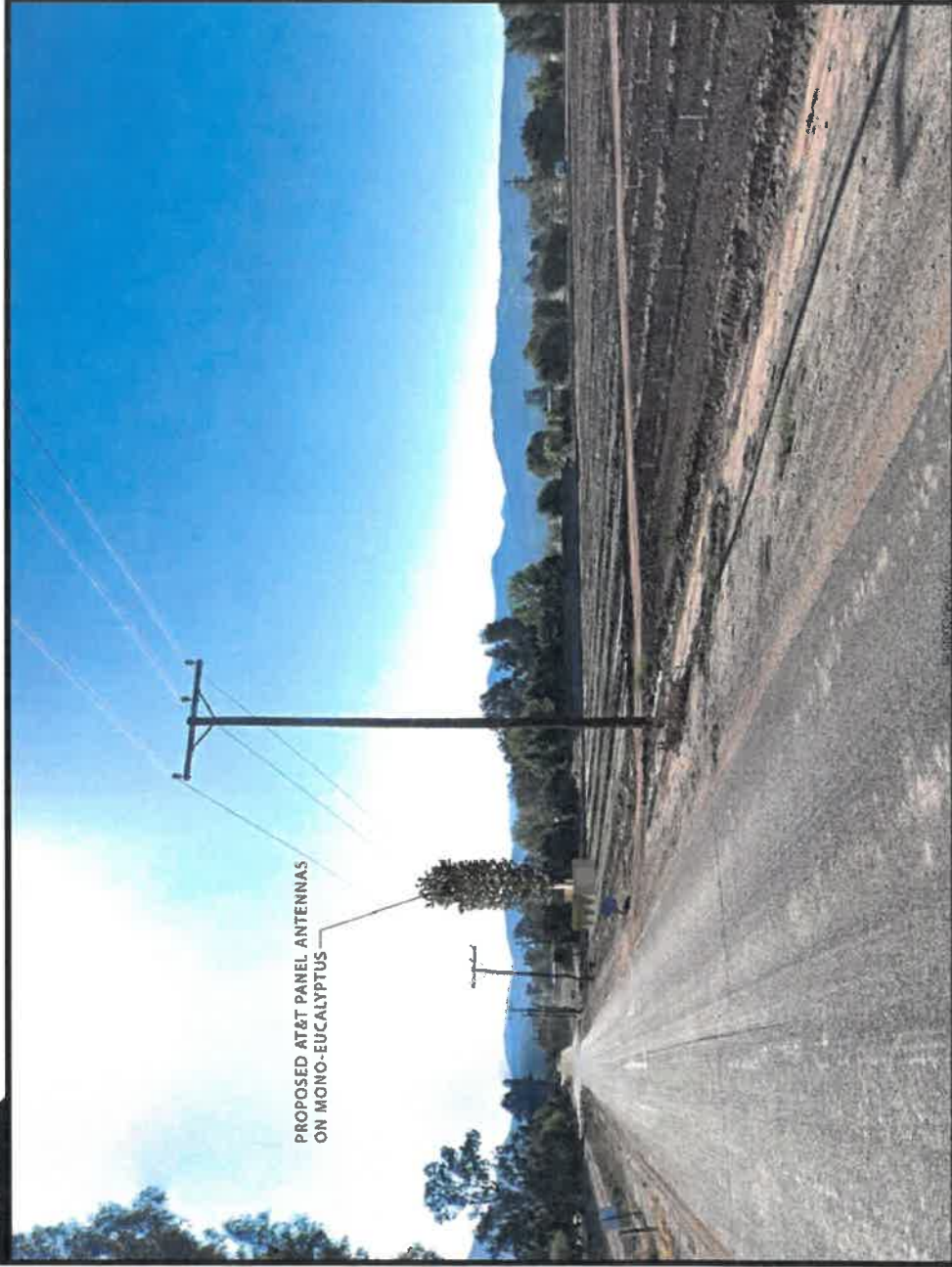
LOCATION

CITY OF GORDON MAPS



EXISTING

VIEW 1



PROPOSED AT&T PANEL ANTENNAS
ON MONO-EUCALYPTUS

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



AT&T

CSL003333

YANG

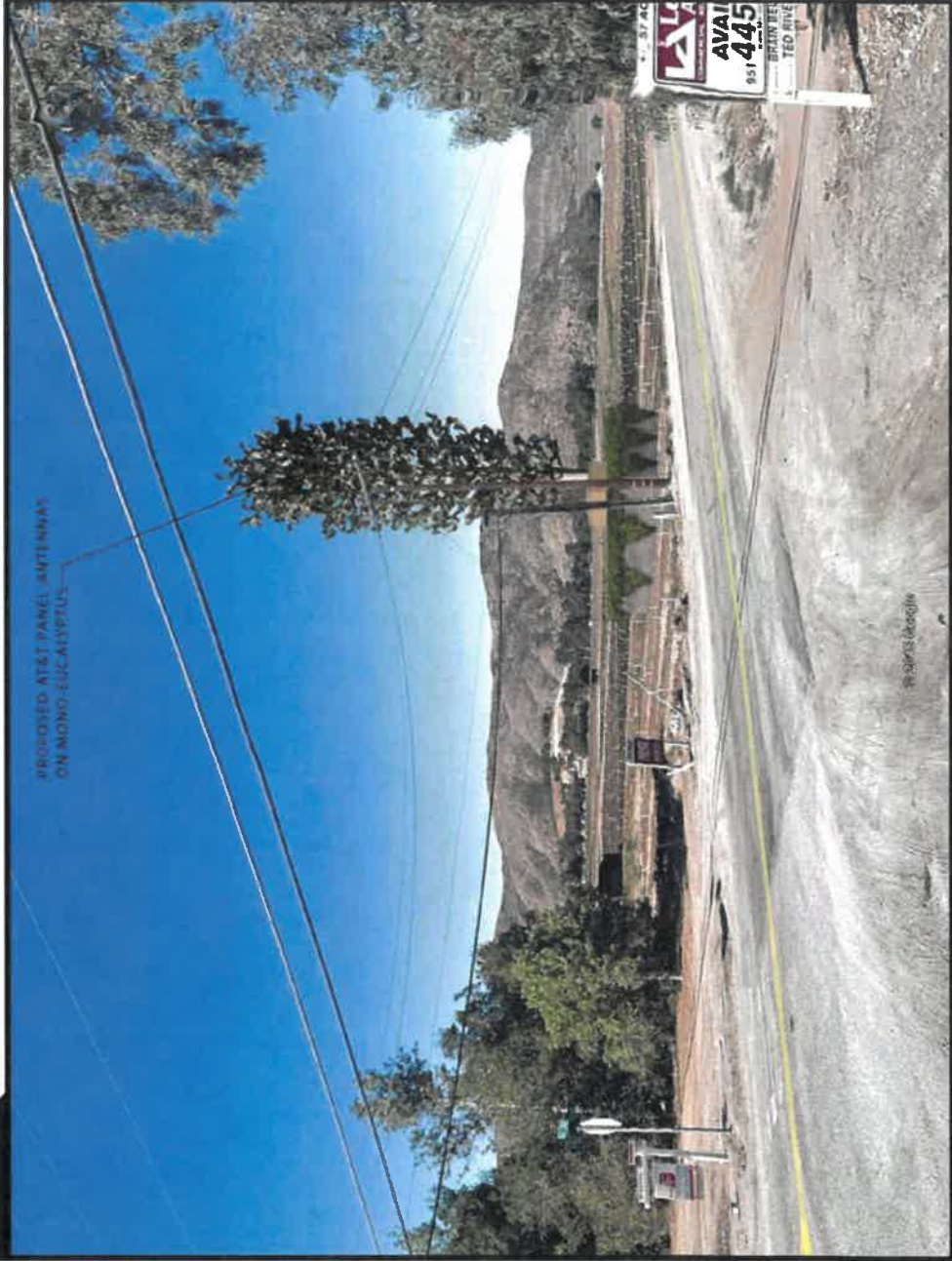
STATE ST AND BATZ RD, HEMET, CA 92592



LOCATION

©2017 GOOGLE MAPS

VIEW 2



PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



AT&T

CSL00333

YANG

STATE ST AND BATZ RD, HEMET, CA 92592



LOCATION



EXISTING

VIEW 3



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Plan: PPW180011

Parcel: 469070046

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-MAP – ECS SHALL BE PREPARED Not Satisfied

Project must prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

Prior to a grading permit being issued, an ECS must be on the final exhibit for recordation as referenced in the document, "Findings of a Habitat Assessment AT&T Mobility, LLC Candidate CSL00333 (Yang) - PPW180011 State St and Batz Rd, Hemet, Riverside County, California," prepared by, Environmental Assessment Specialists, Inc.(Kyle Workman), dated March 2, 2020. This ECS will list a portion of the parcel as "NOT A PART".

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist

Plan: PPW180011

Parcel: 469070046

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. 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.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.

Plan: PPW180011

Parcel: 469070046

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

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

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Per the Office of the Fire Marshal Technical Policy TP 19-00, this project shall be subject to plan check review and approval, prior to Building Permit Issuance.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

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.

Plan: PPW180011

Parcel: 469070046

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start fifteen (15) feet from the bottom of the tree in accordance with the APPROVED EXHIBIT B.

Transportation

080 - Transportation. 1 80 - RCTD - Landscape Inspection Deposit Required Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;

Plan: PPW180011

Parcel: 469070046

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 2 80 - RCTD - Landscape Plot Plan/Permit Required (cont.) Not Satisfied
 - 2) Weather-based controllers and necessary components to eliminate water waste;
 - 3) A copy of the "stamped" approved grading plans; and,
 - 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

- 080 - Transportation. 3 EVIDENCE/LEGAL ACCESS Not Satisfied
 - Provide evidence of legal access.

- 080 - Transportation. 4 SUBMIT WQMP IF REQUIRED Not Satisfied
 - This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

- 080 - Transportation. 5 UTILITY PLAN CELL TOWER Not Satisfied
 - 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.

Plan: PPW180011

Parcel: 469070046

80. Prior To Building Permit Issuance

Transportation

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

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.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

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.

090 - E Health. 4 Hazmat BUS Plan Not Satisfied

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.

Planning

090 - Planning. 1 0090-Planning-USE - MONO-EUCALYPTUS BRANCHES Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the mono-eucalyptus branches are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 2 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

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.

090 - Planning. 3 0090-Planning-USE - SITE INSPECTION Not Satisfied

Plan: PPW180011

Parcel: 469070046

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - SITE INSPECTION (cont.) Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPW180011 have been met; specifically the color of the mono-eucalyptus (trunk), natural earth tone colors of the equipment shelter and/or cabinets, that the branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT B.

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 5 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 6 Telcom – Signage Not Satisfied

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 the telecommunication facility company.

If a colocated facility (addition 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.

Transportation

090 - Transportation. 1 90 - RCTD - Landscape Inspection and Drought Compliance Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and



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

Juan C. Perez
Agency Director



06/12/20, 2:20 pm

PPW180011

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180011. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this (Plot Plan No. 180011) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 180011 is a proposal to construct a wireless communication facility, for AT&T, disguised as a 70 foot tall mono-eucalyptus with eight (8) panel antennas, twelve (12) remote radio heads behind the panel antennas and one microwave dish. The 960 square foot lease area surrounded by a 6 foot tall concrete masonry unit (CMU) block wall enclosure will include four equipment cabinets and one (1) GPS antenna. The description as include above constitutes the "Project" as further referenced in this staff report.

Advisory Notification. 3 AND – Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the PPW180011, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND – Hold Harmless (cont.)

defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Amended No. 1, dated April 18, 2019.

Exhibit B (Elevations), Amended No. 1, dated April 18, 2019.

Exhibit C (Floor Plan), Amended No. 1, dated April 18, 2019.

Exhibit L (Landscape Plans), Amended No. 1, dated April 18, 2019.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 625 (Right to Farm)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1

ECP COMMENTS

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

Planning

Planning. 1

0010-Planning-USE - FUTURE INTERFERENCE

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 15 - Planning - Landscape Requirement (cont.)

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 7 15 -Planning-USE - COMPLY WITH ORD./EXHIBITS

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, B, C, and L, unless otherwise amended by these conditions of approval.

Planning. 8 Gen - Area Disturbance

Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction.

Planning. 9 Telcom – Backup Generator

If a backup generator is used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 10 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication 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 telecommunication provider(s), and the property owner.

Planning. 11 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 **Telcom – Entitlement Life (cont.)**

initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 12 **Telcom – Equipment Cabinets**

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 13 **Telcom – Lighting**

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

Planning. 14 **Telcom – No Proposed Use**

The remainder of the subject property, (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 Riverside County Ordinance No. 348.

Planning. 15 **Telcom – Tower Pole**

The color of the monopole and antenna array shall be either galvanized steel grey, light grey, or light tan. For simulated telecommunication towers disguised as a tree, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize negative 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.

Planning. 16 **Telcom – Tower Tree Bark**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 17 **Telcom – Tower Tree Branch Coverage**

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **Telcom – Tower Tree Branches (cont.)**

Planning. 18 **Telcom – Tower Tree Branches**

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 10-feet from ground and extend to the top of the tower

Planning-All

Planning-All. 1 **0010-Planning-All-USE - MINOR MODIFICATIONS**

The project shall be allowed for the addition of antennae and other support equipment to the proposed project as part of the building permit process as long as the project is consistent with the applicable development standards, stays within the same lease area, and does not deviate from the purpose of the project as described.

Planning-CUL

Planning-CUL. 1 **15 - Planning - CUL - IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d) Under the following conditions, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1) The MLD identified fails to make a recommendation; or (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning-CUL. 2 **15 - Planning - CUL - If Human Remains Found**

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

15 - Planning - CUL - If Human Remains Found (cont.)

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-GEO

Planning-GEO. 1

GEO190022

County Geologic Report GEO No. 190022, submitted for the project PPW180011, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monoecalyptus and Equipment Shelter, Yang - CSL00333, State Street and Batz Road, Hemet, California," dated January 16, 2019. In addition, Toro has submitted the following report:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190022, regarding Geotechnical Investigation for Proposed AT&T Monoecalyptus and Equipment Shelter, Yang, CSL00333, State Street and Batz Road, Hemet, California," dated September 20, 2019.

GEO190022 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on a review of aerial photography and published geologic maps, the potential for surface fault rupture is considered nil.
2. Based on the groundwater data near the site, it is our opinion that the site area, using commonly utilized parameters, is not subject to liquefaction hazard.
3. The potential geologic hazards of subsidence, seiche, and flooding are not present at the site.
4. The proposed tower will be supported by caisson to a minimum depth of 20 feet, or mat foundations to a minimum depth of 4 feet.

GEO190022 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 36 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed monoecalyptus may be founded on caisson that is embedded in the ground for a minimum of 20 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO No. 190022 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190022 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1

Transportation General Conditions

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Transportation General Conditions (cont.)

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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: April 18, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District
Eastern Municipal Water District (EMWD)

Rancho California Water District (RCWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Hemet Unified School District

PLOT PLAN WIRELESS NO. 180011 – CEQ180111 – Applicant: Tyler Kent c/o – Engineer/Representative: CASA Industries – Third Supervisorial District – Hemet- San Jacinto District – San Jacinto Valley Area Plan: Rural Residential (R:RR) – Location: North of Diamond Valley Rd., East of Palm Ave, South of Batz Rd., West of State St. – 36.36 gross acres – Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – **REQUEST:** The plot plan proposes a wireless communication facility, for AT&T, disguised as a 70 foot high mono-eucalyptus with eight (8) panel antennas and twelve (12) remote radio heads behind the panel antennas and one microwave dish. The 960 square foot lease area surrounded by a 6 high chain link fence enclosure will include four equipment cabinets and one (1) GPS antenna. Related cases: N/A - APN: 469-070-046
BBID# 387-160-14

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 25, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

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.



Charissa Leach, P.E.
Assistant TLMA Director

CC007835

RIVERSIDE COUNTY PPT180030

PLANNING DEPARTMENT

CEQ 180111

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- PUBLIC USE PERMIT
- VARIANCE
- CONDITIONAL USE PERMIT
- TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Tyler Kent of Smartlink on behalf of AT&T

Contact Person: Tyler Kent E-Mail: tyler.kent@smartlink.com

Mailing Address: 18401 Von Karman Ave, Ste 400
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 701-2444 Fax No: ()

Engineer/Representative Name: CASA INDUSTRIES, INC.

Contact Person: Julius Santiago E-Mail: jsantiago@casaind.com

Mailing Address: 9926 Pioneer Blvd. #105
Santa Fe Springs CA 90670
City State ZIP

Daytime Phone No: (714) 553-8899 Fax No: ()

Property Owner Name: Vicky Yang

Contact Person: Vicky Yang E-Mail: 13751214@gmail.com

Mailing Address: 3761 Serenity ST
Hemet CA 92545
City State ZIP

Daytime Phone No: (951) 500-3206 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<p><u>Shunhui Yang</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small></p>	<p><u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small></p>
<p><u>Tingwei Yang</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small></p>	<p><u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small></p>
<p><u>Hao Hsiang Yang</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small></p>	<p><u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small></p>

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 469-070-046

Approximate Gross Acreage: 18.39 AC

General location (nearby or cross streets): North of Farm land, South of Farm Land, East of Rawland, West of Farmland.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Unmanned wireless telecommunication Facility
consisting of (4) panel antennas per sector with (3) sectors
The facility is disguised as a mono-culvert

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.900 - 19.909

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	960	70'	NA	Communication Facility	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	960	70'	NA	Communication Facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	960	Communication Facility
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: AT&T
Address: 18901 Von Karman Ave, Ste 400, Irvine, CA 92612
Phone number: 949-701-2444
Address of site (street name and number if available, and ZIP Code): Bat 2 Rd & State ST
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: A 68-20-046
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: N/A
Date of list: N/A
Applicant: [Signature] Date 11/9/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 11/9/18
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 11, 2019,

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

APN (s) or case numbers PPW180011 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.,
Assistant TLMA Director*

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

[Handwritten signatures]

Property Owner(s) Signature(s) and Date

Shu Han Yang Tingwei Yang Hao-Hsiung Yang

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

Market: Los Angeles
Cell Site Number: CSL00333
Cell Site Name: Yang
Search Ring Name: Yang
Fixed Asset Number: 13025783

LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT (“**Agreement**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is entered into by Shu Hui Yang, a single woman; and Hoa-Hsing Yang, a single man; and Ting Wei Yang, a single man, all as joint tenants, having a mailing address of 3761 Serenity St., Hemet, California 92545 (collectively, the “**Landlord**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (“**Tenant**”).

BACKGROUND

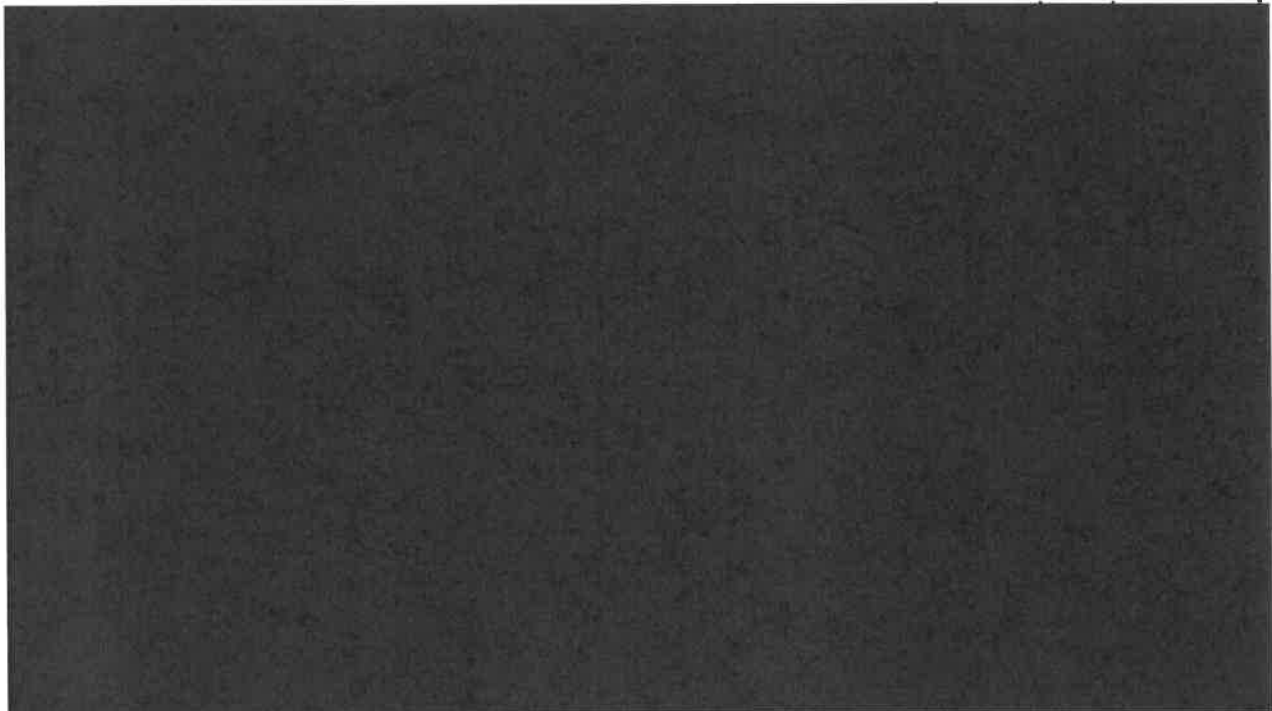
Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at Assessor Parcel Number: 469-070-046 (Corner of Batz Road & State Street, Hemet, CA 92543), in the County of Riverside, State of California (collectively, the “**Property**”). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

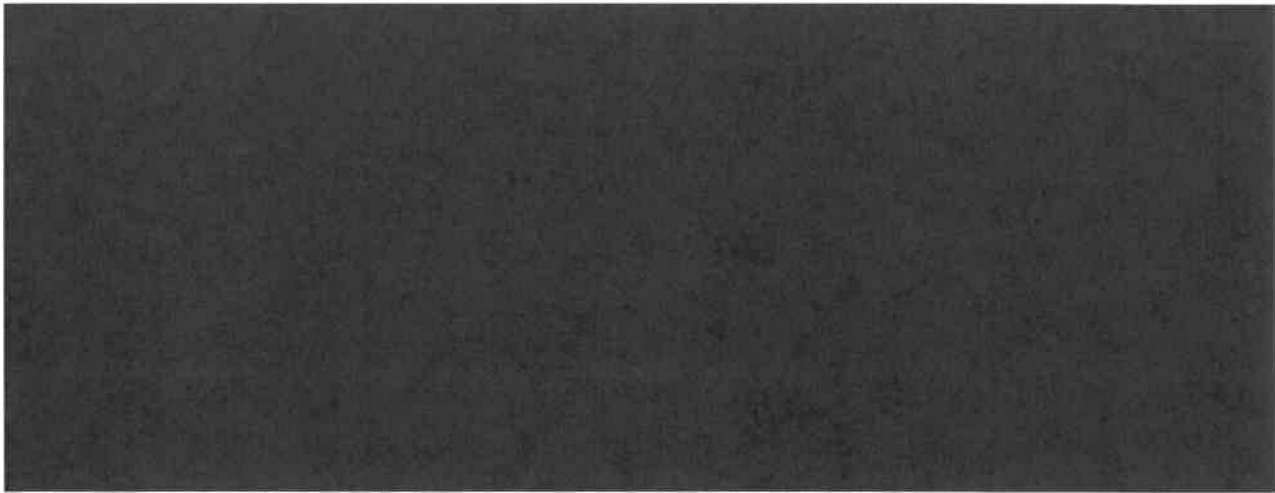
The parties agree as follows:

1. LEASE OF PREMISES.

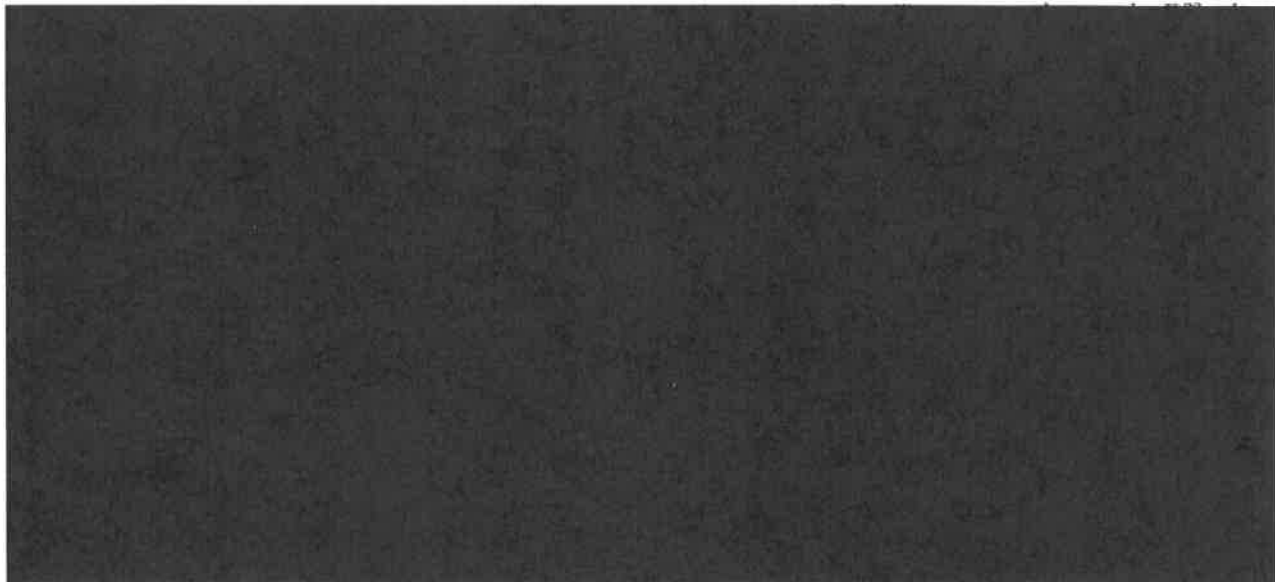
Landlord hereby leases to Tenant a certain portion of the Property containing approximately 960 square feet including the air space above such ground space, as described on attached **Exhibit 1**, (the “**Premises**”), for the placement of a Communication Facility (defined below) in accordance with the terms of this Agreement.

2. PERMITTED USE. Tenant may use the Premises for the transmission and reception of

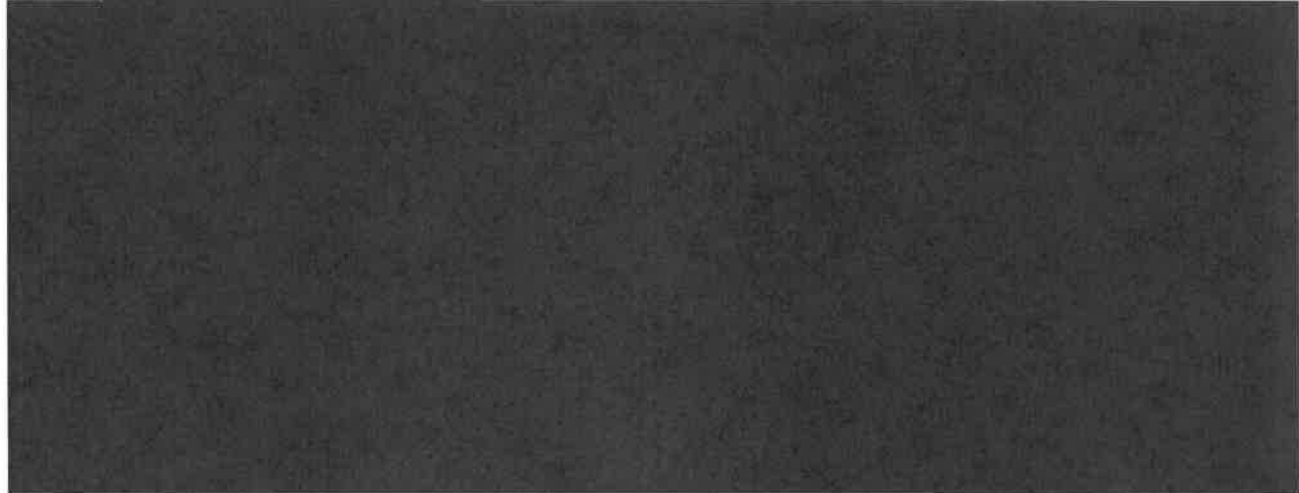


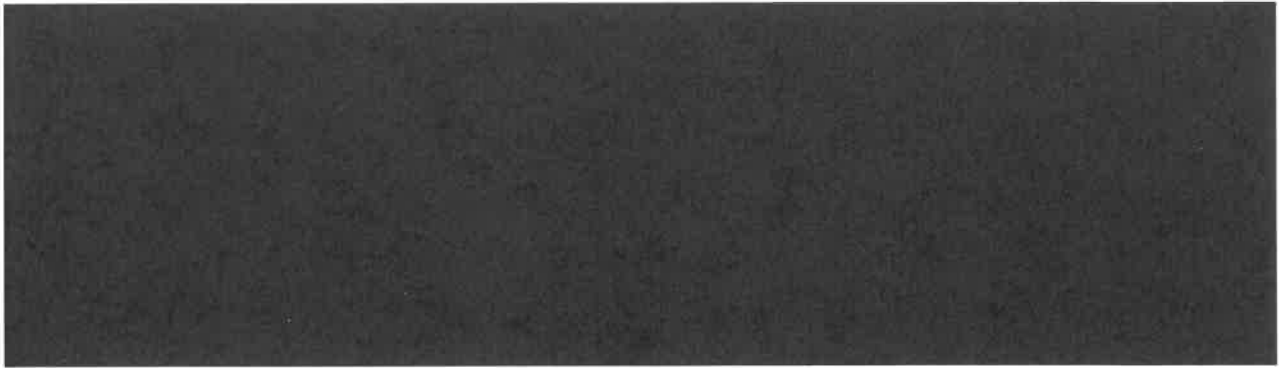


3. **TERM.**

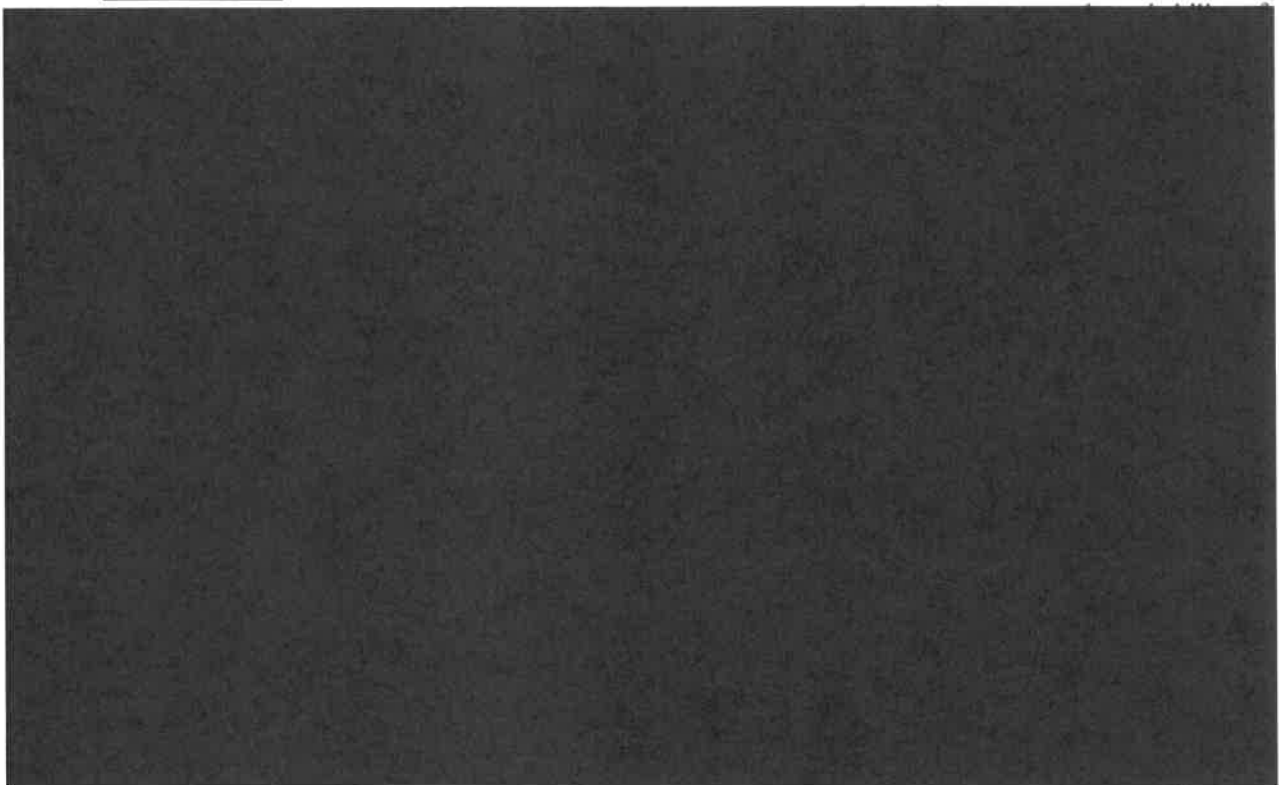


4. **RENT; SECURITY DEPOSIT.**

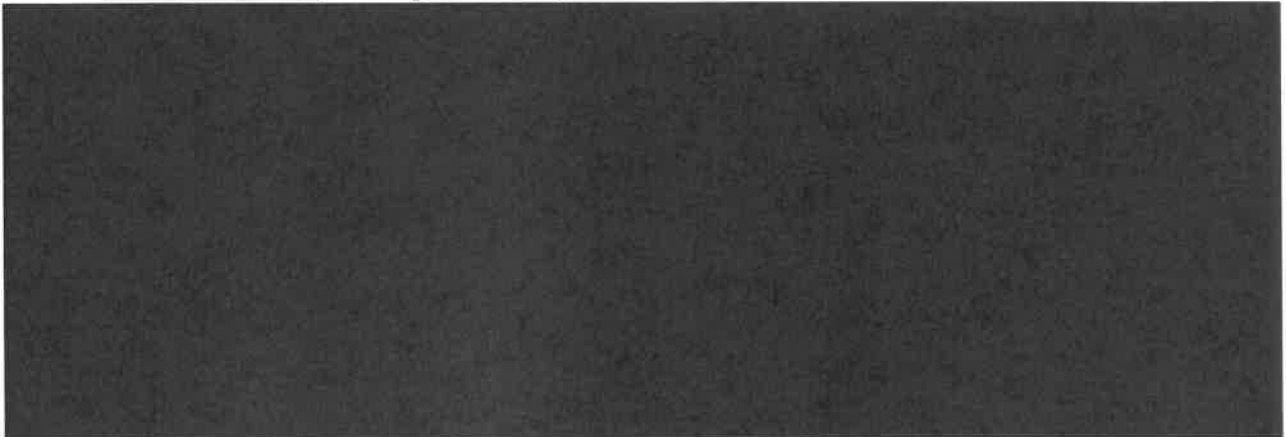




5. **APPROVALS.**



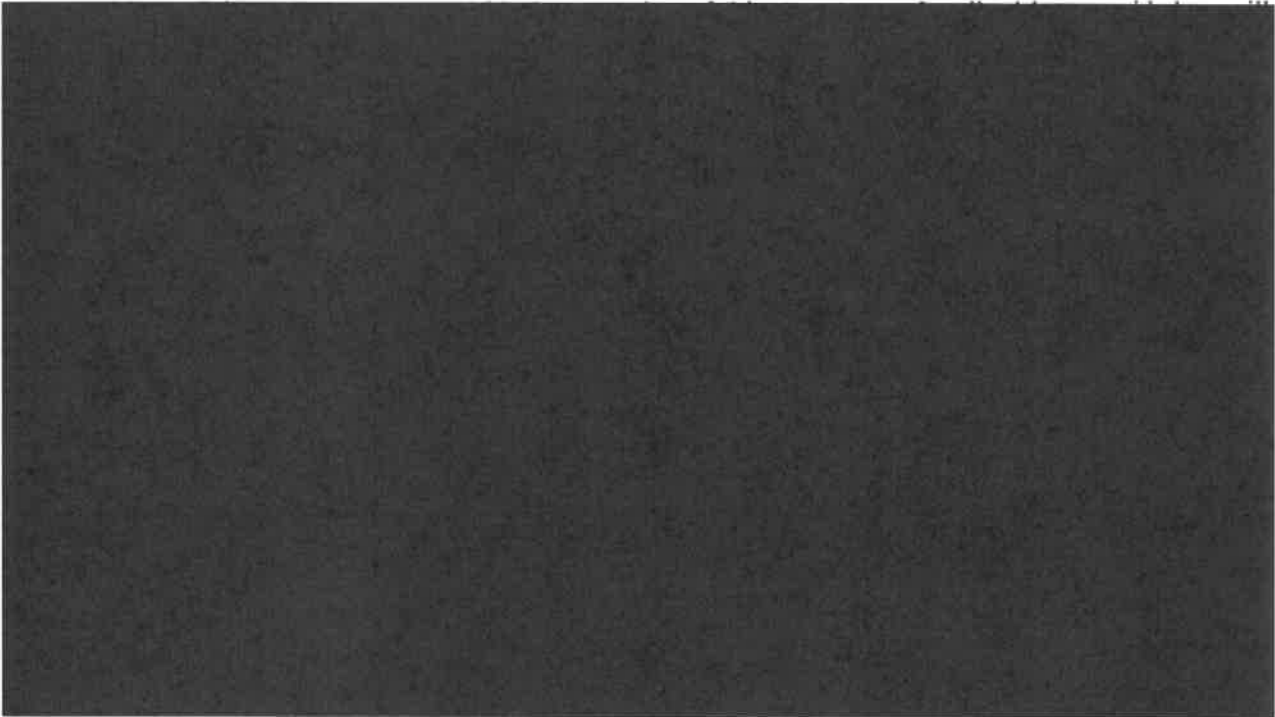
6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:



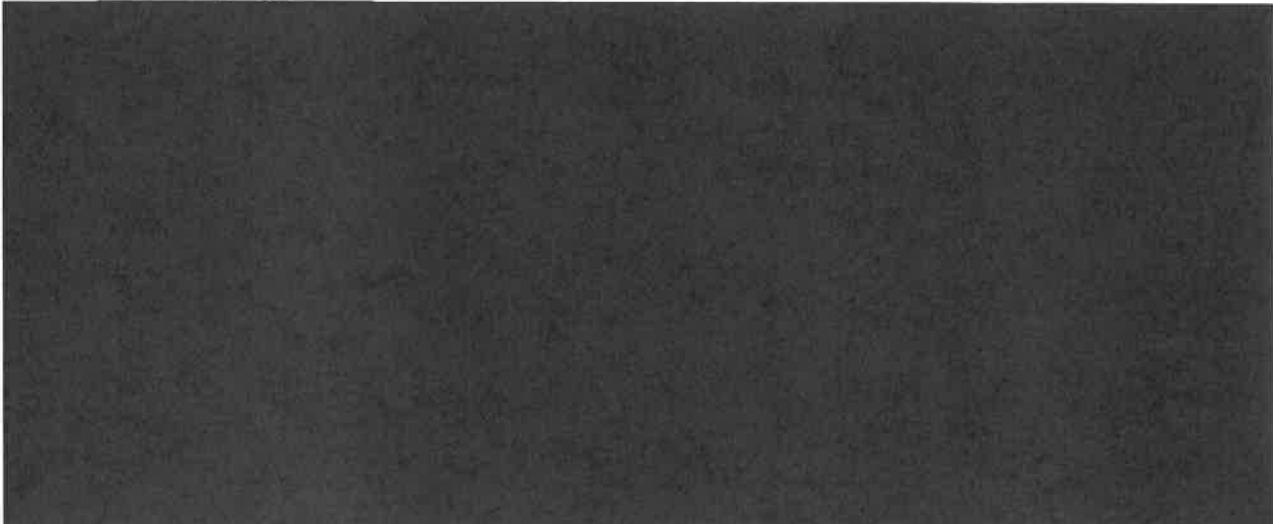


7. **INSURANCE.** During the Term, Tenant will purchase and maintain in full force and effect such general liability policy as Tenant may deem necessary. Said policy of general liability insurance will at a minimum provide a combined single limit of One Million and No/100 Dollars (\$1,000,000.00). Notwithstanding the foregoing, Tenant shall have the right to self-insure such general liability coverage.

8. **INTERFERENCE.**

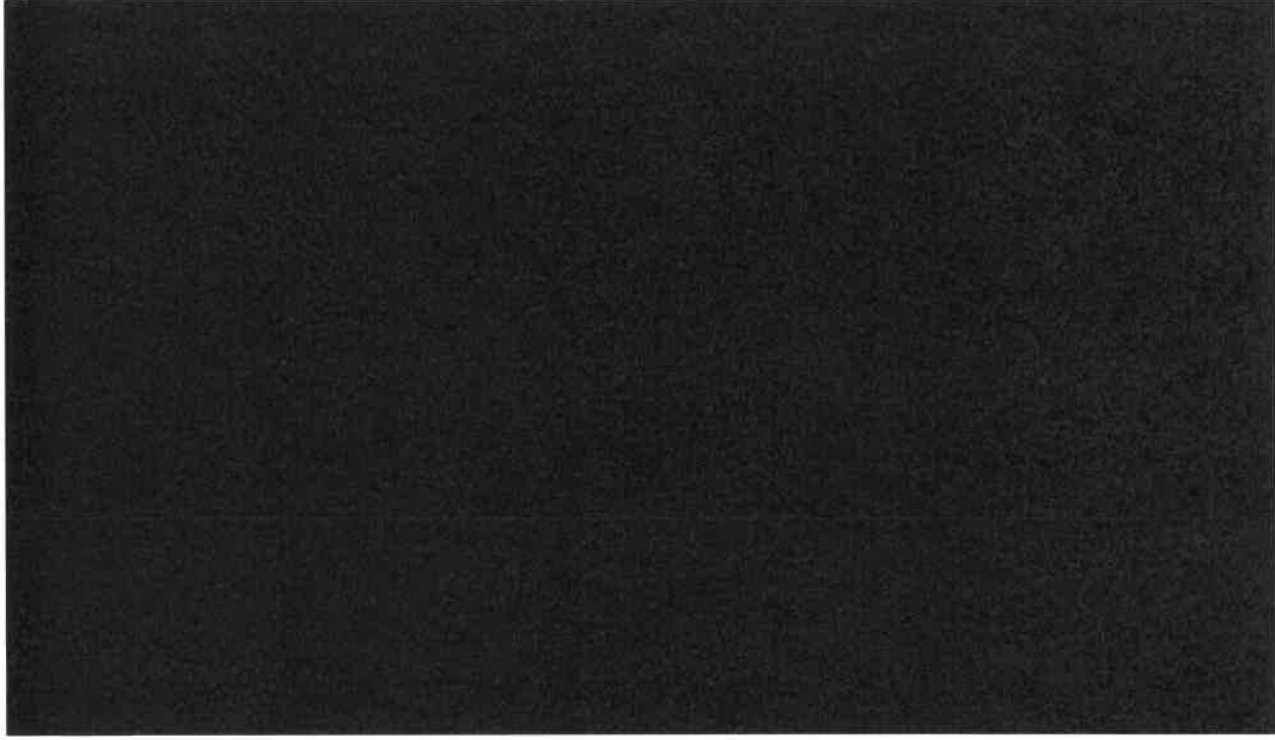


9. **INDEMNIFICATION.**

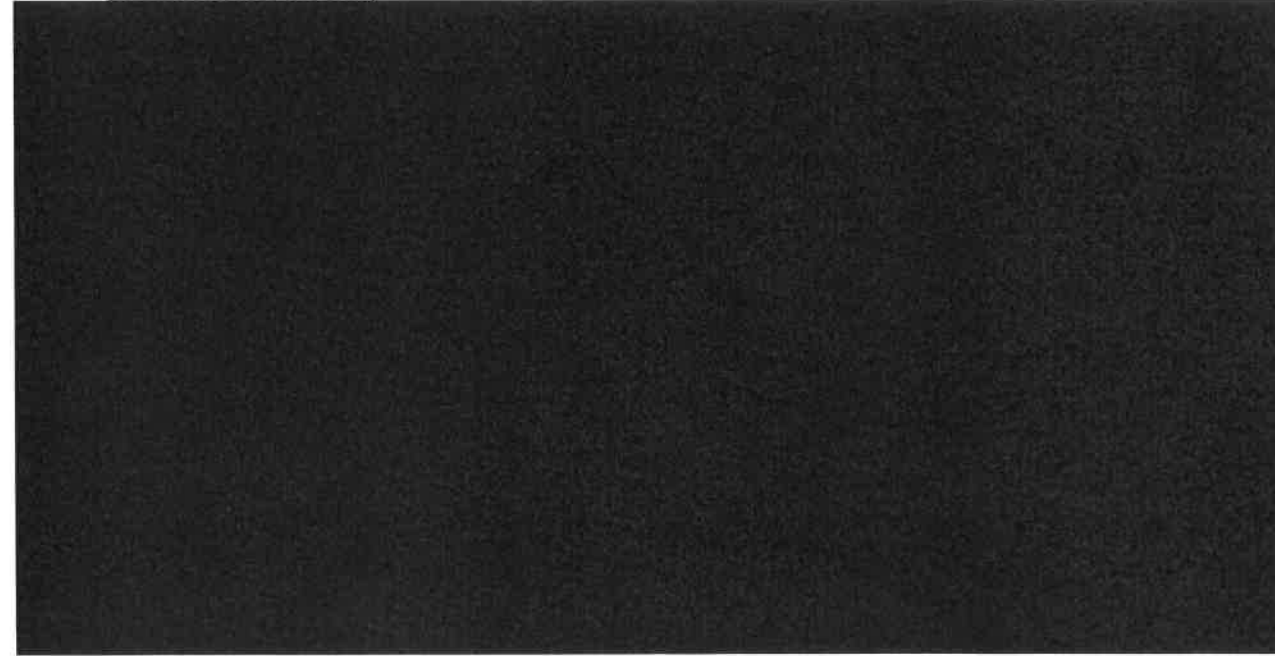


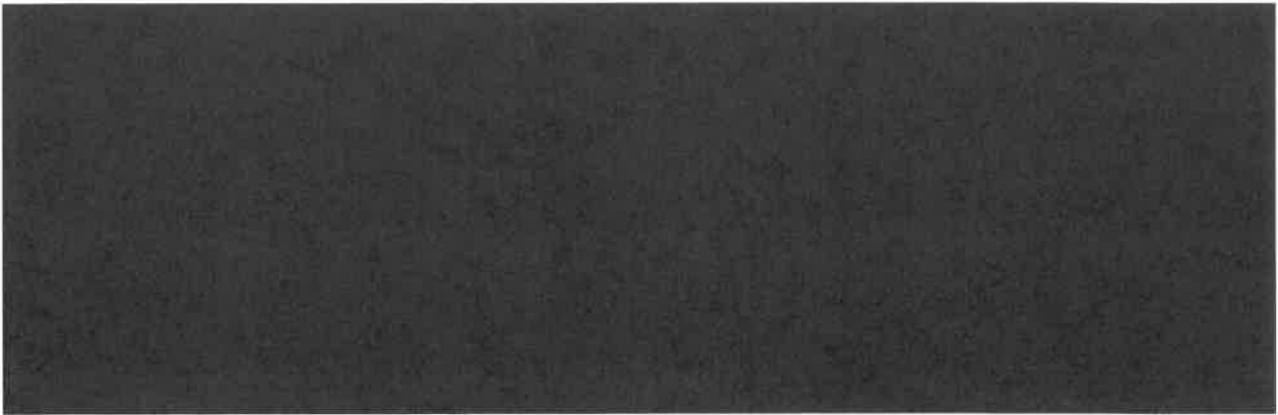


10. WARRANTIES.

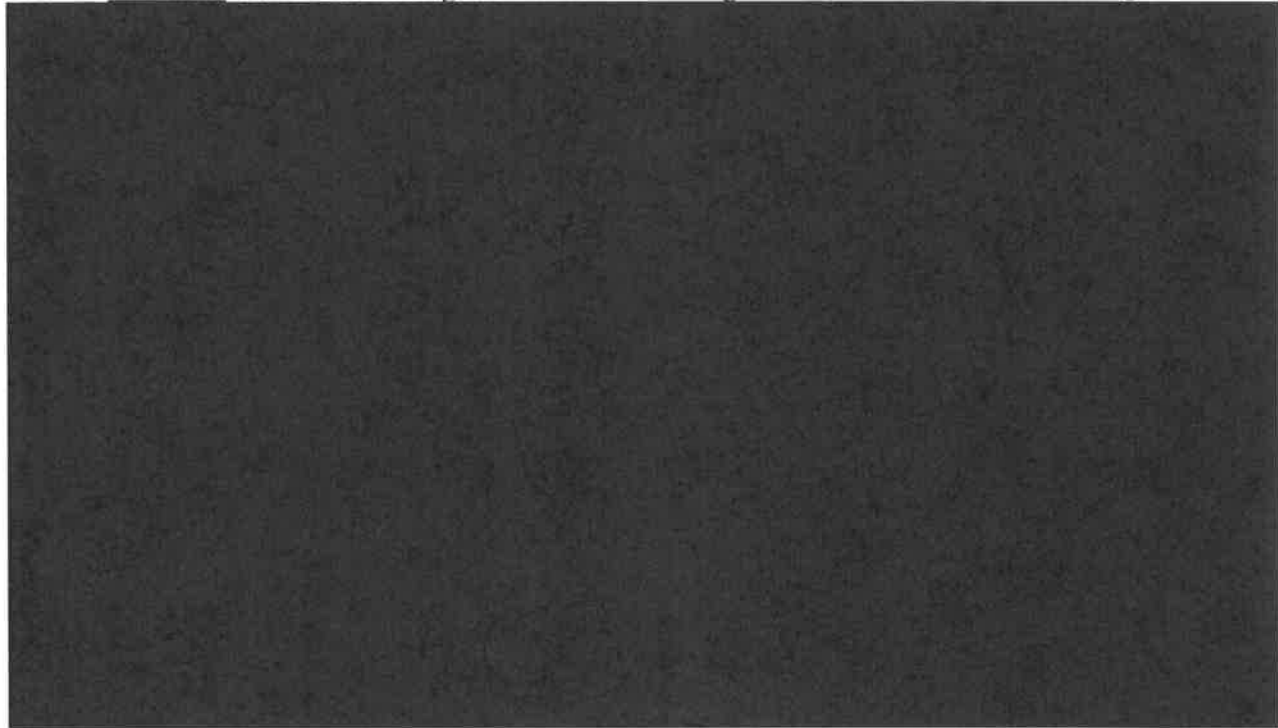


11. ENVIRONMENTAL.

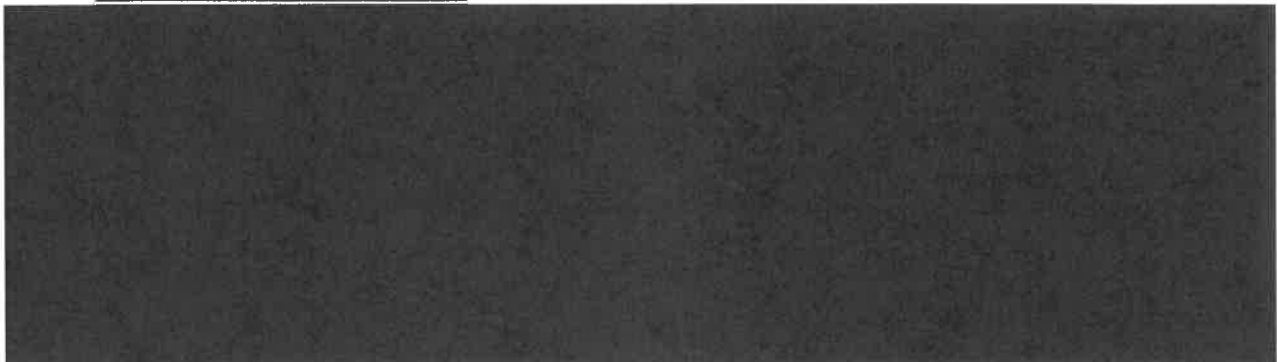




12. **ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant,

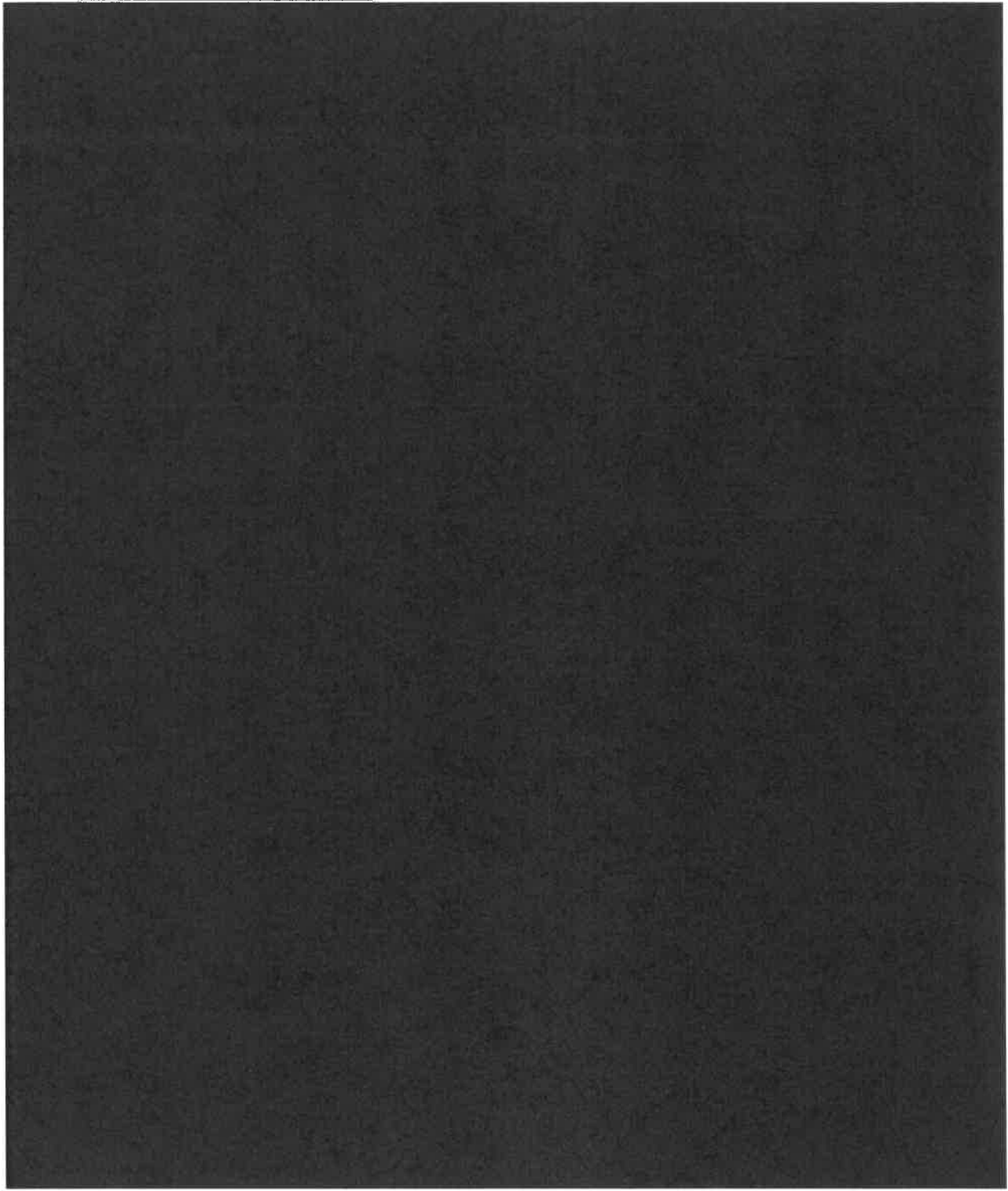


13. **REMOVAL/RESTORATION.**



(b) If Tenant does not completely remove the Communications Facility upon its abandonment, the County of Riverside may remove the Communications Facility at Landlord's expense and lien the Property for the cost of such removal.

14. MAINTENANCE/UTILITIES.





17. **NOTICES.** All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

If to Tenant: New Cingular Wireless PCS, LLC
 Attn: Network Real Estate Administration
 Re: Cell Site #: CSL00333; Cell Site Name: YANG (CA)
 Fixed Asset #: 13025783
 575 Morosgo Drive NE
 Atlanta, Georgia 30324

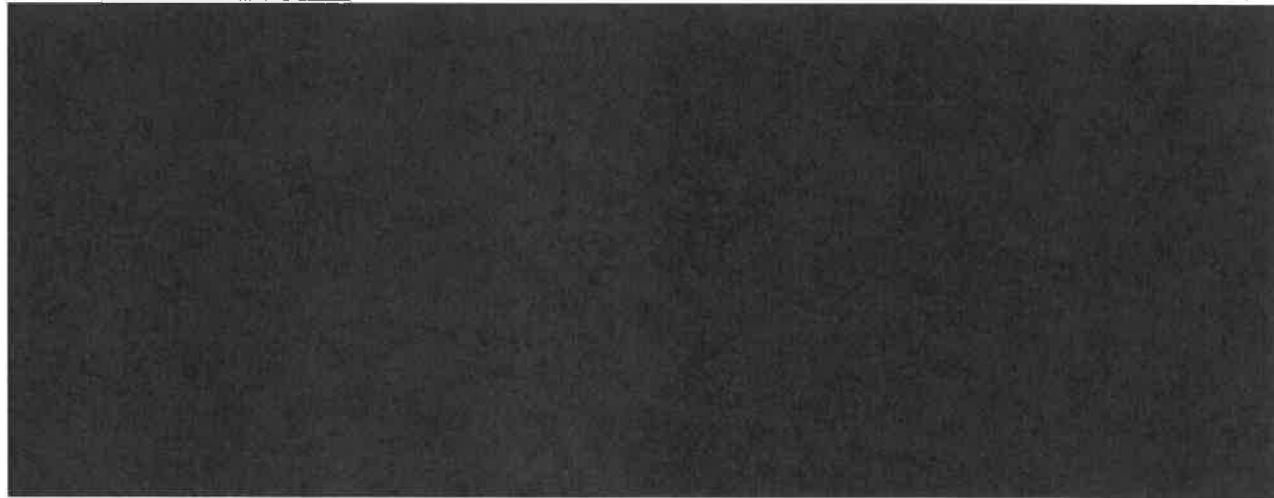
With a copy to: New Cingular Wireless PCS, LLC
 Attn.: Legal Dept – Network Operations
 Re: Cell Site #: CSL00333; Cell Site Name: YANG (CA)
 Fixed Asset #: 13025783
 208 S. Akard Street
 Dallas, TX 75202-4206

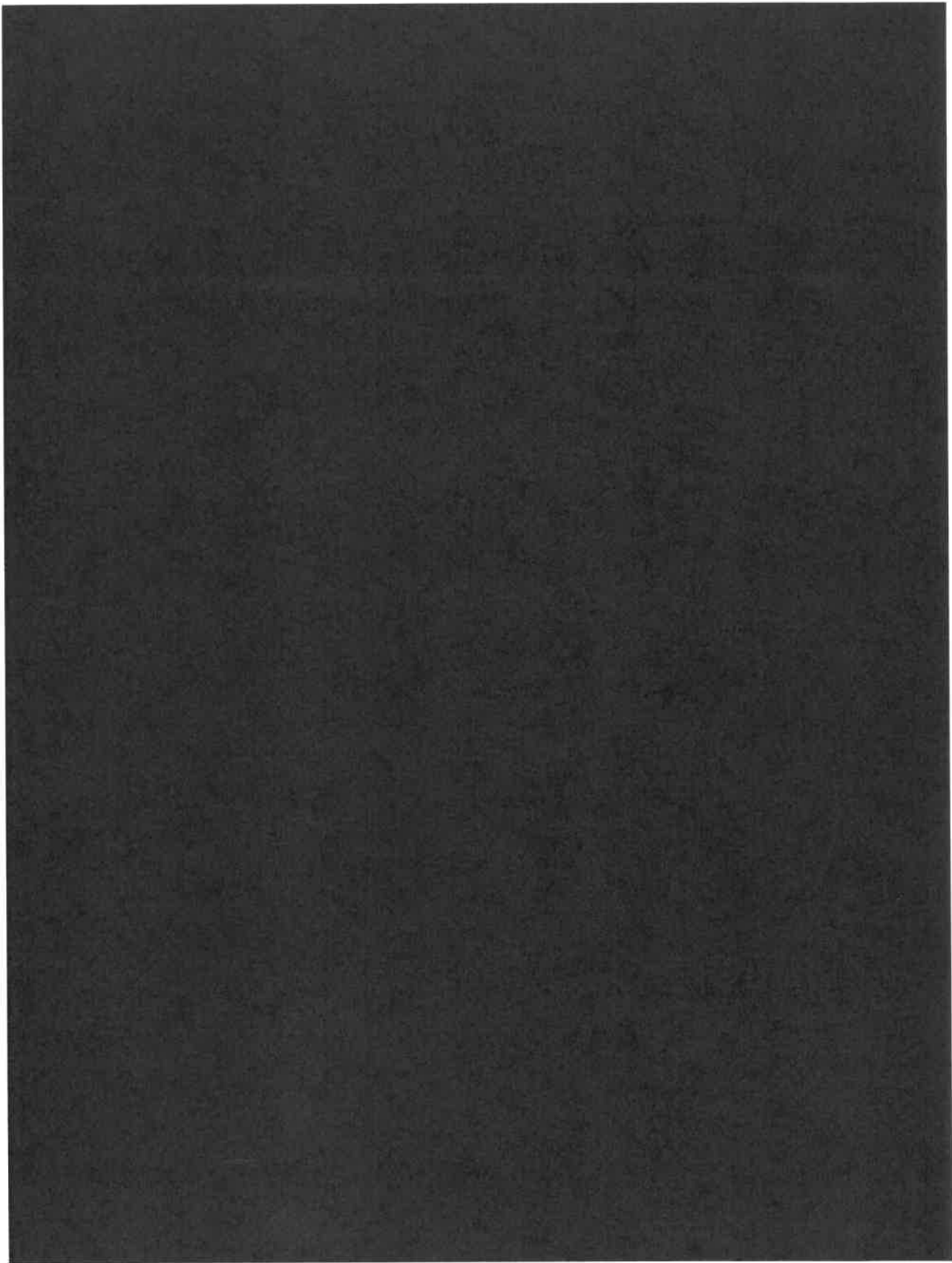
The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

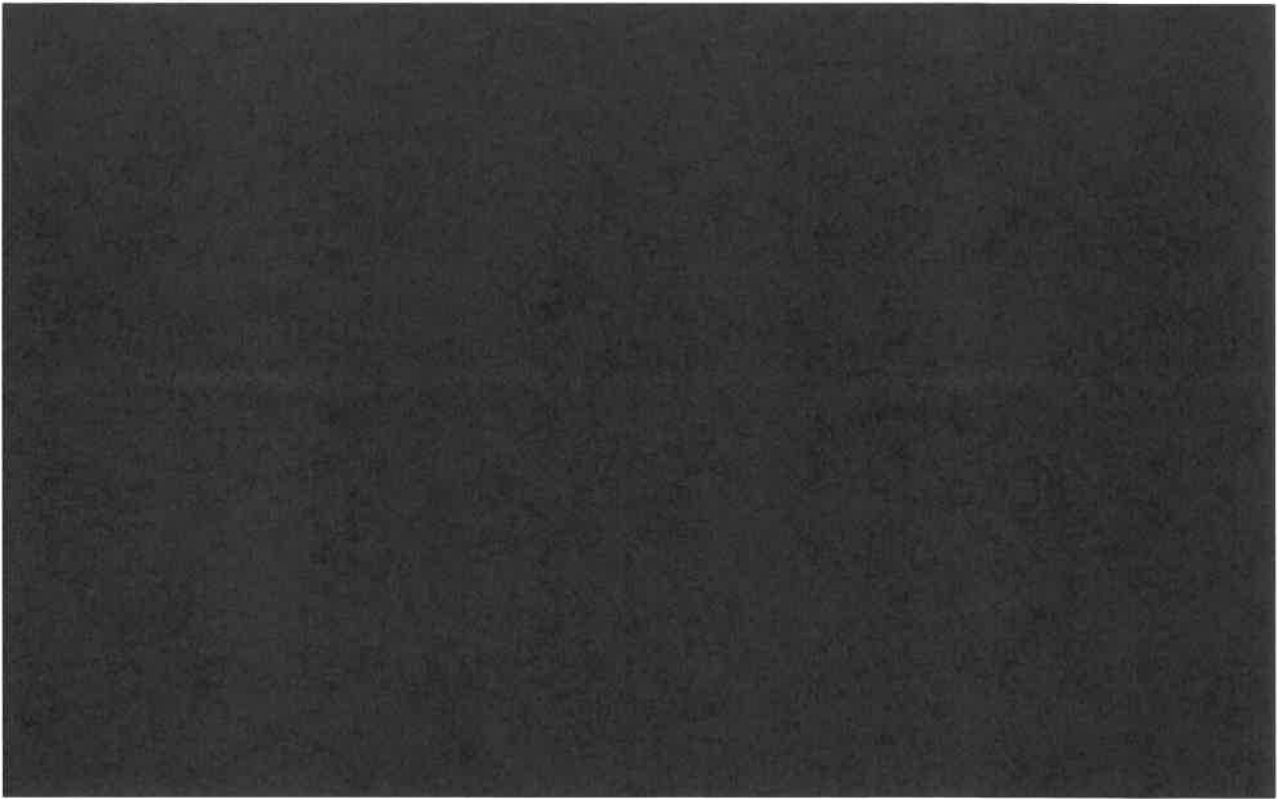
If to Landlord: Shu Hui Yang
 Ting Wei Yang
 Hao Hsiang Yang
 3761 Serenity St.
 Hemet, California 92545

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

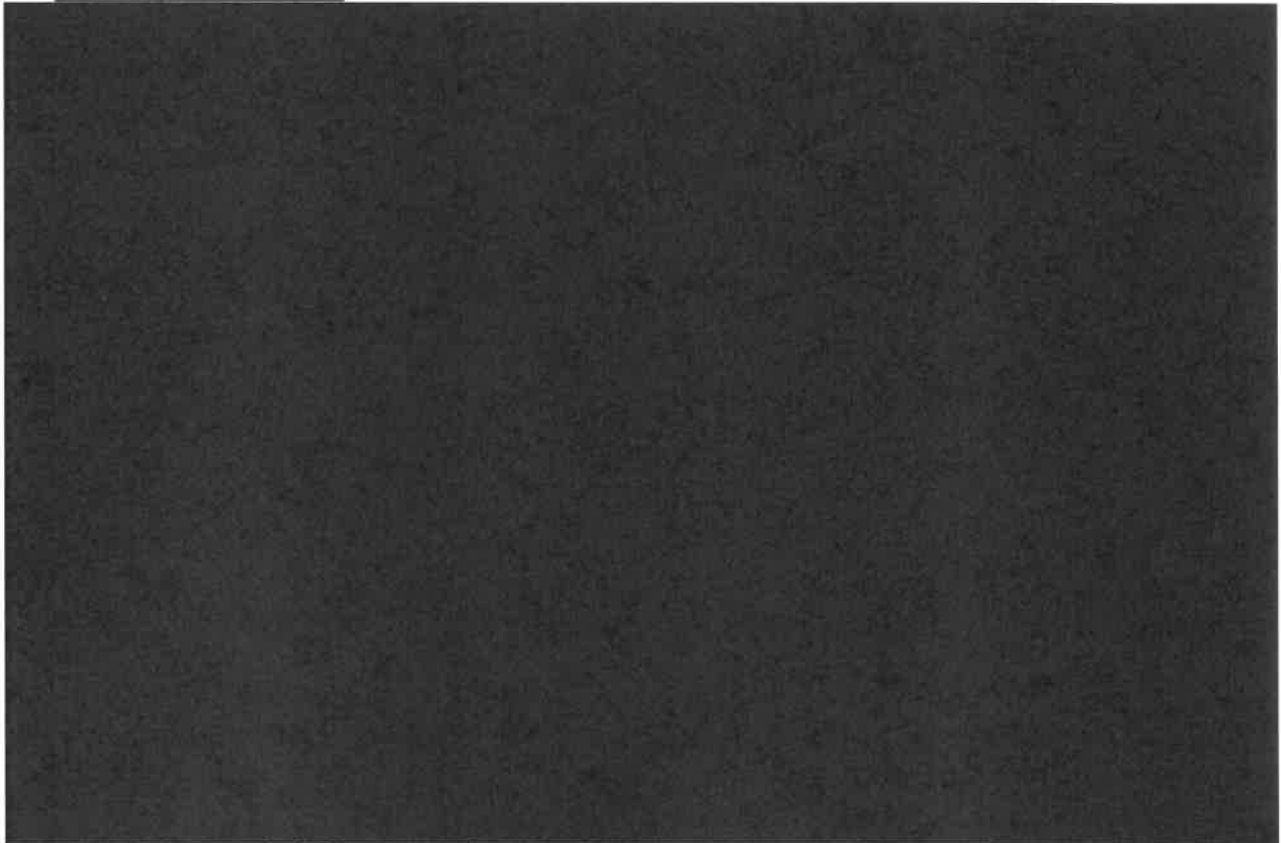
18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings

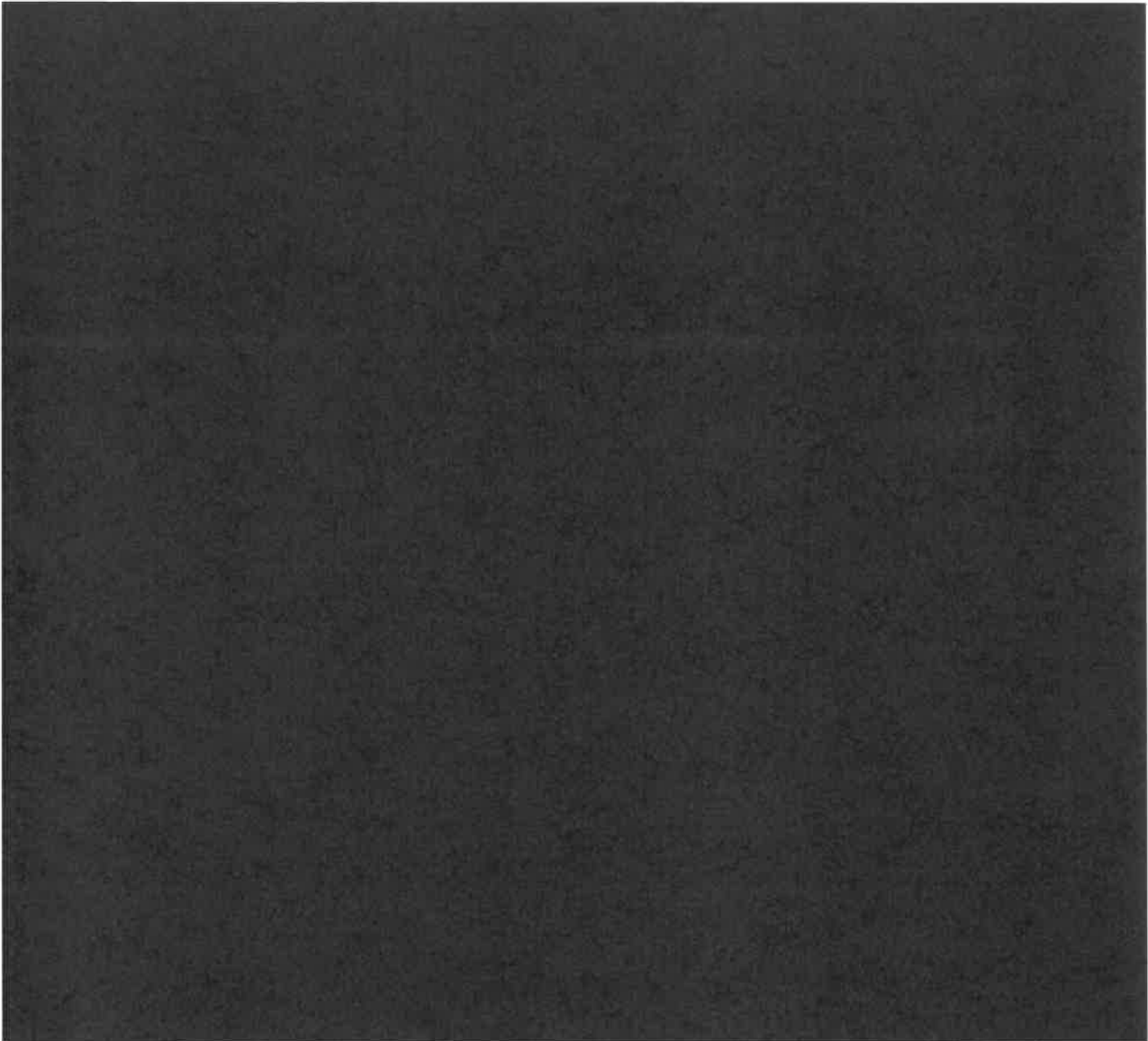




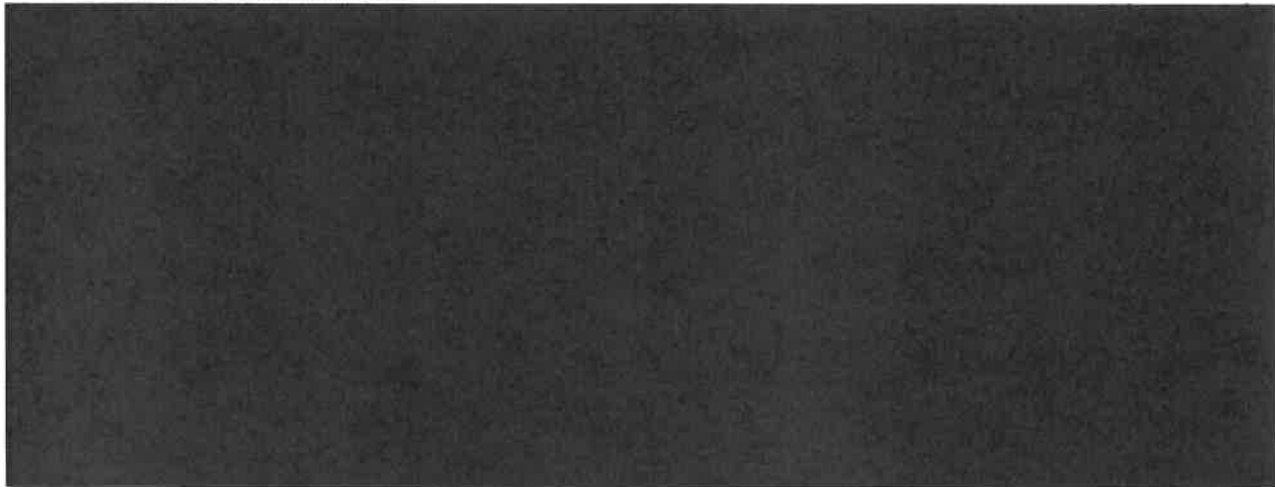


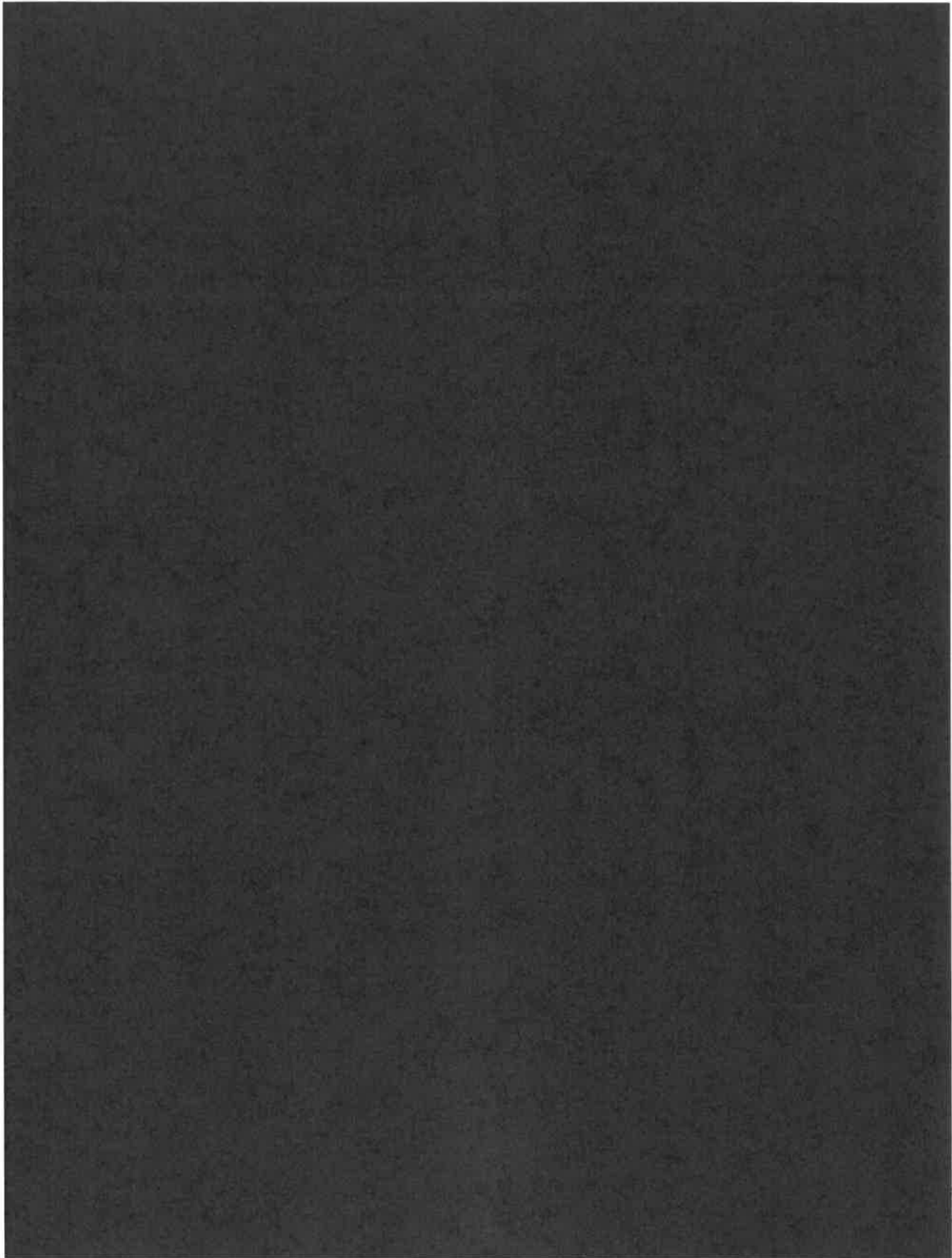
22. SALE OF PROPERTY.

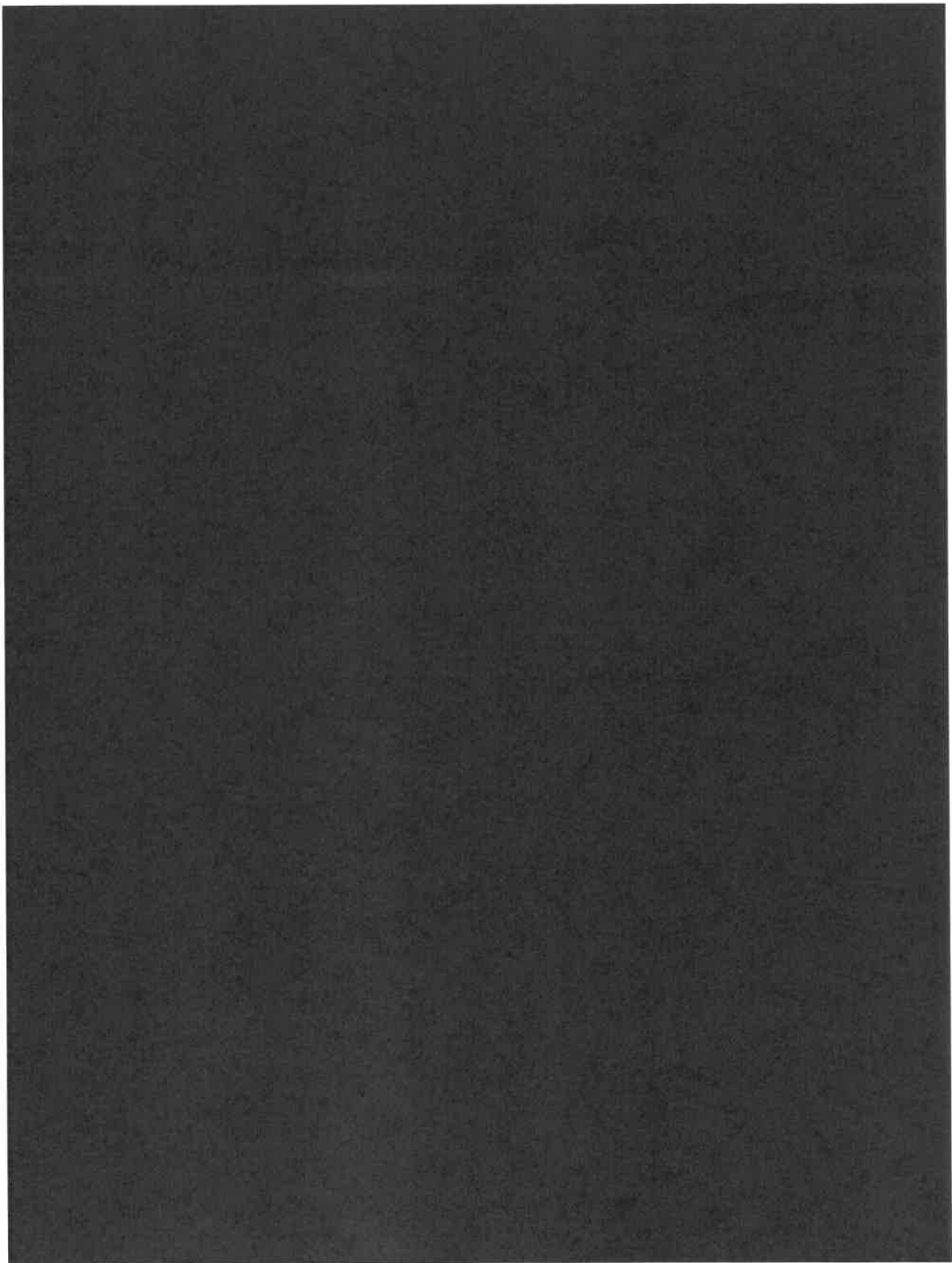


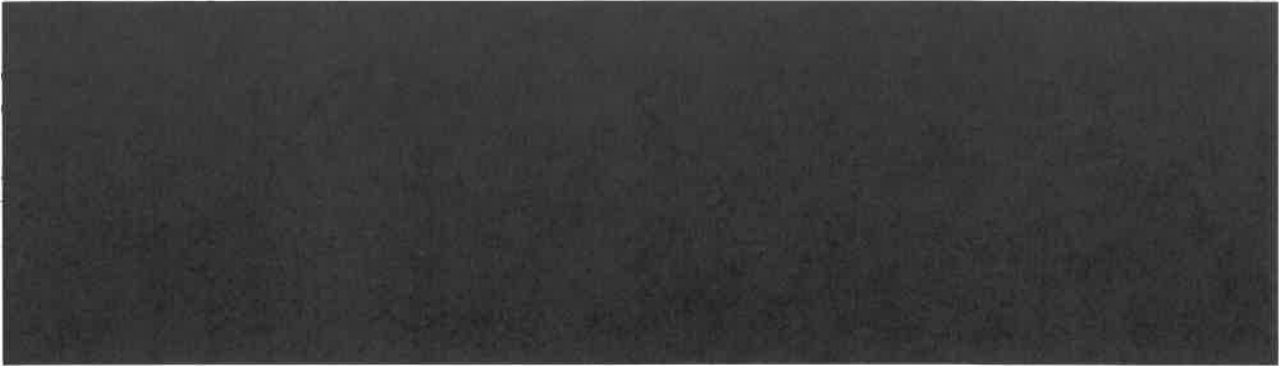


23. **RIGHT OF FIRST REFUSAL.** Notwithstanding the provisions contained in Section 22, if at any time









[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.

"LANDLORD"

Shu Hui Yang, a single woman; and Hoa-Hsing Yang, a single man; and Ting Wei Yang, a single man, all as joint tenants

Shu Hui Yang, a single woman

By:  _____

Date: 6/18/19

Y

Hao Hsiang Yang, a single man

By:  _____

Date: 6/18/19

W

Ting Wei Yang, a single man

By:  _____

Date: 6/18/19

Y

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: AREA MANAGER OUE

By:  _____

Print Name: CHRISTOPHER K. MORSE

Date: 6.24.2019

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

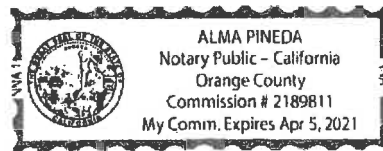
On June 24, 2019 before me, Alma Pineda-Notary Public
(insert name and title of the officer)

personally appeared Christopher Morse,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) 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.

Signature *Alma Pineda* (Seal)



LANDLORD ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Riverside)

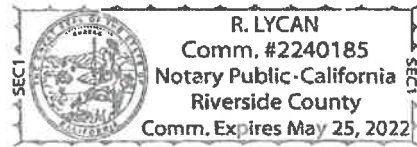
On June 07, 2019 before me, R. Lycan, Notary Public,
(insert name and title of the officer)

personally appeared Shu Hui yang, Hao H. yang and Ting-wei yang who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature [Handwritten Signature]
Name R. Lycan, Notary Public
Notary Public



(Seal)

TENANT ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____,
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature _____
Name _____
Notary Public

(Seal)

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page of

to the Land Lease Agreement dated [Insert Date] , 20 , by and between Shu Hui Yang, a single woman; and Hoa-Hsing Yang, a single man; and Ting Wei Yang, a single man, all as joint tenants, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 3 OF PARCEL MAP NO. 18099, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MPA ON FILE IN BOOK 106, PAGE 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED FEBRUARY 23, 1994 AS INSTRUMENT NO. 76181 OF OFFICIAL RECORDS.

APN: 469-070-046-4

The Premises are described and/or depicted as follows:

Exhibits Attached

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that, to Landlord's actual knowledge, the Property, as of the Effective Date, is free of hazardous substances except as follows:

None.

EXHIBIT 12
STANDARD ACCESS LETTER
[FOLLOWS ON NEXT PAGE]

Date:

Re: Authorized Access granted to APN: 469-070-046-4

To Whom It May Concern:

Please be advised that we have signed a lease with AT&T permitting them to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.

Sincerely,

Owners:

Shu Hui Yang

Ting Wei Yang

Hao Hsiang Yang

3761 Serenity St.

Hemet, California 92545



RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

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

PLOT PLAN WIRELESS NO. 180011 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries – Third Supervisorial District – Hemet- San Jacinto District – San Jacinto Valley Area Plan: Rural Residential (R-RR) – Location: Northerly of Diamond Valley Road, easterly of Palm Avenue, southerly of Batz Road, and westerly of State Street – 36.36 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes a wireless communication facility, for AT&T, disguised as a 70 foot high mono-eucalyptus with eight (8) panel antennas and 12 remote radio heads behind the panel antennas and one (1) microwave dish. The 960 sq. ft. lease area surrounded by a 6 high CMU block wall enclosure will include four equipment cabinets and one (1) GPS antenna.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on July 24, 2020**.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after July 24, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 11, 2019,

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

APN (s) or case numbers PPW180011 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

469070001
ARTHUR CHAN
1055 CLAY ST
SAN FRANCISCO CA 94108

469060036
STEVEN P LONG
JEAN M LONG
30226 AMBER LN
HEMET CA. 92543

469060035
KYLE K HAMPTON
JENNIFER L HAMPTON
30250 AMBER LN
HEMET CA. 92543

469170038
AMY LARISSA SMITH
30250 STEPHANIE ST
HEMET CA 92543

469170036
DANIEL TORNING
ANTOINETTE TORNING
30251 STEPHANIE ST
HEMET CA. 92543

469170037
BRIAN J ARAVE
30303 STEPHANIE ST
HEMET CA. 92543

469180028
CHERYL MARIE ZABLOW
30321 DELISE DR
HEMET CA. 92543

469180027
ANTHONY R CONNELL
JULIETTE CONNELL
30328 STEPHANIE ST
HEMET CA. 92543

469180022
MARISELA GUZMAN
30355 STEPHANIE ST
HEMET CA. 92543

469180026
PHILIP J DAWSON
DENISE D DAWSON
30358 STEPHANIE ST
HEMET CA. 92543

469180029
RICHARD BONANNO
PATRICIA BONANNO
30373 DELISE DR
HEMET CA. 92543

469180032
LYNDA C HARTMAN
STERLING I WHITE
30374 DELISE DR
HEMET CA. 92543

469180023
CRAIG A MICHAEL
MARY J MICHAEL
30407 STEPHANIE ST
HEMET CA. 92543

469070048
KENNETH K KOOSER
KIM M KOOSER
30791 STATE ST
HEMET CA. 92543

469070060
STEPHANIE BECK
30900 CORA LEE RD
HEMET CA 92543

469070054
ROBERT S TAYLOR
DENISE M TAYLOR
30920 PALM AVE
HEMET CA. 92543

469050027
HAO HSIANG YANG
3337 W FLORIDA AV PMB 252
HEMET CA 92543

469050020
TING WEI YANG
SHU HUI YANG
HSIANG TSAI WANG

3761 SERENITY ST
HEMET CA 92545

469070051
TANYA L BAIN
RANDOLPH H BAIN
MARY J BAIN

469070050
TANYA L BAIN
RANDOLPH H BAIN
MARY J BAIN

39125 DIAMOND VALLEY RD
HEMET CA 92543

39125 DIAMOND VALLEY RD
HEMET CA. 92543

469070036
RICHARD L BECK
39170 DIAMOND VALLEY RD
HEMET CA. 92543

469070055
RICHARD L BECK
39185 DIAMOND VALLEY RD
HEMET CA 92543

469070052
TAMMY B LOWE
39225 DIAMOND VALLEY RD
HEMET CA. 92544

469070043
ETHELTYNE M PITTI
39312 CAMERON RD
HEMET CA. 92543

469180025
PATRICIA F BOTTOM
39578 VISTA RD
HEMET CA. 92543

469180030
DAVID W SISK
YVONNE R SISK
39650 VISTA RD
HEMET CA. 92543

469070056
BRAZEAU THOROUGHBRED FARMS
660 CAMINO DE MARES
SAN CLEMENTE CA 92673

469180024
ANTHONY R GREER
ANDREA E GREER
P O BOX 1231
SAN JACINTO CA 92581

469050035
MWD
P O BOX 54153
LOS ANGELES CA 90054

469180031
JULIE HUTCHASON
P O BOX 793
MENIFEE CA 92586

Applicant (PPW180011)

Smartlink, LLC. And AT&T
C/O Alisha Strasheim
3300 Irvine Avenue, Suite 300
Newport Beach, CA 92660

Owner (PPW180011)

Vicky Yang
3761 Serenity Street
Hemet, CA 92545

Engineer (PPW180011)

Casa Industries
C/O Julius Santiago
10650 Reagan Street
Los Alamitos, CA 90720

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PPW180011

Project Location: APN: 469-070-046

Project Description: is a proposal for a new 70-foot AT&T unmanned Wireless Communication Facility disguised as eucalyptus tree and ground-mounted equipment within a 960 square-foot walled lease area. The tower-mounted equipment consists of eight (8) panel antennas, twelve (12) remote radio heads behind the panel antennas and one microwave dish. The ground-mounted equipment includes a 64 square foot AT&T equipment shelter and a polar power generator. Landscaping and a block wall are provided for the lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Smartlink, LLC, 3300 Irvine Avenue, Unit #300, Newport CA 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption (Sec. 15303.d)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The project is exempt from further environmental review per Categorical Exemption Section 15303 (d) which recognizes New Construction or Conversion of Small Structures. A project is exempt pursuant to Section 15303 if it consists of the installation of small new equipment and facilities on small structures. Examples of this exemption include but are not limited to Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to serve such construction. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

 County Contact Person Phone Number

 Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 06/22/2020: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. XXXXX ZCFG No. XXXX - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



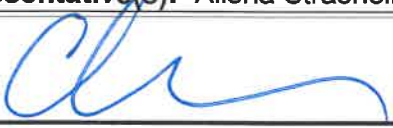
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.5

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number(s):	PPW200003	Applicant(s):	Smartlink LLC., AT&T
CEQA Exempt	Section 15303 (c)		
Area Plan:	REMAP	Representative(s):	Alisha Strasheim
Zoning Area/District:	Tule peak Area	 <hr/> Charissa Leach, P.E. Assistant TLMA Director	
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
Project APN(s):	580-110-032		

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 200003 (PPW200003) proposes a new AT&T wireless colocation on an existing 105-foot tall lattice wireless communication facility initially approved with PP10953. Ground-mounted equipment includes two (2) equipment racks, and one (1) battery rack inside of an existing 193 square-foot lease area, and one (1) 30kw diesel generator on a 45 square-foot on a new concrete pad. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) RRU antennas, four (4) DC9 Surge Suppressors mounted on the existing lattice tower at 65 feet centerline height, and one (1) 4'-0" AT&T Microwave Antenna mounted at 55 feet centerline height. One (1) GPS Antenna, and one. The project is proposed within the development envelope of the PP10953, which is comprised of the 11,500 square feet area surrounding the existing facility.

The project site location is north of Collis Way, east of Bradford Hills Road, west of McClain Lane, south of Bradford Road.

A notice of the Planning Director's approval was mailed to property owners within 600 feet of the project site and was published in the Press Enterprise Newspaper on starting on July 15, 2020. If no property owner requests a public hearing on the application, a public hearing shall not be required. Planning staff has not received written communication or phone calls requesting a public hearing. The decision of the Planning Director is considered final and no action by the Planning Commissions required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671, or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing.

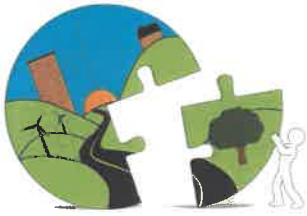
PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 15, 2020.

**The Planning Department Recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE **Plot Plan Wireless No. 200003**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

July 24, 2020

RE: PLAN WIRELESS NO. 200003

FROM: Project Planner – Rob Gonzalez

TO: Charissa Leach, P.E. – Assistant TLMA Director

PLOT PLAN NO. 200003 (PPW200003) proposes a new AT&T wireless colocation on an existing 105-foot tall lattice wireless communication facility initially approved with PP10953. Ground-mounted equipment includes two (2) equipment racks, and one (1) battery rack inside of an existing 193 square-foot lease area, and one (1) 30kw diesel generator on a 45 square-foot on a new concrete pad. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) RRU antennas, four (4) DC9 Surge Suppressors mounted on the existing lattice tower at 65 feet centerline height, and one (1) 4'-0" AT&T Microwave Antenna mounted at 55 feet centerline height. One (1) GPS Antenna, and one. The project is proposed within the development envelope of the PP10953, which is comprised of the 11,500 square feet area surrounding the existing facility at APN: 580-110-032.

On July 24, 2020 the noticing period concluded and no correspondence requested a public hearing. Therefore staff is prepared to approve the project administratively. Please see the attached Staff Report for your review and signature.

Y:\Planning Case Files-Riverside office\wcs00011r1\PC Memo #2.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: July 15, 2020

PROPOSED PROJECT

Case Number(s):	PPW200003	Applicant(s):	Smartlink LLC., AT&T
CEQA Exempt	Section 15303 (c)		
Area Plan:	REMAP	Representative(s):	Alisha Strasheim
Zoning Area/District:	Tule peak Area	 Charissa Leach, P.E. Assistant TLMA Director	
Supervisory District:	Third District		
Project Planner:	Rob Gonzalez		
Project APN(s):	580-110-032		

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 200003 (PPW200003) proposes a new AT&T wireless colocation on an existing 105-foot tall lattice wireless communication facility initially approved with PP10953. Ground-mounted equipment includes two (2) equipment racks, and one (1) battery rack inside of an existing 193 square-foot lease area, and one (1) 30kw diesel generator on a 45 square-foot on a new concrete pad. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) RRU antennas, four (4) DC9 Surge Suppressors mounted on the existing lattice tower at 65 feet centerline height, and one (1) 4'-0" AT&T Microwave Antenna mounted at 55 feet centerline height. One (1) GPS Antenna, and one. The project is proposed within the development envelope of the PP10953, which is comprised of the 11,500 square feet area surrounding the existing facility.

The project site location is north of Collis Way, east of Bradford Hills Road, west of McClain Lane, south of Bradford Road.

The above shall herein after be referred to as "the Project," or "Project"

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan Wireless No. 200003, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential (R-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Zoning Classification:	Rural-Residential 5 Acre Minimum (R:R-R-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural-Residential 5 Acre Minimum (R:R-R-5)
East:	Rural-Residential 5 Acre Minimum (R:R-R-5)
South:	Rural-Residential 5 Acre Minimum (R:R-R-5)
West:	Rural-Residential 5 Acre Minimum (R:R-R-5)
Existing Use:	A Lattice Wireless Telecommunication Facility
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	8.16 Gross Acres	
Proposed Lease Area (SQFT): Height (FT):	Cell Site Project Area is 382 sq. ft.	70 feet max.

Located Within:

City's Sphere of Influence:	No
-----------------------------	----

Community Service Area ("CSA"):	Yes – CSA 152, CSA 153
Special Flood Hazard Zone:	Yes – RCFC
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes - High
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	Yes - 7118
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

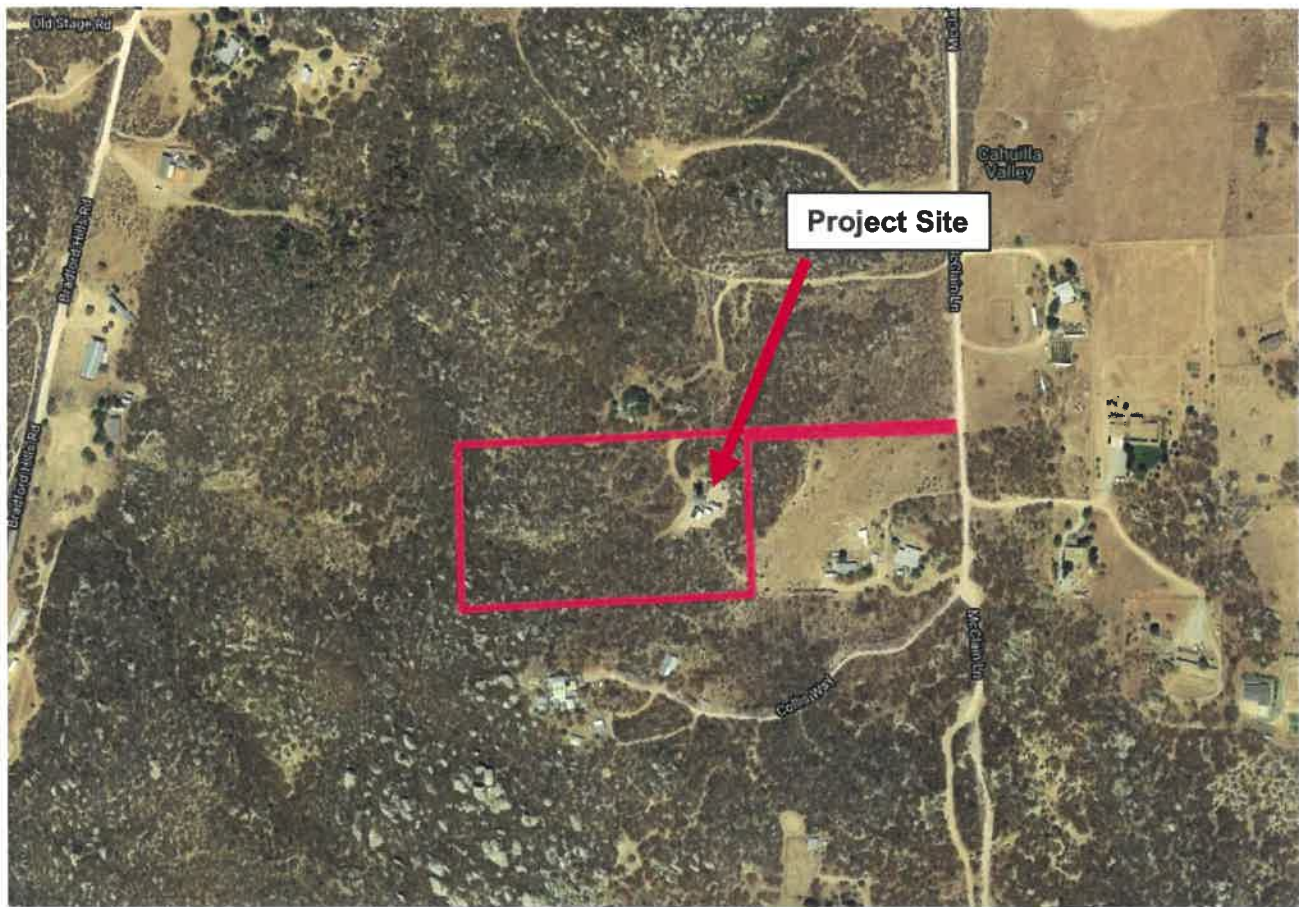


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Background

On February 28, 2020, the applicant, Smartlink, LLC., submitted Plot Plan No. 200003, proposing to establish a new AT&T collocation on an existing 105-foot tall lattice wireless communication facility, which was built under County of Riverside permits. The County of Riverside has approved several entitlements and substantial conformances for facility upgrades and collocations since the original entitlement. This application is AT&T's first proposal for collocation on the site.

On March 26, 2020, the application was first reviewed in an internal Development Advisory Committee (DAC). Comments and corrections were issued regarding the project, specifications, and design elements of the proposed exhibits and elevations. The applicant received clearance from all the reviewing agencies. Therefore, staff recommends approval of the proposed collocation subject to conditions of approval.

General Plan

The Project site has a General Plan Foundation Component of Rural and a land use designation of Rural Residential (R: RR) within the Riverside Extended Mountain Area Plan. The Rural Residential (R-R) land use designation allows for Single-family residences with a minimum lot size of 5 acres. The land use designation also allows for limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources), and associated uses and governmental uses. The project site is surrounded by properties that are designated as Rural: Rural Residential (R: RR). The surrounding properties are mountainous vacant lots with a very low-density distribution of residential and accessory structures on the sites.

Zoning/Development Standards

Wireless Communication Facilities are regulated by Section Article XIXg of County of Riverside Ordinance No. 348. The property has an underlying zoning classification of Rural Residential 5 Acre Minimum (R-R-5), a residential zone classification. Pursuant to Section 19.405 of the County's Ordinance, new collocations are permitted with an approved plot plan which can be processed administratively if no property owner requests a public hearing during public noticing. Staff has reviewed the project and has determined that the project compliant with the applicable development standards of the County of Riverside Ordinance No. 348.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project is exempt from further environmental review per categorical exemption Section 15303 (d) which recognizes New Construction or Conversion of Small Structures. A project is exempt pursuant to Section 15303 if it consists of the installation of small new equipment and facilities on small structures. Examples of this exemption include but are not limited to Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to serve such construction. The project qualifies for this exemption as it is a telecommunication utility that services area residents.

None of the environmental conditions noted under Section 15300.2 occur on the site, therefore the project is exempt from CEQA and no further environmental review is required. Specifically, there are no successive projects of the same type in the same place expected to have a cumulative effect on the site. The Site is placed with the development envelope of the existing tower and the ground-mounted equipment will be screened by existing vegetation and the varied terrain of the area. The facility will not have a cumulative visual effect on the area. Additionally, there are no unusual circumstances such as

scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR) (5 Acre Minimum). The Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation allows for Single-family residences with a minimum lot size of 5 acres. Additionally, the land use designation allows for limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources), and associated uses and governmental uses. The project site is surrounded by properties with the same General Plan Land Use Designation. The proposed Project is consistent with the General Plan, as wireless communication facilities are allowed to support residential areas.
2. The project site has a Zoning Classification Rural Residential (5 Acre Minimum), which is consistent with the Riverside County General Plan Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum) pursuant to the Ordinance No. 348, Article XIXg, Section 19.405, (A) and (B), which states that collocated wireless communication facilities may be located in any zone classification. An application for a plot plan shall be made to the Planning Director in accordance with Section 18.30. of this ordinance. The application shall be classified as a plot plan that is subject to the California Environmental Quality Act and that is transmitted to any governmental agency other than the County Planning Department for review and comment. A public hearing on the application shall not be required. All the procedural provisions of Section 18.30, shall apply to the application, except as provided herein, with the project is allowed in the R-R-5 zone with an approved plot plan.
3. The project site is within the Anza Valley Policy Area, which is an area recognized for its rural agricultural rand ranching "small town" character. The Anza Valley Policy Area also promotes a high quality of life for its residences. The proposed wireless communication facility contributes to the goals of promoting a high quality of life for its residence by providing a telecommunication utility that supports wireless communication to area residents. The proposed project also contributes to the area's critical communication infrastructure which may be used by first responders during public safety concerns.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a wireless collocation shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The facility is owned by one telecommunication service provider and is attached to a facility owned by a different telecommunication service provider or tower owner or operator.
 - i) The project is compliant with this provision as the tower is owned by a separate tower owner than the proposed collocator. The tower is owned by American Towers, LLC, and the proposed collocation is for AT&T.

2. The height of the existing facility is not increased by more than ten (10) feet.
 - i) The project is compliant with this provision as the proposed equipment does not increase the height of the existing tower.
3. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The project is compliant with this provision as the proposed equipment enclosures are architecturally compatible with the surrounding area.
 - i) The color of the equipment enclosures have been conditioned to be neutral in color to match the natural setting of the surrounding area.
4. The application has met the processing requirements set forth in Article XIXg (Wireless Communication Facilities).
 - i) The application has met the processing requirements set forth in Article XIXg. As noted in this report, the project meets all development standards for Wireless Communication Facilities. In addition, the applicant has submitted all applicable documentation required for wireless communication facilities.
5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.
 - i) The project is compliant with this provision. Staff has applied a condition of approval which states that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The condition also stipulates that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards Findings:

Section 19.410 "Development Standards of Article XIXg "Wireless Communication Facilities"

- A. **Area Disturbance.** Physical disturbance to the site will be minimal. The proposed AT&T collocation facility will be within the development envelope of the existing wireless communication facility. The materials and finishes of the existing wireless facility shall remain unchanged.
- B. **Fencing and Walls.** Support equipment are within equipment enclosures and not readily available to the general public. The enclosure are screened from public view by naturally occurring landscaping and geographical features.

- C. **Height Limitations.** The project site is located within the Rural Residential 5 Acre Minimum (R-R-5) Zoning Classification. The proposed project does not exceed or modify the approved height of the original PP10953.
- D. **Impacts.** The location of the wireless collocation is within an existing wireless communication facility. The project will not have an adverse effect on the environment, because the project will be minimized by utilizing existing lease area and adding 45 square feet of equipment within the development envelope of the original facility.
- E. **Landscaping.** A conceptual landscaping plan is not required for this project since the site has naturally occurring landscaping around the development envelope that screens the equipment from public view. The approved exhibits demonstrate existing landscaping and natural geographical features (rock outcroppings, etc.) around the development envelope of the facility.
- F. **Lighting.** Outside lighting is prohibited unless required by the FAA or the California Building Code ("CBC"). Any new lighting system used during construction or installed on the facility shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and to not to create a nuisance for the surrounding property owners or wildlife. The project will be concealed by an existing tower and therefore, the lighting requirement is not applicable.
- G. **Noise.** All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. Wireless communication facilities typically produce negligible noise during normal operations and the nearest habitable structure will not be affected. The equipment enclosure will contain an emergency backup generator. The generator is to be only used in the event of a power disruption and during maintenance checks. It will not be used during the course of regular operations. Any noise produced by the generator is required to comply with the County noise standards.
- H. **Parking.** The wireless communication facility will provide one existing non-exclusive parking space for the employee providing maintenance to the tower. Existing adequate access to the facility is provided.
- I. **Paved Access.** Access to the existing wireless communication facility is provided by existing non-exclusive access route. The existing access route is adequate for the facility.
- J. **Power and Communication Lines.** No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation.
- K. **Roof- Mounted Facilities.** This project consist of a collocation for AT&T Wireless Communication facilities and is not a roof mounted. This is not a roof mounted facility and as a result, this requirement to maintain rooftop equipment at a height of 10-feet or less above a roofline, does not apply.
- L. **Sensitive View-shed.** The wireless communication facility will be on an existing tower which minimally impact the existing view-shed.
- M. **Setbacks.** The proposed wireless communication facilities shall meet the setbacks of the zone classification in which they are located. The project will be set back a distance of 277 feet from the

nearest residential structure. The R-R zone does not set forth setbacks within the development standards.

- N. **Support Facilities.** Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard as the project has been conditioned to comply with this requirement.
- O. **Treatment.** Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall all finishes shall be dark in color with a matte finish and have a reflective rating of 38 percent and shall match the surrounding environment. The proposed wireless collocation will be within an existing tower will blend with the surrounding buildings.

Other Findings:

1. The project site is located within the Western Riverside County Multi-Species Habitat Conservation (WRMSHCP) and is located within WRMSHCP Cell Number 7118. Although the site is within a WRMSHCP Cell, the Habitat Assessment and Negotiation Strategy (HANS) review is not required since it is within the previously developed area resulting from PP10953, which is comprised of the 11,500 square feet area surrounding the existing facility. The project is consistent with the MSHCP.
1. The project site is not located within a City Sphere of Influence.
2. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
4. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. This wireless communication facility collocation is located within a CAL FIRE state responsibility area and a Very High severity zone.
 - a. This wireless communication facility has been designed so that as a whole is depicted in Exhibit A, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space on the parcel of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the wireless communication facility through Riverside County Fire Department. The nearest fire station is Cal Fire Station 77, which will service the proposed wireless facility. The fire station is 2 miles from the wireless communication facility.

- c. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus. No additional water supply for fire protection is required.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Pursuant to Article XIXg, Section 19.404.B.1 of County of Riverside Ordinance No. 348, a notice was sent to all property owners within six hundred (600) feet of the parcel on which the disguised wireless communication facility would be located. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public regarding the project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200003

LAND USE

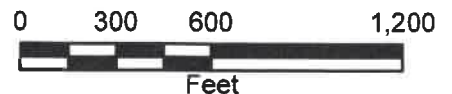
Supervisor: Washington
District 3

Date Drawn: 04/07/2020
Exhibit 1



Zoning Area: Tule Peak

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200003

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

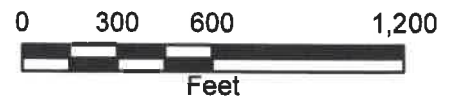
Date Drawn: 04/07/2020

Exhibit 5



Zoning Area: Tule Peak

Author: Vinnie Nguyen

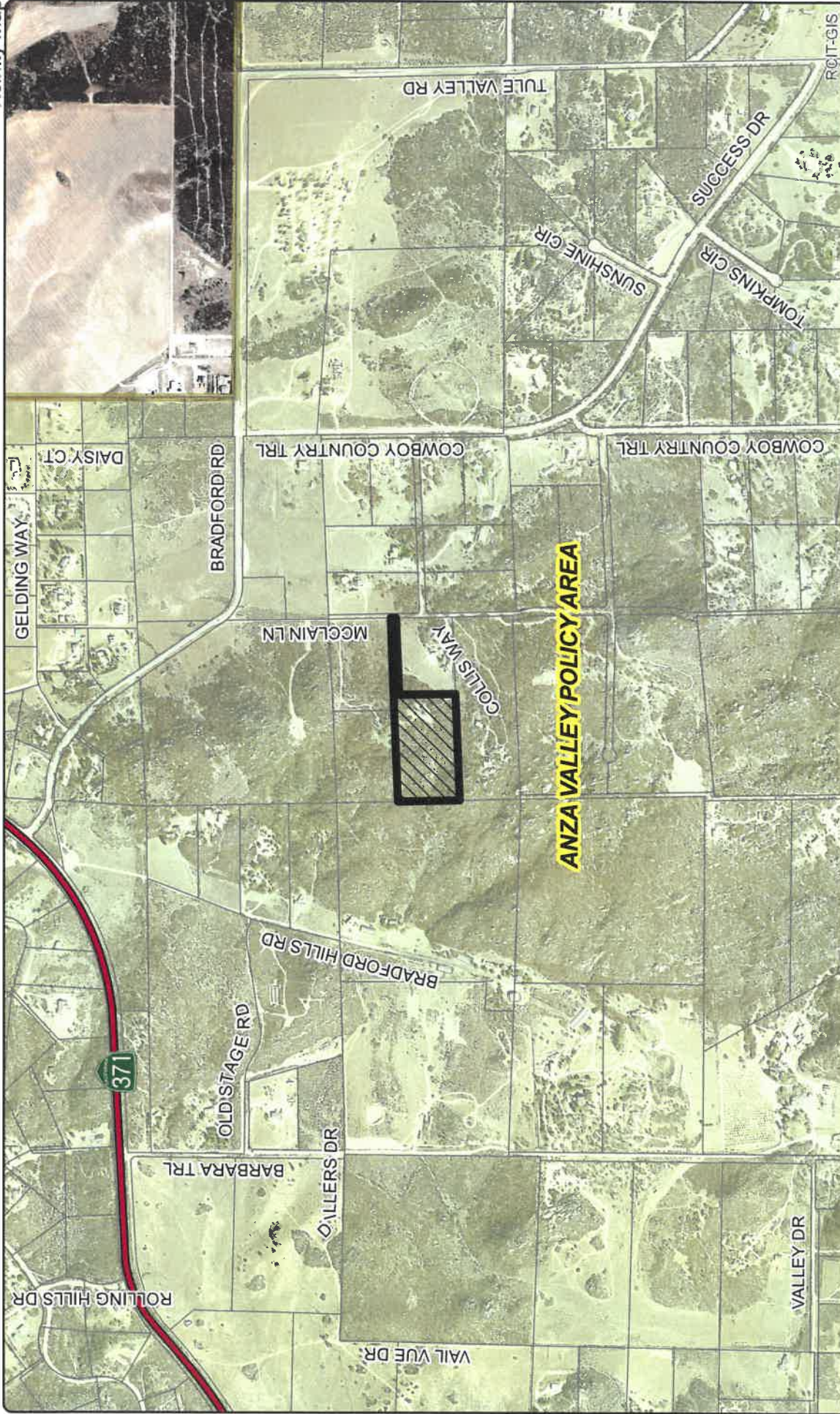


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctims.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW200003
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 04/07/2020
Vicinity Map



Zoning Area: Tule Peak

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan and updated the General Plan for various planning periods. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (760)943-4277 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW200003

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 04/07/2020

Exhibit 2



Zoning Area: Tule Peak

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcslm.org>



SITE NUMBER: CSL02372
SITE NAME: ANZA
USID: 275331; FA#: 13024099
43395 MCCLAIN LANE
AGUANGA, CA 92536
RIVERSIDE COUNTY

ENGINEERING

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA TITLE 24
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA MECHANICAL CODE
 1917-1A-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNARMED AND NOT FOR HUMAN HABITATION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ROUTINE MAINTENANCE OF THE PROJECT AND SHALL RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: AMERICAN TOWER, CORP.
 5000 RIVIERE AVENUE, SUITE 200
 BIRMGHAM, CA 91306
 SALES/ACCOUNT MANAGER-CALIFORNIA
 PHONE: 907-228-3113
 TOWER OWNER: AMERICAN TOWER CORP.
 SITE BY: NISHIE
 3031 ADAMS ST.
 RIVERSIDE, CA 92504
 PHONE: (714) 472-7268
 APPLICANT REPRESENTATIVE: SMARTLINK
 3300 IRVINE AVE, STE 200
 RIVERSIDE, CA 92504
 PHONE: (951) 519-2099
 APPLICANT ADDRESS: 3300 IRVINE AVE, STE 200
 RIVERSIDE, CA 92504
 LATITUDE (NAD 83): 33° 29' 35.97" N (32.483602)
 LONGITUDE (NAD 83): 116° 47' 42.41" W (-116.795114)
 GROUND ELEVATION (NAD 83): 3726.4 MSL
 APN #: 589-110-032
 CURRENT ZONING: R-R-5
 POWER COMPANY: ATEC
 TOWER COMPANY: ATEC
 PROPOSED USE: UNARMED TELECOM FACILITY

PROJECT TEAM

PROJECT MANAGER:
 REAL ESTATE
 RIVERSIDE ENGINEERING LLP
 3073 ADAMS ST
 LAKE FOREST, CA 92530
 PHONE: (951) 519-2099
 CONTRACT BOB STURTEVANT
 PHONE: (714) 473-7268
 rbs@reit.com

SMARTLINK LLC:
 3300 IRVINE AVE, STE 200
 RIVERSIDE, CA 92504
 PHONE: (951) 519-2099
 CONTRACT ERIC HARBANE
 PHONE: (951) 519-2099
 eric.harbane@smartlink.com

RF ENGINEER:
 RIVERSIDE ENGINEERING LLP
 3073 ADAMS ST
 LAKE FOREST, CA 92530
 PHONE: (951) 519-2099
 CONTRACT CHRIS DORNEY
 PHONE: (951) 519-2099
 chris.dorney@reit.com

CONSTRUCTION MANAGER:
 BECHTEL COMMUNICATIONS
 10000 WILSON AVE, STE 225
 IRVINE, CA 92618
 PHONE: (714) 343-0841
 rwiner@bechtel.com



PLANS PREPARED BY:
INFINIGY8
ENGINEERING LLP
 26455 RANCHO PARKWAY SOUTH
 LAKE FOREST, CALIFORNIA 92509

JOB NUMBER: 308-1002-1

NO	DATE	DESCRIPTION
5	09/02/20	PLANNING COMMENTS
4	08/17/20	100% CONSTRUCTION DRAWINGS
3	07/27/20	100% CONSTRUCTION DRAWINGS
2	07/16/20	100% CONSTRUCTION DRAWINGS
1	07/16/20	100% CONSTRUCTION DRAWINGS

IT IS A VIOLATION OF LAW FOR ANY PERSON
 UNLESS THEY ARE A REGISTERED PROFESSIONAL
 ENGINEER TO SEAL OR SIGN THESE DRAWINGS
 OR TO ALTER THIS DOCUMENT.

CSL02372
 ANZA
 43395 MCCLAIN LANE
 AGUANGA, CA 92536
 RIVERSIDE COUNTY

SHEET TITLE
 TITLE SHEET
 SHEET NUMBER
 T-1

CONSTRUCTION DRAWING
 IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

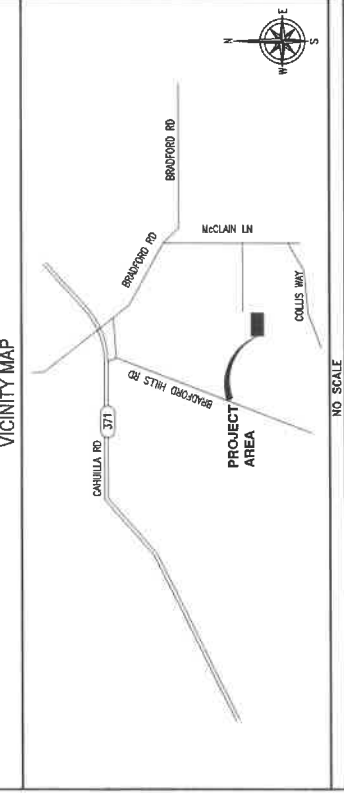
PROJECT DESCRIPTION
 AT&T WIRELESS PROPOSES TO CONSTRUCT A NEW WIRELESS ANTENNA INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING: RACKS, (1) BATTERY PACK INSIDE AN (E) EQUIPMENT ROOM
 • INSTALLATION OF (1) 8'-0" TALL PANEL ANTENNAS
 • INSTALLATION OF (1) 4' x 4' MICROWAVE DISH ANTENNA
 • INSTALLATION OF (1) PCS SURGE SUPPRESSORS
 • INSTALLATION OF (1) GPS ANTENNA
 • INSTALLATION OF (1) GPS GENERATOR ON 4'-6"x10'-0" CONCRETE PAD
 • POWER & TELCO CABINETS (1) 48 S.F. (1) 48 S.F.
 • WOOD FLOOR AREA (45 S.F.) + OUTDOOR LEASE AREA (44 S.F.) + ANTENNA AREA (144 S.F.) + GENERATOR AREA (45 S.F.) + EQUIPMENT ROOM (144 S.F.)
 • REMOVED AND RELOCATED EXISTING (1) DISH ANTENNA AND (1) MICROWAVE DISH BY OTHERS

DRAWING INDEX

SHEET NO.	TITLE SHEET
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-1-1	ENLARGED SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUTS
A-3	ELEVATIONS
A-4	ELEVATIONS

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA GAS COMPANY 800-227-2689
 AN HOUR BEFORE YOU DO

DO NOT SCALE DRAWINGS
 SUBCONTRACTOR SHALL VERIFY ALL PLANS & DIMENSIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



DRIVING DIRECTIONS
 DIRECTIONS FROM RIVERSIDE AT&T OFFICE (3073 ADAMS ST, RIVERSIDE, CA 92504):
 1. HEAD SOUTHEAST ON ADAMS ST/AUTO CENTER DR TOWARD AUTOBAHN CT
 2. TURN LEFT ON DUFFERIN AVE
 3. TURN RIGHT ON JEFFERSON ST
 4. CONTINUE ONTO BRADLEY ST
 5. TURN RIGHT ONTO WASHINGTON ST
 6. USE THE LEFT 2 LANES TO TURN LEFT AFTER JACK IN THE BOX (ON THE LEFT)
 7. CONTINUE STRAIGHT TO STAY ON VAN BUREN BOULEVARD
 8. USE THE RIGHT 2 LANES TO TURN RIGHT TO MERGE ONTO I-215 S
 9. MERGE ONTO I-15 S
 10. TAKE THE TEMECULA PARKWAY/SH 79 EXIT
 11. KEEP RIGHT AT THE FORK AND MERGE ONTO CA-79 S/TEMECULA PKWY
 12. TURN LEFT ONTO CA-371 E
 13. TURN RIGHT ONTO BRADFORD RD
 14. THE SITE IS ON THE RIGHT

NO SCALE

REVISION DESCRIPTION:

DATE:	11/15/13	SUBMITTAL
1:	12/04/19	FINAL
2:	MT	

30515 HANCOCK PARKWAY CENTER LANE PUEBLO, CA 92468
(951) 713-8917 OFFICE (951) 713-8911 FAX

INFINIGY8



APPROVED BY: INITIALS: DATE:

LANDSCAPE: _____

LEASING: _____

ZONING: _____

RF: _____

EP: _____

DETAILED: _____

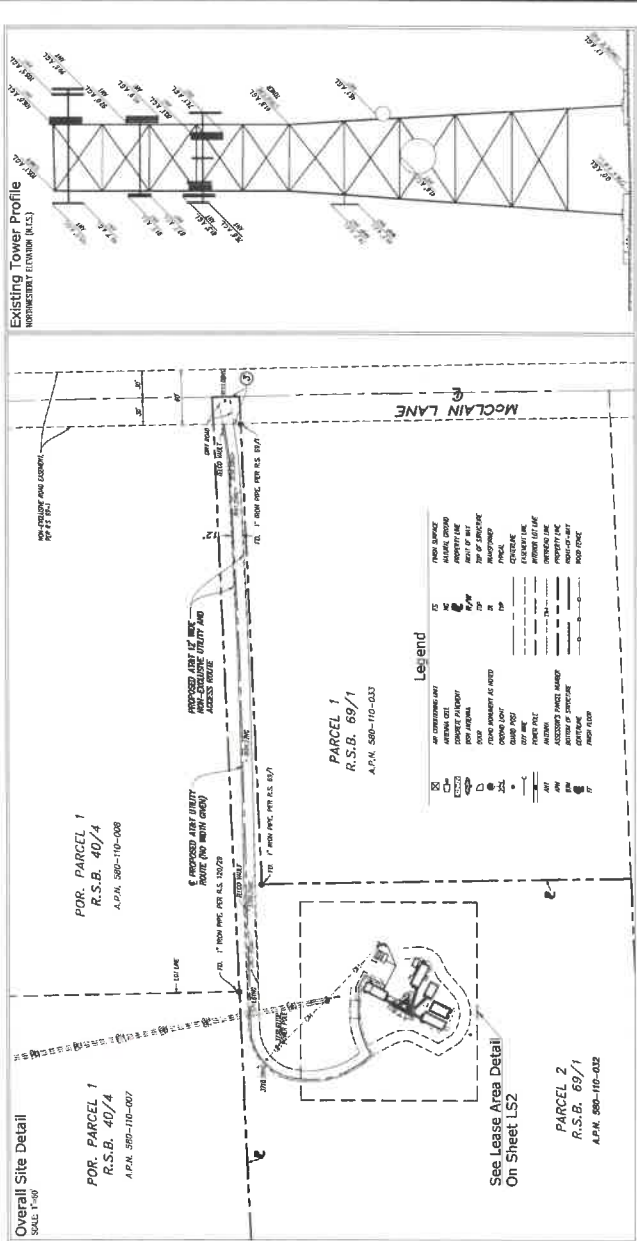
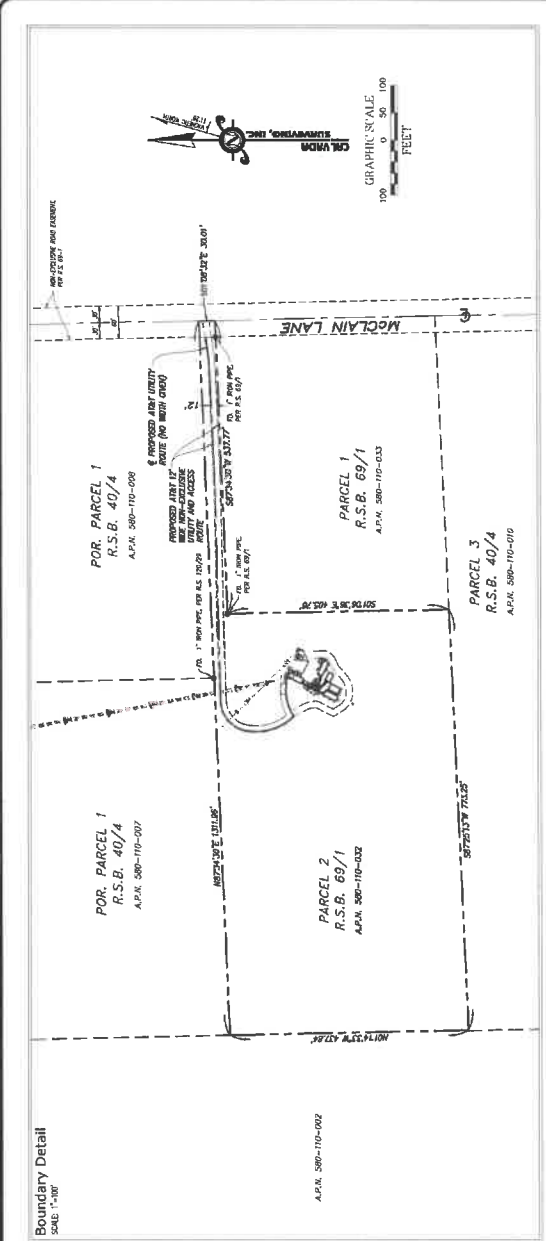
SITE NAME: **CSL02372**

SITE ADDRESS: **43385 McCLAIN LANE
AGUANGA, CA 92536**

SHEET TITLE: **TOPOGRAPHIC
SURVEY**

DRAWN BY: VCS
DATE: 11/15/13

SHEET NUMBER: **LS1** SHEET 1 OF 2



Title Report
Prepared by: Geomatics Ltd Inc. (MDS&E) Company
11/15/13
Date: 11/15/13

Legal Description
The legal description of the land is as follows: ...

Assessor's Parcel No.
98-10-032

Easements
The easement for this proposed structure is shown on the map...

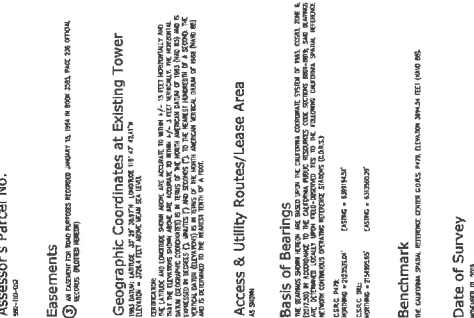
Geographic Coordinates at Existing Tower
NAD 83 - UTM 11Q UTM Zone 58N
Easting = 326,137.000m
Northing = 4,371,000.000m

Access & Utility Routes/Lease Area
Access is shown via the driveway and McCLAIN LANE.

Basis of Bearings
The bearings were determined by magnetic declination...

Benchmark
The California State Plane North Zone NAD 83 datum was used...

Date of Survey
November 15, 2013



REV	DATE	REVISION DESCRIPTION
1	12/04/19	SUBMITTAL
		FINAL

INFINIGY8
 2043 AVENUE 1468/1476/1478 LAND PROJECT, CA 92004
 (PH) 774-3071 OFFICE (PH) 774-3071 FAX

AT&T
 5735 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121
 EMPLOYMENT FACILITY

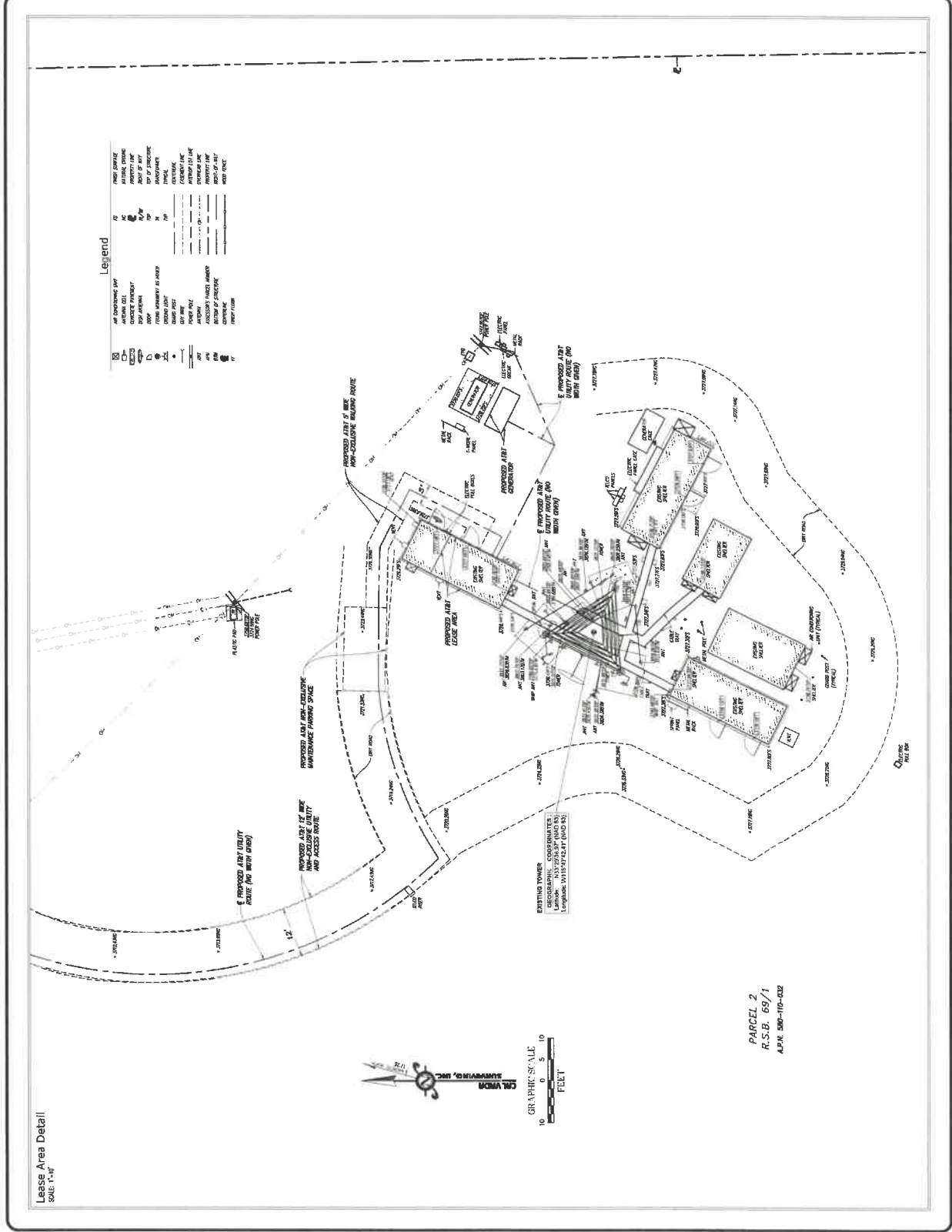
CAL VADA SURVEYING, INC.
 411 Amphlett Blvd, Suite 300, San Diego, CA 92108
 (619) 453-7939
 487 FIVE STAR CALIFORNIA PROFESSIONAL SEAL

APPROVED:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.F.:		
E.P.:		
C.P.M.:		

SITE NAME: **CSL02372**
 SITE ADDRESS: **43395 McCLAIN LANE
 AGUANGA, CA 92536**

DATE:	11/11/19
DRAWN BY:	VJD
CHECKED BY:	
SHEET NUMBER:	

LS2 SHEET 2 OF 2





1452 EDINGER AVE
TUSTIN, CA 92780



3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
**INFINIGY8
ENGINEERING, LLP**
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92650

JOB NUMBER: 580-0001-2

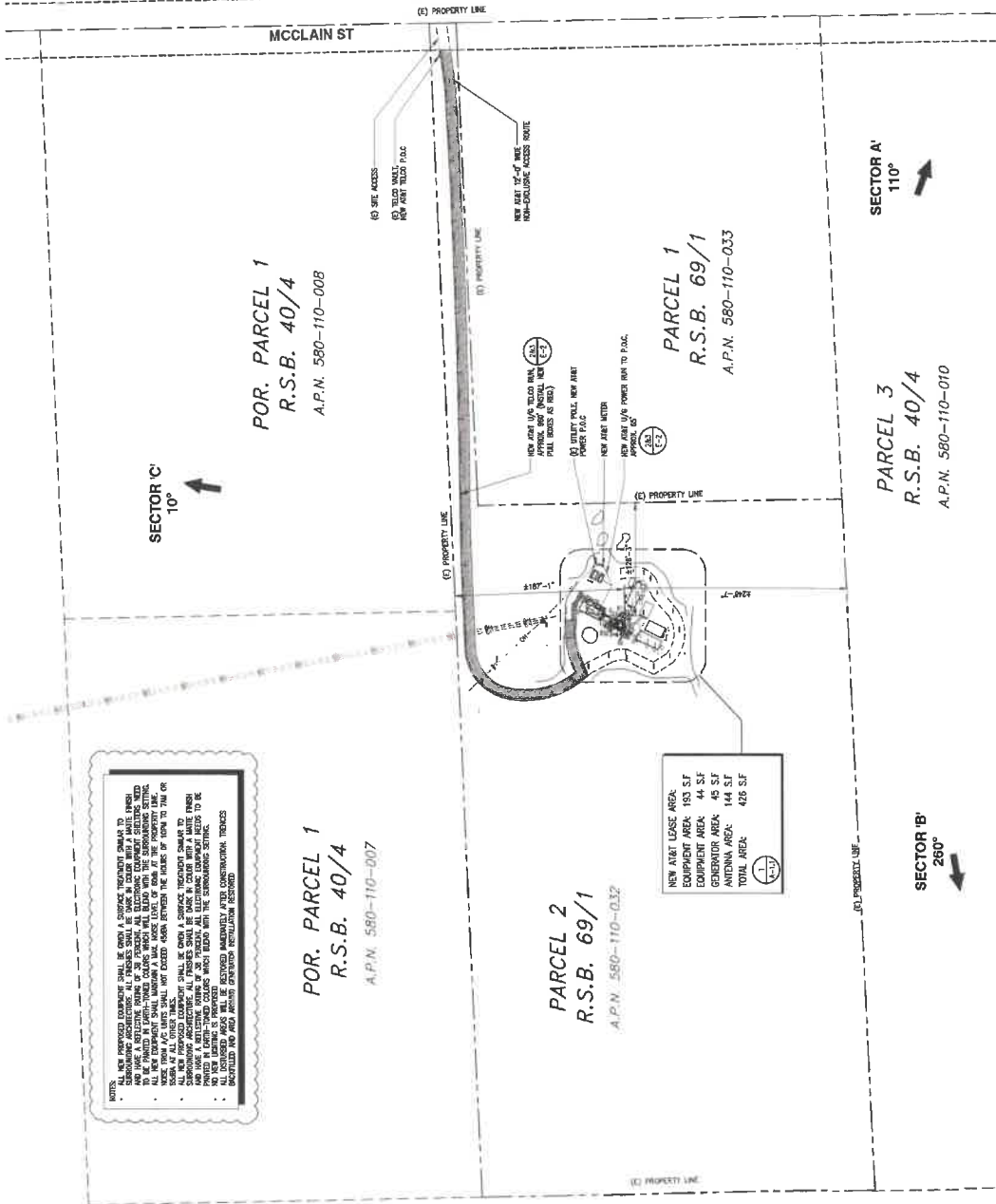
NO.	DATE	DESCRIPTION
5	01/02/20	PLANNING COMMENTS
4	08/27/19	ISSUE CORRECTIVE DRAWINGS
3	10/27/18	ISSUE CORRECTIVE DRAWINGS
2	04/10/18	ISSUE CORRECTIVE DRAWINGS
1	01/10/18	ISSUE CORRECTIVE DRAWINGS

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TO AVOID THE DOCUMENT.

CSL02372
ANZA
43395 MCCLAIN LANE
AGUANGA, CA 92536
RIVERSIDE COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



NOTES:
 1. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND SANITATION SYSTEMS.
 2. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF WATER SUPPLY SYSTEMS.
 3. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF GAS DISTRIBUTION SYSTEMS.
 4. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF POWER DISTRIBUTION SYSTEMS.
 5. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF TRUNK LINES.
 6. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF COLLECTION SYSTEMS.
 7. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF TREATMENT PLANTS.
 8. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF STORAGE TANKS.
 9. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF PUMP STATIONS.
 10. ALL PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ANZA SPECIFICATIONS FOR CONSTRUCTION OF VALVES.

NEW ABUTMENT AREA:	193 SF
EQUIPMENT AREA:	44 SF
GENERATOR AREA:	45 SF
STORAGE TANK:	146 SF
TOTAL AREA:	428 SF

SCALE
1"=60'-0"
0 30' 60' 120'

SITE PLAN



1432 ENGINERS AVE
TUSTIN, CA 92780



3300 IRVINE AVE, STE 300
NEWPORT BEACH, CA 92660

INFINICITY8
ENGINEERING, LLP
25455 RANCHO PARKWAY SOUTH
LANE FOREST, CALIFORNIA 92685

JOB NUMBER: 306-1022-C

REV	DATE	DESCRIPTION
1	04/17/2019	ISSUE FOR CONSTRUCTION PERMITS
2	06/17/2019	REVISED TO REFLECT PERMIT COMMENTS
3	07/11/2019	REVISED TO REFLECT PERMIT COMMENTS
4	07/11/2019	REVISED TO REFLECT PERMIT COMMENTS
5	07/11/2019	REVISED TO REFLECT PERMIT COMMENTS

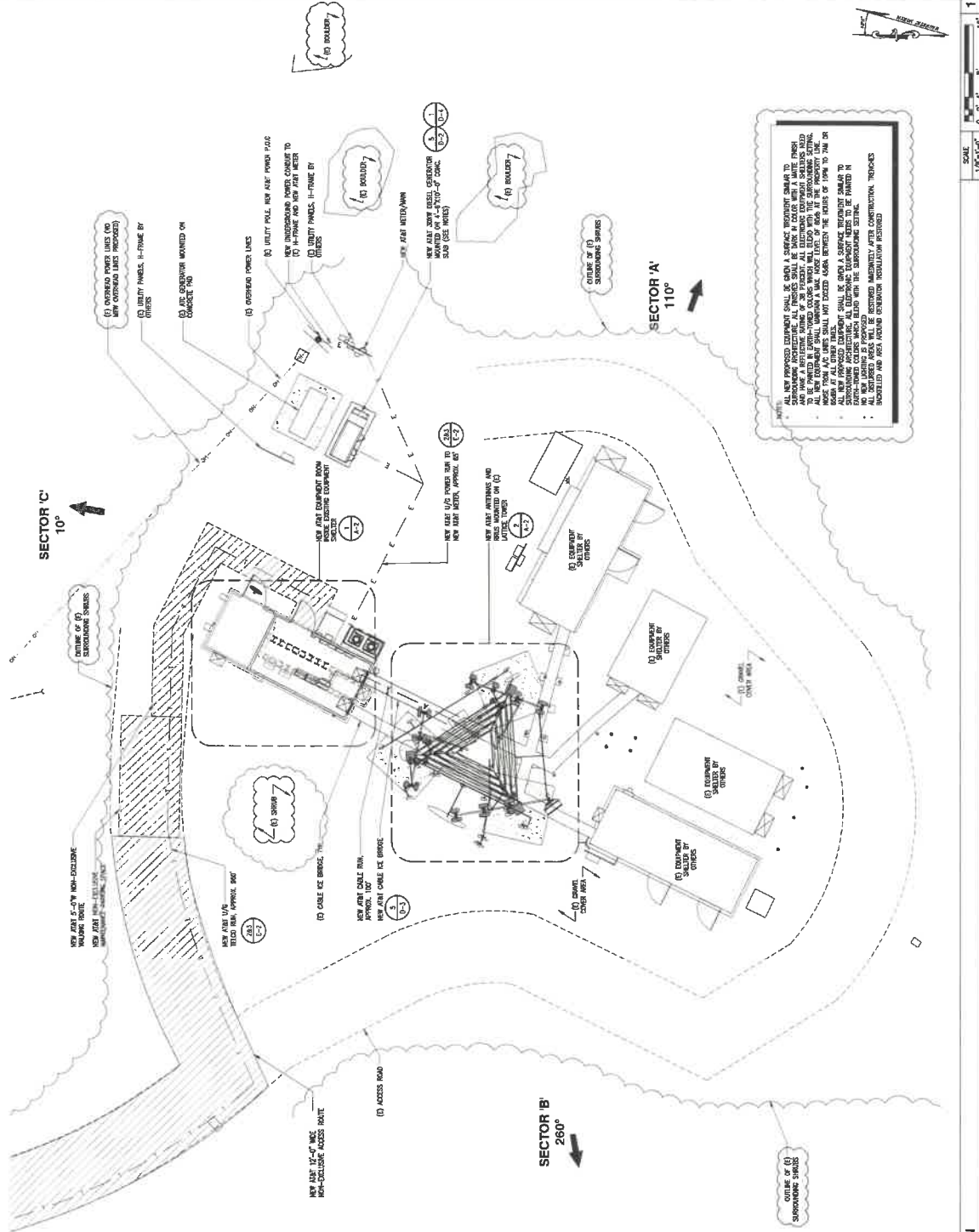
IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS A DESIGN PROFESSIONAL REGISTERED
TO SEAL THIS DOCUMENT.

CSL02372
ANZA
43395 MCCLAIN LANE
AGUANGA, CA 92536
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

A-1.1



ALL NEW PROPOSED EQUIPMENT SHALL BE SUCH A SURFACE MOUNTED SIMILAR TO
THAT SHOWN ON THE PLAN. ALL NEW PROPOSED EQUIPMENT SHALL BE
AND HAVE A REFLECTIVE SURFACE OF 50 PERCENT. ALL ELECTRICAL EQUIPMENT
SHALL BE MOUNTED ON 4\"/>

PARCEL 2
R.S.B. 69/1
A.P.N. 580-110-032

ENLARGED SITE PLAN

SCALE
1/8\"/>



PLANS PREPARED BY:
INFINIGY8
 ENGINEERING, LLP
 25405 RANCHO PARADISE SOUTH
 LAKE FOREST, CALIFORNIA 92640

REV	DATE	DESCRIPTION
5	04/20/20	PLANNING COMMENTS
4	02/14/20	ISSUE DISTRIBUTION COMMENTS
3	01/27/20	ISSUE DISTRIBUTION COMMENTS
2	01/27/20	ISSUE DISTRIBUTION COMMENTS
1	01/27/20	ISSUE DISTRIBUTION COMMENTS

IF BE A MODIFICATION OF LAW FOR ANY PERSON,
 UNLESS INDICATED OTHERWISE, THE APPLICABLE
 TO ALTER THIS DOCUMENT.

CSL02372
 ANZA
 43395 MCCLAIN LANE
 AGRAWANA, CA 92536
 RIVERSIDE COUNTY

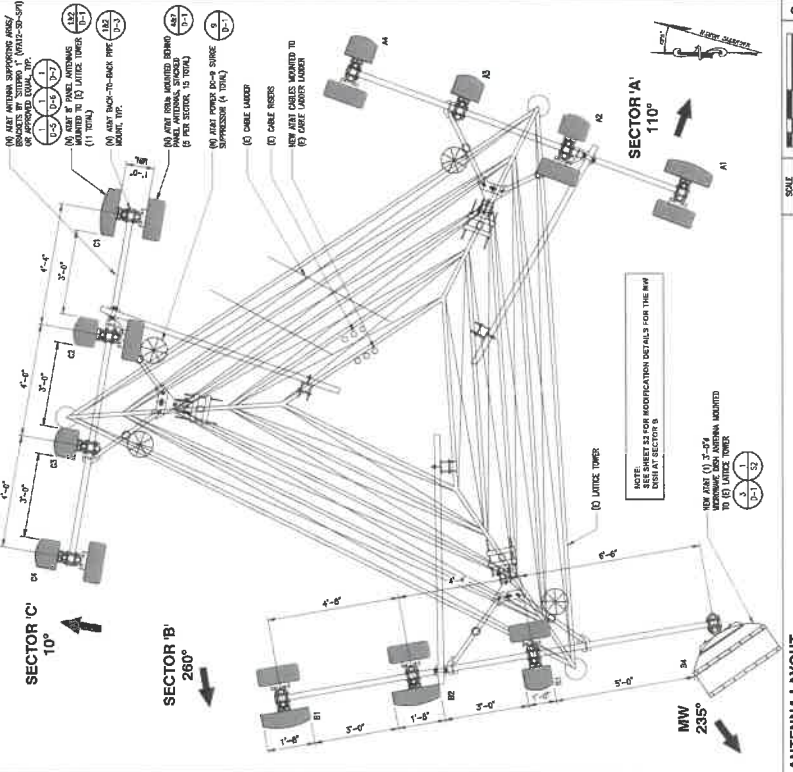
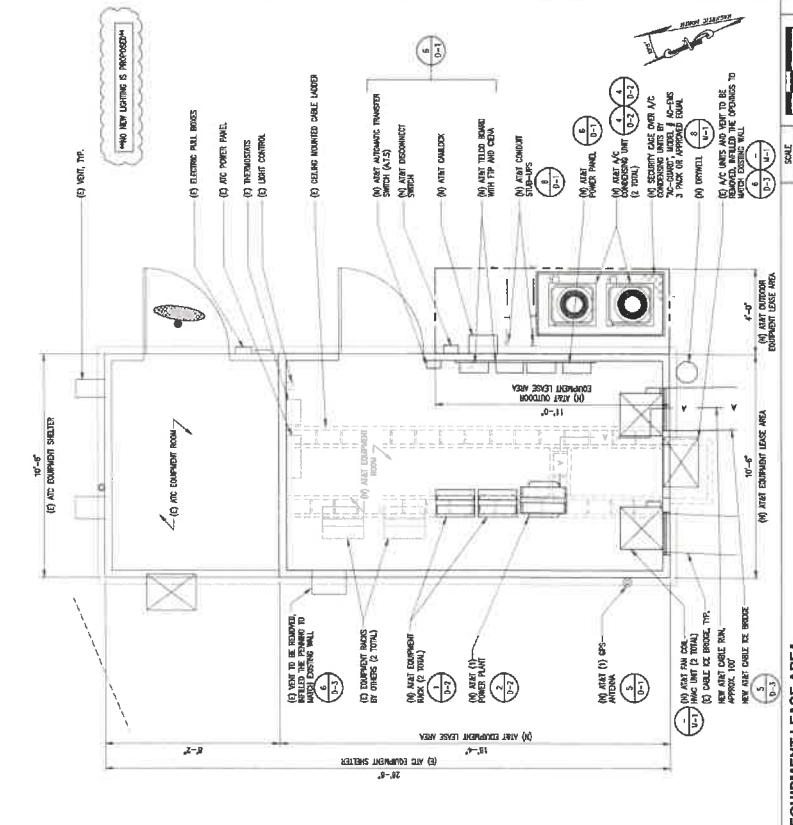
SHEET TITLE
**EQUIPMENT AND
 ANTENNA LAYOUTS**

SHEET NUMBER
A-2

SECTOR	RRU	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES ABOVE BELOW	RRU MODEL	RRU COUNT	RRU UP or DOWN	RRU LOCATION (DISTANCE FROM ANTENNA)	RRU MIN. CLEARANCES ABOVE BELOW	RRU MODEL	SURE SUPPRESSOR
A1	1	RRUS-4478 B14	18" 8"	RRUS-4478 B14	2	UP	3'-0"	18" 8"	RRUS-4478 B14	1
A2	1	RRUS-4415 B30	18" 8"	RRUS-4415 B30	2	UP	3'-0"	18" 8"	RRUS-4415 B30	2
B1	1	RRUS-4478 B14	18" 8"	RRUS-4478 B14	2	UP	3'-0"	18" 8"	RRUS-4478 B14	1
B2	1	RRUS-4415 B30	18" 8"	RRUS-4415 B30	2	UP	3'-0"	18" 8"	RRUS-4415 B30	2
C1	1	RRUS-4478 B14	18" 8"	RRUS-4478 B14	2	UP	3'-0"	18" 8"	RRUS-4478 B14	1
C2	1	RRUS-4415 B30	18" 8"	RRUS-4415 B30	2	UP	3'-0"	18" 8"	RRUS-4415 B30	2
C3	1	RRUS-4478 B14	18" 8"	RRUS-4478 B14	2	UP	3'-0"	18" 8"	RRUS-4478 B14	1
C4	1	RRUS-4415 B30	18" 8"	RRUS-4415 B30	2	UP	3'-0"	18" 8"	RRUS-4415 B30	2

SECTOR	TECHNOLOGY	ANTENNA MODEL (TRD)	SIZE	RAD CENTER	FEEDER/JAMPER LENGTH	TRANSMISSION LINES (LENGTH FT. +/-)	FEEDER/JAMPER TYPE	DC CABLE
A1	LTE	800-1058K	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
A2	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
A3	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
A4	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
B1	LTE	800-1058K	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
B2	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
B3	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
B4	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
C1	LTE	800-1058K	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
C2	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
C3	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)
C4	LTE	05868-3E	8"	64'-0"	16'-0"	LDFA (1/2')	±100° (ANG #)	±100° (ANG #)

ANTENNA / RRU SCHEDULES



TOTAL EQUIPMENT COUNT: 1
 RRUS: 15
 SUPPRESSORS: 4
 INTERCONNECT: 1

SCALE: 3/8"=1'-0"

SCALE: 1/2"=1'-0"

EQUIPMENT LEASE AREA

ANTENNA LAYOUT



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

Juan C. Perez
Agency Director



06/18/20, 11:01 am

PPW200003

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW200003. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PPW200003 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan Wireless No. 200003 (PPW200003) consists of a new AT&T collocation within the development envelope of an existing unmanned 105-foot lattice wireless communication facility previously approved through PP10953. The collocation consists of 12 panel antennas and 36 RRU antennas mounted at 64 feet centerline, 25 radios, and 1 microwave antenna mounted at 55 feet centerline. The project proposed supporting equipment within existing lease enclosures, and a new 45 square foot concrete pad for a diesel generator.

Advisory Notification. 3 AND - Removal and Abandonment

The telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. If the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
(1)Exhibit A (Site Plan), Sheet A-1 and Sheet A-1/1, dated 04/02/2020.
(2)Exhibit B (Elevations), Sheet A-3 and Sheet A-4, dated 04/02/2020.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

- (3)Exhibit C (Title Sheet), Sheet T-1, Dated 04/02/2020
- (4)Exhibit D (Topographical Service), Sheet LS-1 and LS-2, Dated 11/11/2019
- (5)Exhibit E (Equipment and Antenna Layouts), Sheet A-2, Dated 04/02/2020

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - PPW Collocation

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.

E Health

E Health. 1 Gen - Custom

If any structures are proposed with plumbing fixtures or potable water, additional information will need to be submitted to Environmental health for approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

Gen - Signage (cont.)

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 the telecommunication facility company.

If a colocated facility (addition 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.

Planning. 6

Gen - Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10-feet surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

Planning. 7

Gen - Transmission Interference

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology ("RCIT") staff and implement acceptable mitigation measures, as approved by RCIT.

Planning-All

Planning-All. 1

Gen - No Proposed Use

The remainder of the subject property, (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 Riverside County Ordinance No. 348

Transportation

Transportation. 1

TRANS GENERAL CONDITIONS

1. 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. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 TRANS GENERAL CONDITIONS (cont.)

the true meaning of the conditions shall be referred to the Transportation Department.

2. Driveway centerline intersection shall be at 90 degrees, plus or minus 5 degrees.

3. 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.

Plan: PPW200003

Parcel: 580110032

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Gen - Custom Not Satisfied

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

080 - Fire. 2 Gen - Custom Not Satisfied

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 3 UTILITY PLAN Not Satisfied

Proposed electrical power lines below 33.6 Kv within public right of way for this cell tower site shall be

Plan: PPW200003

Parcel: 580110032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 UTILITY PLAN (cont.) Not Satisfied
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. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

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.

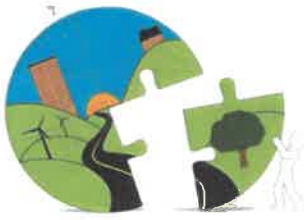
Transportation

090 - Transportation. 1 UTILITY INSTALL Not Satisfied

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. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 9, 2020

TO:

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

Planning Commissioner: Ruthanne Taylor-
Berger

PLOT PLAN WIRELESS NO. 200003 – CEQ200012 – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: Infinigy Engineering, LLP c/o Dan Connell – Third Supervisorial District – Tule Peak Area Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural :- east of McClain Ln., west of Bradford Hills Rd., south of Bradford Rd. – 8.16 Gross Acres – Rural Residential 5 ac min. (R-R-5) – **REQUEST:** An AT&T collocation within the development envelope of an existing unmanned 105-foot lattice wireless telecommunication facility previously approved through PP10953. The collocation consists of 12 panel antennas and 36 RRU antennas mounted at 64 feet centerline, 25 radios, and 1 microwave antenna mounted at 55 feet centerline. The project proposed supporting equipment within existing lease enclosures, and a new 45 square foot concrete pad for a diesel generator. – APN(s): 580-110-032 – Related Cases: PP10953 – **BBID: 052-060-906**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on March 26, 2020.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: 3/26/2020

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Rob Gonzalez, Urban and Regional Planner II

TELEPHONE: 951-955-9549

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Rob Gonzalez, Project Planner at (951) 955-9459, or e-mail at rgonzalez@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

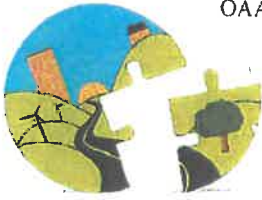
DATE: _____ SIGNATURE: _____

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.

ATC 4467
OAA755643



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PPW 200003

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Smartlink on behalf of AT&T

Contact Person: Alisha Strasheim E-Mail: alisha.strasheim@smartlinkllc.com

Mailing Address: 3300 Irvine Ave, Suite 300
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (951) 440-0669 Fax No: ()

Engineer/Representative Name: Infinigy

Contact Person: Dan Connell E-Mail: dconnell@infinigy.com

Mailing Address: 26455 Rancho Pkwy South
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 753-8807 Fax No: ()

→ Property Owner Name: American Towers LLC

Contact Person: Zoning E-Mail:

Mailing Address: 10 Presidential Way
Woburn MA 01801
City State ZIP

Daytime Phone No: (781) 926-4500 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)



Gregory Mercier, Supervising Attorney, American Towers LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 580-110-032

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Collis Way, South of Bradford Rd, East of Bradford Hills Rd, West of McClain Ln

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A collocation on an existing unmanned wireless telecommunication facility. AT&T proposes to install 12 panel antennas, 36 radios, 2 Microwaves on an existing 105' Lattice tower. Additional ground equipment is proposed within an existing shelter as well as aprox 100sqft outside the shelter.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.405 Co-located Wireless Communication Facilities

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	200		1	Shelter for other carrier	<input type="checkbox"/>	254213
2	200		1	Shelter for other carrier	<input type="checkbox"/>	254219
3	200		1	Shelter for other carrier	<input type="checkbox"/>	254223
4	150		1	Shelter for other carrier	<input type="checkbox"/>	BNR060108
5	150		1	Shelter for other carrier	<input type="checkbox"/>	BNR04003
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	50	Generator, generator fuel storage
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:


Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

→ Owner/Authorized Agent (1)  Date 2/27/2020
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

CSL02312



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

CHRIS MORSE - APPLICANT - AT&T

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2012-AWP-5075-OE
Prior Study No.
2006-AWP-1486-OE

Issued Date: 07/09/2012

Lottie Thompson
American Tower-Schaumburg, IL
1101 Perimeter Drive
Schaumburg, IL 60173

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna - Top Mount Anza, CA 4467
Location: Temecula, CA
Latitude: 33-29-37.02N NAD 83
Longitude: 116-47-42.42W
Heights: 3720 feet site elevation (SE)
110 feet above ground level (AGL)
3830 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 01/09/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-5075-OE.

Signature Control No: 167481759-168398970

(DNE)

Joan Tengowski
Technician

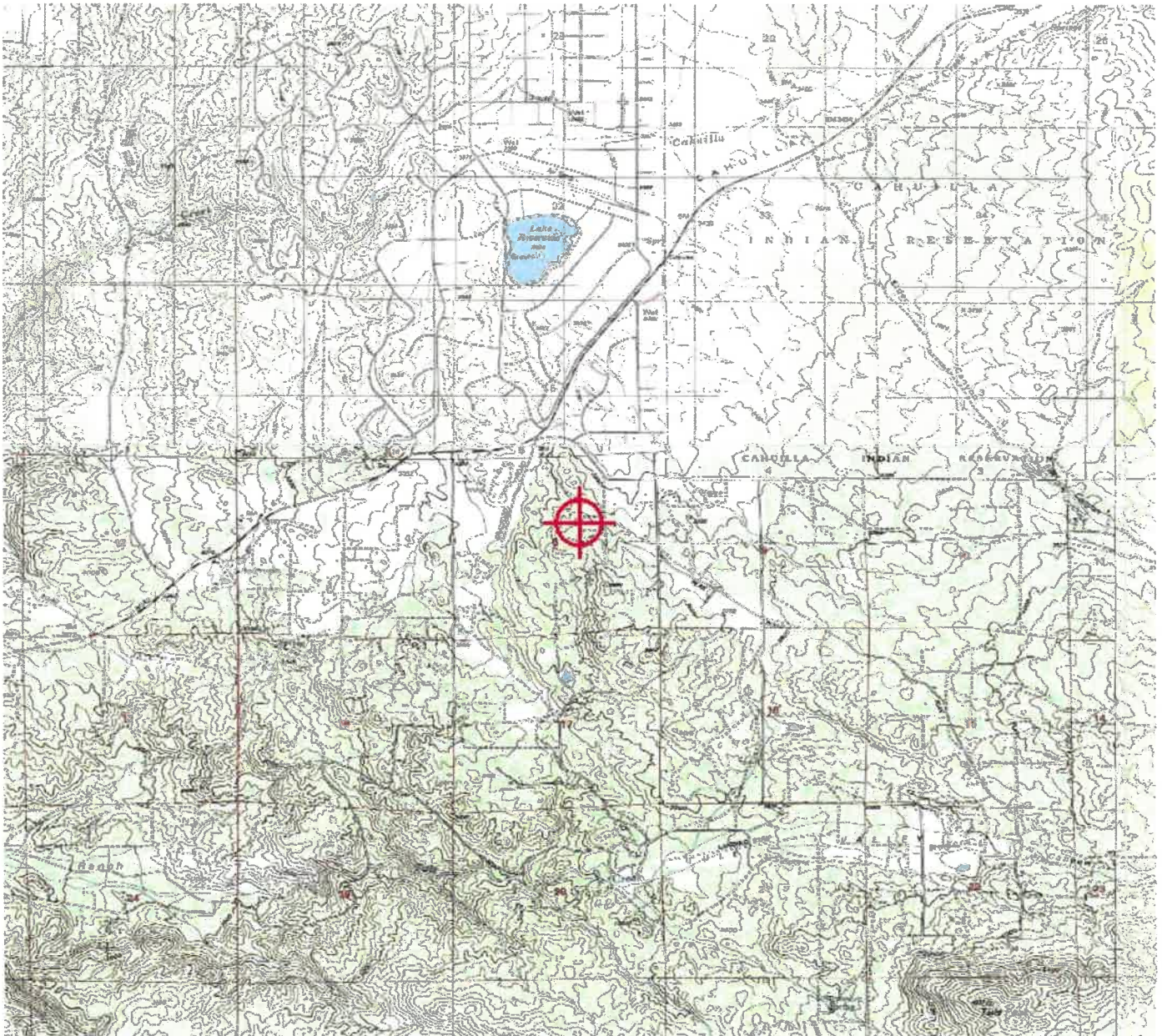
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2012-AWP-5075-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2012-AWP-5075-OE



LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL02372

Site Address: 43395 McClain, Aguanga, CA 92536

ATOLL Plots Completion Date: Nov 14, 2019

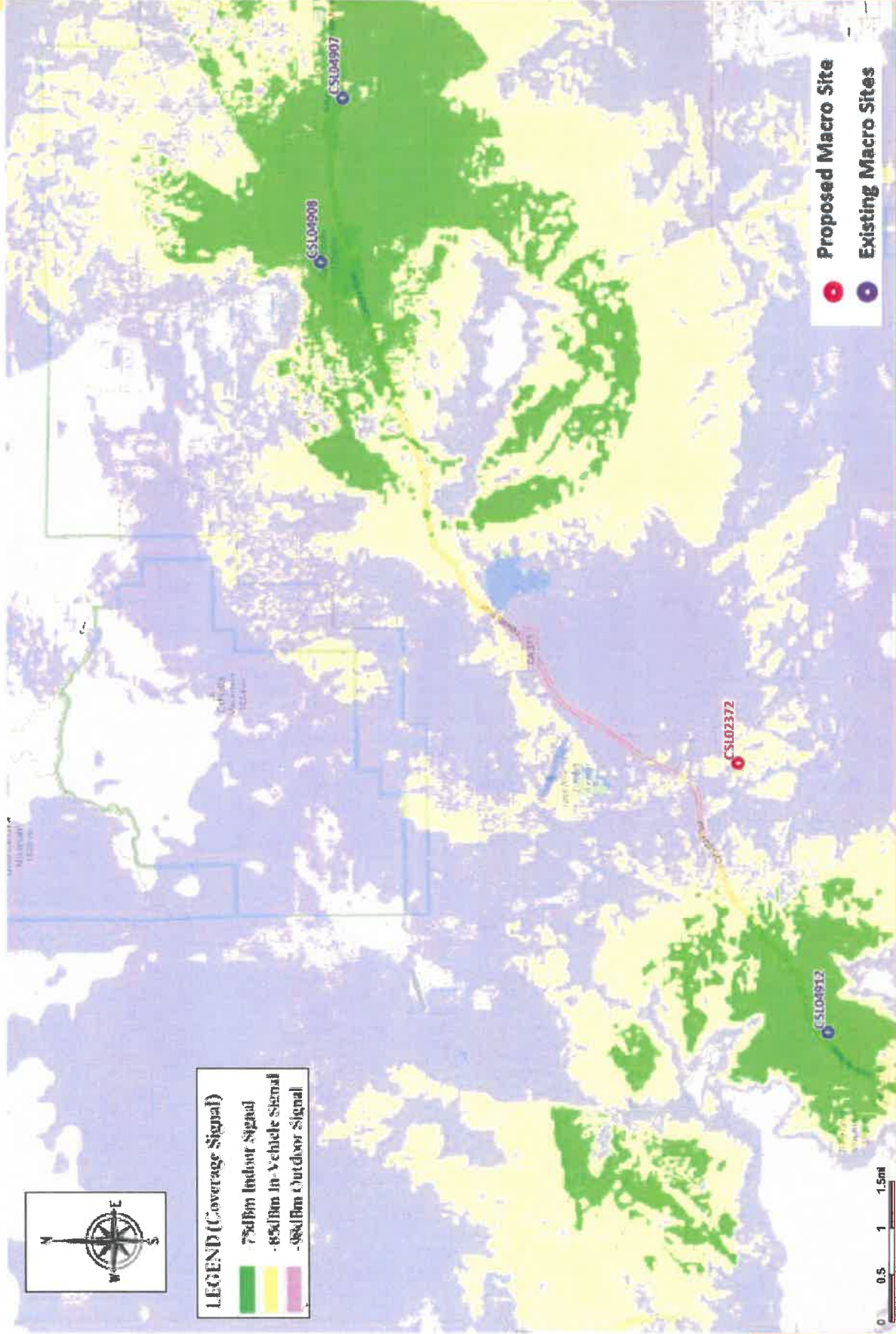


Assumptions

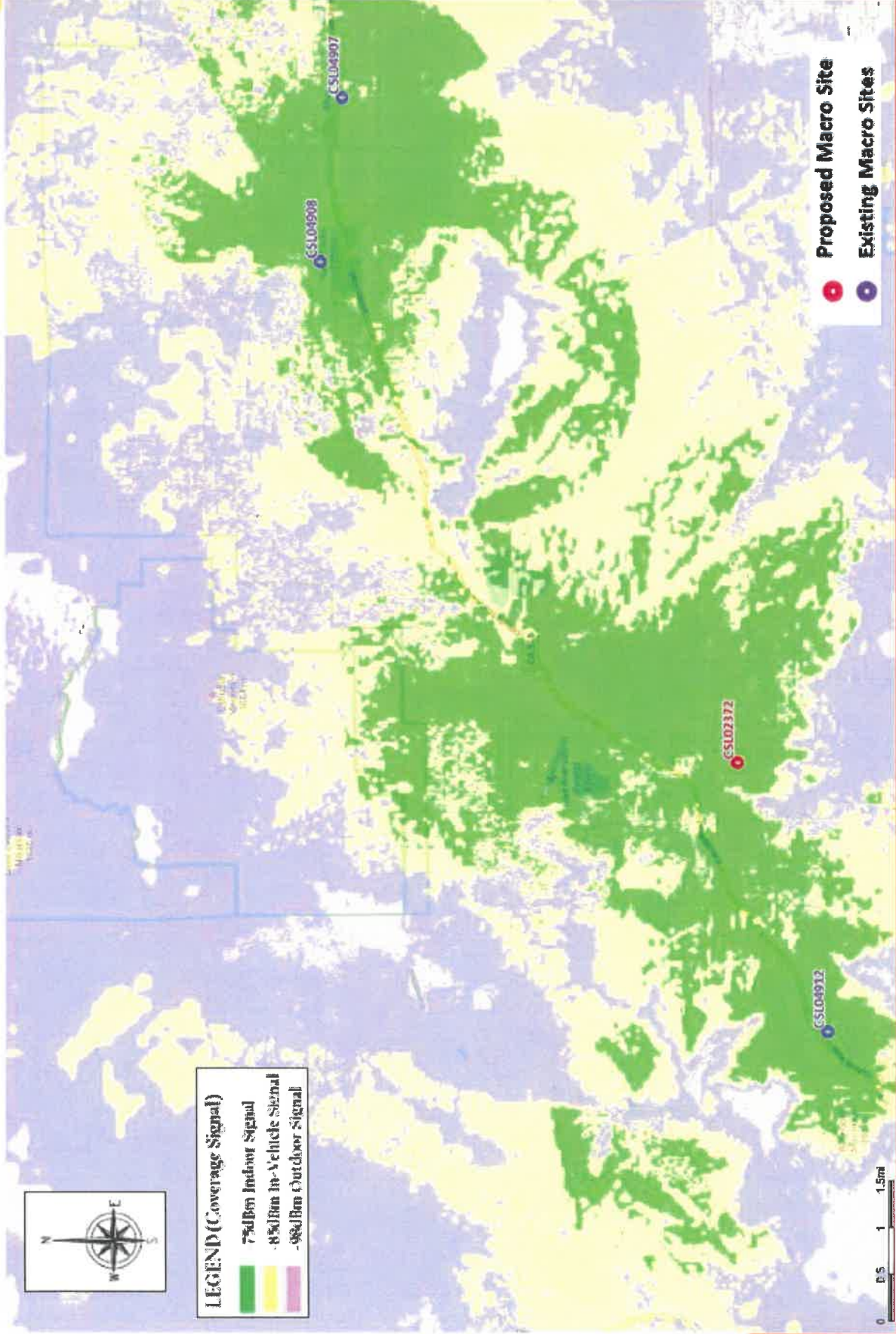
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



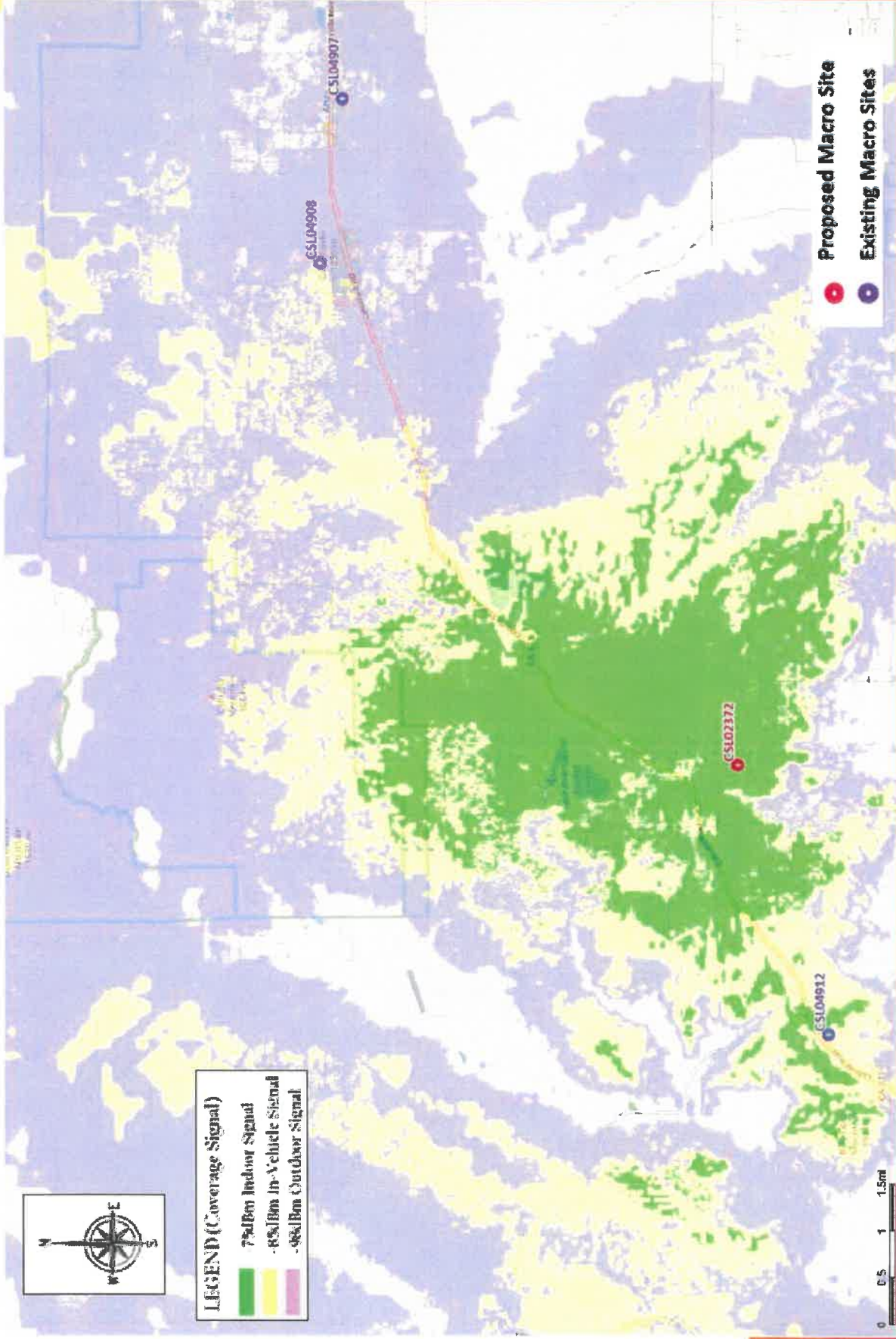
LTE Coverage Before site CSL02372



LTE Coverage After site CSL02372



LTE Coverage standalone site CSL02372



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Coverage Legend



Rethink Possible®

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

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

PLOT PLAN WIRELESS NO. 200003 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink LLC c/o Alisha Strasheim – Engineer/Representative: Infinigy Engineering, LLP c/o Dan Connell – Third Supervisorial District – Tule Peak Area Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural – Location: Easterly of McClain Lane, westerly of Bradford Hills Road, and southerly of Bradford Road – 8.16 Acres – Rural Residential – 5 acre min. (R-R-5). An AT&T collocation within the development envelope of an existing unmanned 105-foot lattice wireless telecommunication facility previously approved through PP10953. The collocation consists of 12 panel antennas and 36 RRU antennas mounted at 64 feet centerline, 25 radios, and one (1) microwave antenna mounted at 55 feet centerline. The project proposed supporting equipment within existing lease enclosures, and a new 45 sq. ft. concrete pad for a diesel generator.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on July 24, 2020**.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after July 24, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 08, 2020,

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

APN (s) or case numbers PPW200003 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

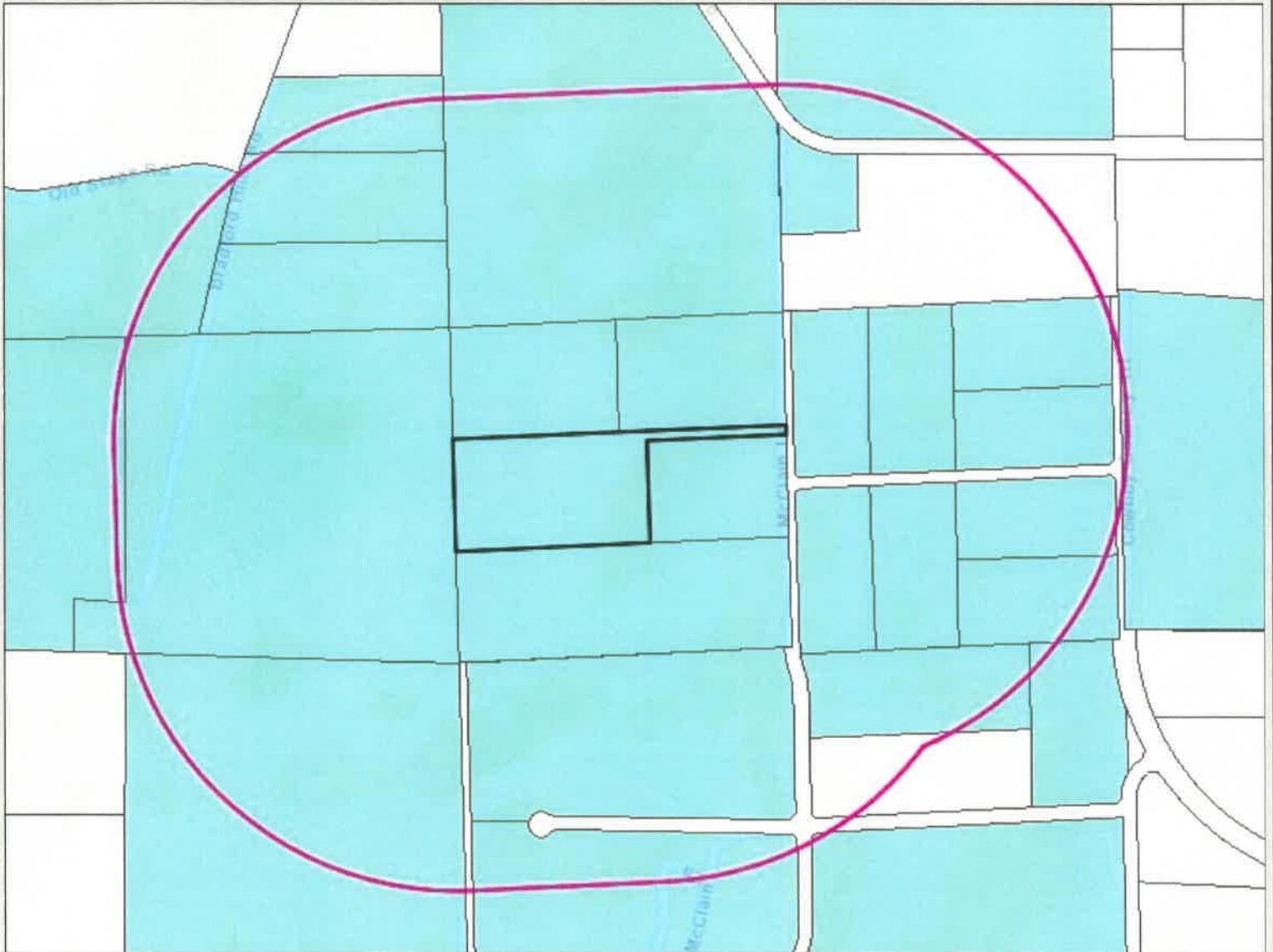
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW200003 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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... 4/8/2020 10:00:22 AM

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580110002
SCOTT M. SKIDMORE
43485 BRADFORD HILLS RD
AGUANGA CA 92536

580110003
SUNNY VUE
P O BOX 390115
ANZA CA 92539

580110005
PRICE JANET D DECLARATION OF TRUST DTD
15607 NE 106TH CT
REDMOND WA 98052

580110007
KELLY LAURITSEN
22150 WAITE ST
WILDOMAR CA 92595

580110008
MAJID SAGHAFI
301 CALLE DELICADA
SAN CLEMENTE CA 92672

580110010
WILLIAM A. KOHL
PO BOX 390827
ANZA CA 92539

580110013
FRANK D. JOSEPH
26821 ESTANCIERO DR
MISSION VIEJO CA 92691

580110022
BRETT OWEN FRANK
31805 TEMECULA PKY # 357
TEMECULA CA 92592

580110029
LLOYD VIRGINIA M ESTATE OF
PO BOX 277
AGUANGA CA 92536

580110030
KEN HOLMGREN
43040 BRADFORD HILLS RD
AGUANGA CA 92536

580110031
MAY HEMINTHAVONG
2061 CORONA AVE
NORCO CA 92860

580110032
ATC TOWER CORP
P O BOX 723597
ATLANTA GA 31139

580110033
RAMON L. SERRATO
721 W CALIFORNIA AVE
VISTA CA 92083

580110036
ZIVKO B. ILICH
43450 MCCLAIN LN
AGUANGA CA 92536

580110037
DOUGLAS W. SIMPSON
43410 MCCLAIN LN
AGUANGA CA 92536

580110038
JAIME A. PINA
3710 VOLK AVE
LONG BEACH CA 90808

580110039
JOHN F. SHEEHAN
P O BOX 391267
ANZA CA 92539

580110040
LORRAINE JEANES
4427 ASHTON ST
SAN DIEGO CA 92110

580110041
KWI HWAN ROW
43475 COWBOY COUNTRY
AGUANGA CA 92536

580110042
EDWARD C. BRAYMAN
43390 MCCLAIN LN
AGUANGA CA 92536

580110043
SANTA FE HUNT
43750 LOS CABALLOS RD
TEMECULA CA 92592

580110045
EDWARD N. PRICE
15607 NE 106TH CT
REDMOND WA 98052

580120013
RIVERSIDE COUNTY HABITAT CONS AGENCY
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

580120023
JAMES D. REICHELDERFER
43592 MCCLAIN LN
AGUANGA CA 92536

580120024
STEPHAN CLAYTON G MCCLAIN
2851 ROLLING HILLS NO 23
FULLERTON CA 92835

580120025
ANN MALINEN
26182 RENTON PL
HEMET CA 92544

580120040
CHARLOTTE FRANCES ORRIN
43585 COWBOY COUNTRY TR
AGUANGA CA 92536

580120041
BULLINGTON GAYLE
23119 NE 19TH AVE
ARLINGTON WA 98223

580130003
RUSSELL POGUE
50005 BRADFORD RD
AGUANGA CA 92536

Owner - PPW200003

American Towers
C/O David Tracy
10 Presidential Way
Woburn, MA 01801

Applicant – PPW200003

Smartlink, LLC.
C/O Alisha Strasheim
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Newport Beach, CA 92660

Engineer – PPW200003

Infinigy
C/O Daniel Connell
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Lake Forest, CA 92630

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PPW200003

Project Location: APN: 580-110-032

Project Description: Proposes a new AT&T wireless colocation on an existing 105-foot tall lattice wireless communication facility initially approved with PP10953. Ground-mounted equipment includes two (2) equipment racks, and one (1) battery rack inside of an existing lease area, and one (1) 30kw diesel generator on a 45 square-foot on a new concrete pad. Tower mounted equipment includes twelve (12) 8'-0" tall panel antennas, thirty-six (36) RRU antennas, four (4) DC9 Surge Suppressors mounted on the existing lattice tower at 65 feet centerline height, and one (1) 4'-0" AT&T Microwave Antenna mounted at 55 feet centerline height. One (1) GPS Antenna, and one. The project is proposed within the development envelope of the PP10953.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Smartlink, LLC. 3300 Irvine Avenue, Unit #300, Newport CA 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption (Sec. 15303)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The project is exempt from further environmental review per Categorical Exemption Section 15303 (d) which recognizes New Construction or Conversion of Small Structures. A project is exempt pursuant to Section 15303 if it consists of the installation of small new equipment and facilities on small structures. Examples of this exemption include but are not limited to Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of a reasonable length to serve such construction. None of the environmental conditions or development impacts noted under Section 15300.2 would occur on this site.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. XXXXX ZCFG No. XXXX - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

3.1

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number(s): Ord No. 348.4931 (CZ1900015)


Environmental: CEQA Categorical Exemption

Supervisory District: County-wide

Project Planner: John Hildebrand

Applicant: County Initiated

Continued From: June 3rd, 2020 & June 17th, 2020



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

ORDINANCE NO. 348.4931, associated with **CHANGE OF ZONE NO. 1900015** establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications, development standards, and operating requirements for Hemp cultivation and manufacturing.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that Ordinance No. 348.4931 is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT Ordinance No. 348.4931, associated with **Change of Zone No.1900015**, based on the findings and conclusions incorporated into this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

Hemp activities, which include cultivation, processing, and manufacturing, are currently allowed within the unincorporated areas of Riverside County. The County has no existing regulatory framework to address where hemp can be grown or requirements for size, setbacks, or operations. Hemp activities can be established by registering the property through the Agricultural Commissioner, prior to operations and each registration is valid for one year. Currently, there are approximately 103 registered grower's licenses and 13 registered seed breeder's licenses issued throughout Riverside County. Due to the potential health

and safety impacts, as well as nuisance issues associated with Hemp activities, a proposed Hemp ordinance has been drafted.

Industrial Hemp Activities Ordinance:

The attached draft amendment to Ordinance No. 348 establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.

In summary of the zoning and permitting requirements, the following is proposed:

All Industrial Hemp activities are restricted in the following zones:

- R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

Outdoor industrial Hemp Cultivation is allowed in the **A-1, A-P, A-2** and **A-D** zones and is subject to the following provisions and application types:

- On lots less than 10 gross acres with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.
- On lots 10 gross acres or greater but less than 20 gross acres with an approved **Plot Plan** in accordance with Section 18.30 of this ordinance.
- On lots 20 gross acres or greater but less than 160 acres as a use **by right**.
- On lots 160 gross acres or greater with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.

Outdoor industrial Hemp Cultivation is allowed in the **W-2** zone, subject to the following provisions and application types:

- On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation is **prohibited**.
- On lots 10 gross acres or greater but less than 40 gross acres with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.
- On lots 40 gross acres or greater but less than 160 gross as a use **by right**.
- On lots 160 gross acres or greater with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.

Indoor industrial Hemp Cultivation is allowed as follows:

- Allowed in the following zone classifications with an approved **plot plan** in accordance with section 18.30 of this ordinance: **C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2** and **A-D**.

Industrial Hemp Manufacturing Facilities are allowed as follows:

- Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved **Plot Plan** in accordance with Section 18.30 of this ordinance: **A-1, A-P, A-2, A-D, I-P, M-SC, M-M** and the **M-H** zones.
- Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance: **A-1, A-P, A-2, A-D, I-P, M-SC, M-M** and **M-H**.

Additional Change Considerations:

Between the time the draft Industrial Hemp Activities ordinance was released for public review and comment, and leading up to preparation of this Planning Commission report, staff continued to evaluate the Industrial Hemp Activities ordinance, as well as accept public comments. Based upon feedback from the public and other agencies, the following additional items are being requested to be considered by the Planning Commission for possible incorporation into the draft ordinance:

- 1) Industrial Hemp as interim use in Specific Plans.
 - a. Include under Zoning that Hemp is allowed to be grown as a temporary / interim use within approved specific plans, for an initial term of up to 5-years, with an additional 5-year term, for a maximum of 10-years.
 - b. The property needs to have an adopted Specific Plan that allows for agriculture as an interim use.

- 2) Industrial Hemp activities in the Residential Agricultural (R-A) and the Rural Residential (R-R) zones under the following provisions:
 - On lots less than 20 gross acres in the R-A and R-R zones, Outdoor Industrial Hemp Cultivation is **prohibited**.
 - On lots 20 gross acres or greater but less than 40 gross acres in the R-A and R-R zones, Outdoor Industrial Hemp Cultivation is allowed with an approved **conditional use permit**.
 - On lots 40 gross acres or more in the R-A and R-R zones Outdoor Industrial Hemp Cultivation is **prohibited**.

- 3) Potential cost recovery provisions for staff to enforce illegal hemp activities.

June 3rd, 2020 Planning Commission:

During the June 3rd 2020 hearing, the Planning Commission heard a staff presentation, took public testimony, considered a number of additions requests, and finally took action to continue this project to the June 17th, 2020 hearing. As a result of the public testimony and discussion with staff during the hearing, the Planning Commission directed staff to add the following additional items to the draft ordinance:

- 1) Add a provision to allow Hemp Cultivation in Specific Plans that already allow row crops as an allowed / interim use.
 - a. Additional language to the draft Industrial Hemp Activities Ordinance is being crafted and will include provisions to allow Hemp Cultivation in Specific Plans consistent with approved Specific Plans and Ordinance No. 348.
 - b. Hemp Cultivation will be allowed in Specific Plan Planning Areas that utilize the zoning classifications set forth in Ordinance No. 348.4931 as a base zone that establishes the allowed uses in the Specific Plan Planning Areas. The proposed Hemp cultivation will still need to comply with the requirements and development standards established by this ordinance.
 - c. Hemp Cultivation in Specific Plan areas is intended to be allowed as an interim use. To ensure future compatibility, Hemp Cultivation will be allowed with 5-year increments of time, requiring timely renewal of the permit.

- 2) Allow Hemp Cultivation in the Rural Residential (R-R) and Residential Agricultural (R-A) zones.

- a. On lots less than 20 gross acres in the R-R and R-A zones, Outdoor Industrial Hemp Cultivation is prohibited.
 - b. On lots 20 gross acres or greater, Outdoor Industrial Hemp Cultivation is allowed in the R-R and R-A zones, with an approved Conditional Use Permit.
- 3) Revise Section 19.1106.E “Energy Conservation Measures”
- a. Clarify that the requirement to establish on-site energy reduction measures equal to or greater than 20% is intended to be applied when an Industrial Hemp Activity is located inside a wholly enclosed building and does not apply to greenhouses or other types of similar mixed-light structures.
- 4) Revise the following Hemp Cultivation setback requirements
- a. Section 19.1106.C “Setbacks”
 - i. ~~2.a Except when adjacent to residentially zoned lot lines, the Industrial Hemp Cultivation Area shall be setback a minimum of 400~~ **25** feet from all lot lines and public right-of-ways.
 - ii. ~~2.c When adjacent to a residentially zoned lot, the Industrial Hemp Cultivation Area shall be setback a minimum of 500 feet from the adjacent residentially zoned lot lines. (Remove provision)~~
- 5) Revise the following Hemp Manufacturing setback requirements
- a. Section 19.1108.B “Setbacks”
 - i. ~~1. Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities located on lots zoned A-1, A-P, A-2 or A-D shall be setback from all property lines a minimum of 300 feet.~~
 - ii. ~~2. Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P, M-SC, M-M and M-H shall comply with the setback standards for the zone classification in which they are located, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.~~
 - iii. ~~3. Non-Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P, M-SC, M-M and M-H shall be comply with the setback standards for the zone classification in which they are located, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.~~
 - iv. All Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities shall be setback a minimum of 25 feet from all property lines. (Replace provisions 1, 2, & 3 with this)
- 6) Include a new provision to prohibit sales of Hemp products in conjunction with cultivation and manufacturing.
- a. Section 19.1109.M Retail Sales Industrial Hemp Activities shall not include the retail sales of Industrial Hemp or Industrial Hemp Products.

June 17th, 2020 Planning Commission:

The project was again continued to the August 5th Planning Commission hearing. During the June 17th 2020 hearing, the Planning Commission heard an updated staff presentation, which addressed each of the change requests, stated during the previous hearing. The Commission also took public testimony and heard feedback and further comments related to the Ordinance. At the conclusion of the staff presentation

and public testimony, the Commission discussed the proposed Ordinance and recommended the following additional changes:

- 1) **Air Filtration / Odor Abatement:** The Planning Commissioners discussed the requirement for odor abatement. As currently drafted, odor abatement systems are intended to be required and utilized when Hemp is being grown within a fully enclosed building, not outdoors or within greenhouse structures. To better distinguish between these situations and types of structures, the following provision has been added:

Section 19.1109.D – “Nuisance Odors Indoor Industrial Hemp”

- This subsection does not apply to greenhouses or similar structures.

- 2) **Fencing:** There is a provision in the draft Hemp Ordinance requiring Hemp cultivation to be screened with a minimum 6-foot tall fence that fully encloses the entire cultivation area. Upon discussion between the Planning Commissioners and public, the Commission felt that requiring fencing for a potentially large area should not be a requirement. As a result, Section 19.1106.D – Screening and Fencing, has been removed in its entirety.

- 3) **Water Usage:** The County’s Land Use Ordinance (Ord No. 348) does not specifically address water usage and/or water quality issues. Typically, proof of water accessibility is required by the Environmental Health Department who requires “Will Serve” letters to be obtained during the entitlement review process or demonstrate that an onsite well system could be constructed. Water quality issues are generally reviewed under the Transportation Department, who manages site specific WQMPs or if it’s a regional concern, Riverside County Flood Control would review. However, similar to the provision in the Cannabis Ordinance, the following has been added to the Hemp Ordinance:

Section 19.1106. INDUSTRIAL HEMP CULTIVATION STANDARDS.

G. Water Availability. All Industrial Hemp Cultivation operations shall obtain a ‘Will Serve’ letter from the applicable water purveyor, indicating agreement to supply water for all Industrial Hemp Cultivation operations. The letter shall include the activity proposed and any improvements required for service. For all Industrial Hemp Cultivation operations where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

- 4) **Hemp in Specific Plan Areas:** The intent is to provide an opportunity for Hemp to be grown in Specific Plan areas, which allow agricultural development as an interim use, until the properties are built-out. Most of the County’s Specific Plans include an adopting Ordinance, which defers development standards and uses back to Ordinance No. 348, rather than establishing new standards and/or uses within the SP itself. To address this and to accommodate the use, the same zones that are proposed to allow Industrial Hemp Cultivation and Manufacturing, as identified in this ordinance amendment, are proposed to also be amended throughout Ordinance No. 348 to explicitly allow Hemp, subject to the same requirements. Of note, Specific Plans that also have a Development Agreement (“DA”), may NOT be allowed to grow Hemp, as the DA typically locks in a specific version of Ordinance No. 348 for the term length of the DA. An Amendment to the DA would be necessary.

5) **Lighting:** During the last hearing, discussions around the types of lighting (HID, LED, etc...), lumens, and power output, associated with Indoor Hemp Cultivation were discussed. Ordinance No. 348 (Land Use) does not specifically address the types of lighting technology that is required or appropriate for any particular use. The County's Ordinance No. 655 (Regulating Light Pollution) and Ordinance No. 915 (Regulating Outdoor Lighting) more appropriately address the types of lighting technologies and should be referenced instead. Ordinance No 348 does however include a provision in the draft Hemp section regarding Energy Conservation Measures, requiring a 20% reduction in consumption when Hemp is Cultivated within an enclosed building.

6) **Setbacks:** Additional setback requirements have been added when cultivating Hemp on a residential zone, to address potential compatibility issues. The following setbacks for all Outdoor Hemp Cultivation are now proposed:

2. Outdoor Industrial Hemp Cultivation:

a. For lots adjoining lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE, WC-E, WC-R the Industrial Hemp Cultivation Area shall be setback a minimum of 100 feet from the adjoining lot line, otherwise the Industrial Hemp Cultivation Area shall be setback a minimum of 25 feet from all lot lines and public right-of-ways.

7) **R-A & R-R:** After a lengthy discussion about the appropriateness of allowing Hemp Cultivation in the R-A and R-R Zone and under what conditions should it be allowed, staff is proposing the following new provisions to address Hemp in the these two residential zones. Pursuant to the draft Ordinance, Section 19.1104.B.3:

3. In R-R and R-A Zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. On lots less than five gross acres Outdoor Industrial Hemp Cultivation is prohibited.
- b. Except as provided in subsection c. below, on lots five gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- c. On lots five gross acres or greater that are not adjoining any lot zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE, WC-E, WC- with an approved an approved plot plan in accordance with Section 18.30 of this ordinance.

8) **Other Zones:** In addition to changes with the R-R and R-A lot sizes and processing requirements, changes to the other zones and lot sizes were also made in Section 19.1104.B.1 and B.2, pursuant to the following::

1. In the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

a. On lots less than 10 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

- b. On lots 10 gross acres or greater but less than 20 gross acres and adjoining lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE, WC-E, WC-R with an approved Plot Plan in accordance with Section 18.30 of this ordinance.
- c. On lots 10 gross acres or greater but less than 20 gross acres and not adjoining lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE, WC-E, WC-R as a use by right.
- d. On lots 20 gross acres or greater but less than 160 acres as a use by right.
- e. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

2. In W-2 Zone, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. On lots less than five gross acres, Outdoor Industrial Hemp Cultivation is prohibited.
- b. On lots five gross acres or greater but less than 40 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- c. On lots 40 gross acres or greater but less than 160 gross as a use by right.
- d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Ordinance No. 348.4931, associated with Change of Zone No.1900015, has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this ordinance amendment includes establishing zoning, permitting, and operating requirements for Industrial Hemp Activities in the unincorporated areas of Riverside County. No new construction is proposed in conjunction with this amendment and it is limited to text changes only, in Ordinance No. 348 (Land Use). The activity of growing Industrial Hemp is a similar activity as most other agricultural uses, which are primarily allowed as a by-right use. Currently, Riverside County does not require entitlement approval for Industrial Hemp activities, but does require that a property be registered with the Agricultural Commissioner, prior to conducting operations. This ordinance amendment will result in the establishment of a regulatory framework which provides permitting and operating requirements for Industrial Hemp Activities. A combination of entitlement processing and by-right implementation of Industrial Hemp Activities is proposed under this ordinance amendment. Each request to establish a new Industrial Hemp Activity within the County would be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a

result, this ordinance amendment, which establishes an Industrial Hemp Activities regulatory framework, will not cause a significant impact to the environment.

FINDINGS AND CONCLUSIONS

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

1. Ordinance No. 348.4931, associated with Change of Zone No.1900015, applies to all unincorporated areas of Riverside County.
2. Ordinance No. 348.4931, associated with Change of Zone No.1900015, adds a new Industrial Hemp Activities article to Ordinance No. 348 (Land Use).
3. Ordinance No. 348.4931, associated with Change of Zone No.1900015, sets forth the permitting requirements, development standards, and zone classifications for Industrial Hemp Activities.
4. Ordinance No. 348.4931, associated with Change of Zone No.1900015, is consistent with and in conformance with all elements of the Riverside County General Plan.

Specifically, General Plan Policy LU 20.2. states, "Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses." The cultivation and manufacturing of Hemp provides for a unique line of products that will now have the opportunity to be regulated for quality assurance and also be allowed through an entitlement and permitting process.

Additionally, the General Plan Vision statement for Agricultural Lands (5) states, "Agricultural operations of varying sizes and types are accommodated under the Plan in response to prevailing market opportunities. In some cases this has resulted in expanding the lands devoted to agriculture." The cultivation and manufacturing of Hemp has become a large economic force and the demand for appropriate agricultural land has grown substantially. The County is providing for this newer market opportunity by establishing zoning, permitting, and operating regulations for Hemp activities.

5. Ordinance No. 348.4931, associated with Change of Zone No.1900015, is internally consistent with the provisions of Ordinance No. 348 (Land Use).
6. Ordinance No. 348.4931, associated with Change of Zone No.1900015, was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to be consistent with their plans, having no impacts.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A public hearing notice was included in a publication of the Press Enterprise and Desert Sun newspapers, prior to the initial June 3rd Planning Commission hearing.

The draft ordinance was made available to the general public for review and comment, approximately 30-days prior the initial Planning Commission hearing of June 3rd. Additionally, staff conducted a Hemp workshop during the December 18, 2019 Planning Commission hearing, whereby staff took comments from the general public regarding the proposed ordinance.

During the time of initial staff report preparation and prior to the first Planning Commission hearing on June 3rd, staff received a number of comments from both the general public as well as external agencies. Those comments have been included with the staff report as exhibits and some comments are being recommended to be included in the Ordinance.

Between each of the Planning Commission hearings starting June 3rd, then June 17th, and leading up to the August 5th hearing, staff received multiple letters both in support and in opposition of the proposed Ordinance. Those letters are included as exhibits in the report package.

Also, each iteration of changes to the draft Ordinance, have been made publicly available on the Planning Department's website, prior to the next hearing.

1 ORDINANCE NO. 348.4931
2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348
4 RELATING TO ZONING
5

6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. A new subsection G. is added to Section 5.1 of Ordinance No. 348 to read as
8 follows:

9 “G. Industrial Hemp Activities are permitted or conditionally permitted in
10 subsections A., C., or D. in Section 5.1 pursuant to the provisions set forth in Article
11 XIXm of this ordinance including, but not limited to, permit processing, location,
12 standards and approval requirements.”

13 Section 2. A new subsection F. is added to Section 6.50 of Ordinance No. 348 to read
14 as follows:

15 “F. Industrial Hemp Activities are permitted or conditionally permitted in
16 subsections A., B., or C. in Section 6.50 pursuant to the provisions set forth in Article
17 XIXm of this ordinance including, but not limited to, permit processing, location,
18 standards and approval requirements.”

19 Section 3. A new subsection G. is added to Section 9.1 of Ordinance No. 348 to read as
20 follows:

21 “G. Industrial Hemp Activities are permitted or conditionally permitted in
22 subsections A., B., or D. in Section 9.1 pursuant to the provisions set forth in Article
23 XIXm of this ordinance including, but not limited to, permit processing, location,
24 standards and approval requirements.”

25 Section 4. A new subsection F. is added to Section 9.50 of Ordinance No. 348 to read
26 as follows:

27 “F. Industrial Hemp Activities are permitted or conditionally permitted in
28 subsections A. or B. in Section 9.50 pursuant to the provisions set forth in Article

1 XIXm of this ordinance including, but not limited to, permit processing, location,
2 standards and approval requirements.”

3 Section 5. A new subsection F. is added to Section 10.1 of Ordinance No. 348 to read
4 as follows:

5 “F. Industrial Hemp Activities are permitted or conditionally permitted in
6 subsections A., B., or C. in Section 10.1 pursuant to the provisions set forth in Article
7 XIXm of this ordinance including, but not limited to, permit processing, location,
8 standards and approval requirements.”

9 Section 6. A new subsection H. is added to Section 11.2 of Ordinance No. 348 to read
10 as follows:

11 “H. Industrial Hemp Activities are permitted or conditionally permitted in
12 subsections A., B., or C. in Section 11.2 pursuant to the provisions set forth in Article
13 XIXm of this ordinance including, but not limited to, permit processing, location,
14 standards and approval requirements.”

15 Section 7. A new subsection H. is added to Section 11.26 of Ordinance No. 348 to read
16 as follows:

17 “H. Industrial Hemp Activities are permitted or conditionally permitted in
18 subsections A., B., or C. in Section 11.26 pursuant to the provisions set forth in
19 Article XIXm of this ordinance including, but not limited to, permit processing,
20 location, standards and approval requirements.”

21 Section 8. A new subsection I. is added to Section 12.2 of Ordinance No. 348 to read as
22 follows:

23 “I. Industrial Hemp Activities are permitted or conditionally permitted in
24 subsections A., B., or C. in Section 12.2 pursuant to the provisions set forth in Article
25 XIXm of this ordinance including, but not limited to, permit processing, location,
26 standards and approval requirements.”

27 Section 9. A new subsection F. is added to Section 13.1 of Ordinance No. 348 to read
28 as follows:

1 “F. Industrial Hemp Activities are permitted or conditionally permitted in
2 subsections A., B., or C. in Section 13.1 pursuant to the provisions set forth in Article
3 XIXm of this ordinance including, but not limited to, permit processing, location,
4 standards and approval requirements.”

5 Section 10. A new subsection K. is added to Section 13.51 of Ordinance No. 348 to read
6 as follows:

7 “K. Industrial Hemp Activities are permitted or conditionally permitted in
8 subsections B., G., or H. in Section 13.51 pursuant to the provisions set forth in
9 Article XIXm of this ordinance including, but not limited to, permit processing,
10 location, standards and approval requirements.”

11 Section 11. A new subsection G. is added to Section 14.1 of Ordinance No. 348 to read
12 as follows:

13 “G. Industrial Hemp Activities are permitted or conditionally permitted in
14 subsections A., B., or C. in Section 14.1 pursuant to the provisions set forth in Article
15 XIXm of this ordinance including, but not limited to, permit processing, location,
16 standards and approval requirements.”

17 Section 12. A new subsection F. is added to Section 14.52 of Ordinance No. 348 to read
18 as follows:

19 “F. Industrial Hemp Activities are permitted or conditionally permitted in
20 subsections A., B., or C. in Section 14.52 pursuant to the provisions set forth in
21 Article XIXm of this ordinance including, but not limited to, permit processing,
22 location, standards and approval requirements.”

23 Section 13. A new subsection I. is added to Section 15.1 of Ordinance No. 348 to read as
24 follows:

25 “I. Industrial Hemp Activities are permitted or conditionally permitted in
26 subsections A., B., C., or D. in Section 15.1 pursuant to the provisions set forth in
27 Article XIXm of this ordinance including, but not limited to, permit processing,
28 location, standards and approval requirements.”

1
2 ~~A~~Section 14. A new Article XIXm is added to Ordinance No. 348 to read as follows:

3 "ARTICLE XIXm INDUSTRIAL HEMP ACTIVITIES

4 Section 19.1100. PURPOSE AND INTENT.

5 The purpose of this Article is to protect the public health, safety, and welfare, enact
6 effective regulatory and enforcement controls in compliance with State law, protect neighborhood
7 character, and minimize potential for negative impacts on people, communities, and the
8 environment in the unincorporated areas of Riverside County by establishing land use regulations
9 for industrial hemp activities. Industrial hemp activities include industrial hemp cultivation,
10 industrial hemp manufacturing and processing. Industrial hemp activities require land use
11 regulations due to the potential environmental and social impacts associated with industrial hemp
12 activities.

13 Section 19.1101. PROHIBITED ACTIVITIES.

14 A. Any Industrial Hemp Activity that is not expressly exempted from this Article or
15 provided for in an approved conditional use permit or plot plan and a registration
16 with the County Agricultural Commissioner is prohibited in all zones and is hereby
17 declared a public nuisance that may be abated by the County and is subject to all
18 available legal remedies, including but not limited to civil injunctions.

19 B. All Industrial Hemp Activities are prohibited within any dwelling unit, accessory
20 dwelling unit, guest quarters, or any other residential accessory building permitted
21 for residential occupancy.

22 ~~C. The cultivation of Industrial Hemp, either outdoors or indoors, is prohibited on~~
23 ~~acreage less than one-half of an acre.~~

24 ~~D.C.~~ Outdoor Industrial Hemp Cultivation is prohibited in the R-R, R-A and W-2 Zones
25 on lots less than 10.5 gross acres.

26 ~~E.D.~~ Outdoor Industrial Hemp Cultivation is prohibited in the R-R and R-A Zones on lots
27 less than 20 gross acres.

1 Section 19.1102. APPLICABILITY.

- 2 A. Industrial Hemp Activities shall not be allowed in the unincorporated areas of
3 Riverside County without first obtaining all required land use permits, licenses,
4 registrations or other entitlements required by local or State laws and regulations.
- 5 B. For the purposes of this Article, Industrial Hemp does not include Cannabis as
6 defined in this ordinance.
- 7 C. This Article does not apply to legally existing Outdoor Industrial Hemp Cultivation
8 in the A-1, A-P, A-2, A-D and W-2 zone classifications that is operated by an
9 Established Agricultural Research Institution as defined in Section 81000 of the
10 California Food and Agricultural Code.
- 11 D. Outdoor Industrial Hemp Cultivation legally operating in the A-1, A-P, A-2, A-D,
12 R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6,
13 R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2, W-2-M, W-1,
14 W-E, M-R, M-R-A and MU zone classifications with a valid registration issued by
15 the County Agricultural Commissioner prior to the effective date of Ordinance No.
16 348.XXX may continue operating for the period of time provided in the valid
17 registration. Upon expiration of the valid registration, the Outdoor Industrial Hemp
18 Cultivation shall comply with the requirements of this Article and all other applicable
19 laws and regulations.

20

21 Section 19.1103. PROHIBITED LOCATIONS.

22 Industrial Hemp Activities are prohibited in the following zones: R-R-O, R-1, R-1A, R-2,
23 R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E,
24 R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

25

26 Section 19.1104. OUTDOOR INDUSTRIAL HEMP CULTIVATION.

27

28

1 A. Registration. In addition to the requirements set forth in this Article, a registration
2 shall be obtained from the County Agricultural Commissioner for the approved
3 outdoor industrial hemp cultivation.

4 B. Zoning. Notwithstanding any other provision of this ordinance, Outdoor Industrial
5 Hemp Cultivation is allowed as follows:

6 1. In the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is
7 allowed in accordance with the following:

8 a. On lots less than 10 gross acres with an approved conditional use
9 permit in accordance with Section 18.28 of this ordinance.

10 b. On lots 10 gross acres or greater but less than 20 gross acres and
11 adjoining lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3,
12 R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE,
13 WC-E, WC-R with an approved Plot Plan in accordance with Section
14 18.30 of this ordinance. ~~, otherwise as a use by right.~~

15 ~~c. On lots 10 gross acres or greater but less than 20 gross acres and not~~
16 ~~adjoining lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3 ,~~
17 ~~R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE,~~
18 ~~WC-E, WC-R as a use by right.~~

19 ~~e.d.~~ On lots 20 gross acres or greater but less than 160 acres as a use by
20 right.

21 ~~e.e.~~ On lots 160 gross acres or greater with an approved conditional use
22 permit in accordance with Section 18.28 of this ordinance.

23 2. In W-2 Zone, Outdoor Industrial Hemp Cultivation is allowed in accordance
24 with the following:

25 a. On lots less than ~~10~~-five gross acres, Outdoor Industrial Hemp
26 Cultivation is prohibited.

- b. On lots ~~greater than five gross acres or greater~~ 10 gross acres or greater but less than 40 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- c. On lots 40 gross acres or greater but less than 160 gross as a use by right.
- d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

3. In R-R and R-A Zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. ~~On lots less than five gross acres On lots adjoining lots zoned for one family dwellings or multiple family dwellings, Outdoor Industrial Hemp Cultivation is prohibited.~~
- b. ~~Except as provided in subsection c. below, on lots greater than five gross acres or greater not adjoining lots zoned for one family dwellings or multiple family dwellings and less than gross acres with with an approved conditional use permit in accordance with Section 18.28 of this ordinance.~~
- c. ~~On lots greater than five gross acres or greater that are and not adjoining to any lot line any lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W, WC-WE, WC-E, WC- with an approved an approved Pplot Pplan in accordance with Section 18.30 of this ordinance.~~
- a. ~~On lots less than 20 gross acres, Outdoor Industrial Hemp Cultivation is prohibited.~~
- b.a. ~~On lots 20 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.~~

Section 19.1105. INDOOR INDUSTRIAL HEMP CULTIVATION.

1 A. Registration. In addition to the requirements set forth in this Article, a registration
2 shall be obtained from the County Agricultural Commissioner for the approved
3 Indoor Industrial Hemp Cultivation.

4 B. Zoning. Notwithstanding any other provision of this ordinance, Indoor Industrial
5 Hemp Cultivation is allowed as follows:

6 Indoor Industrial Hemp Cultivation is allowed in the following zone
7 classifications with an approved plot plan in accordance with section 18.30
8 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and
9 A-D.

10 Section 19.1106. INDUSTRIAL HEMP CULTIVATION STANDARDS.

11 In addition to the applicable permit and approval requirements provided in this Article and
12 the development standards in the applicable zoning classification, Industrial Hemp Cultivation
13 operations shall comply with the standards provided below. If there is an inconsistency between
14 the development standards of the zone classification and these standards, the more restrictive
15 standard applies.

16 A. Location Requirements.

17 1. Indoor and Outdoor Industrial Hemp Cultivation shall not be located within
18 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth
19 Center. The distance shall be measured from the nearest points of the
20 respective lot lines using a direct straight-line measurement. This location
21 requirement may be modified with the approval of a variance pursuant to
22 Section 18.27 of this ordinance.

23 2. Industrial Hemp shall not be cultivated on a premises legally allowed to
24 cultivate or process Cannabis.

25 B. ~~Minimum Lot Dimensions. The minimum average lot width for Indoor Industrial~~
26 ~~Hemp Cultivation lots shall be 150 feet.~~

27 C. Setbacks.

1 1. Indoor Industrial Hemp Cultivation: Indoor Industrial Hemp Cultivation
2 shall be within a fully enclosed building or buildings and setback from the lot
3 lines and public right-of way in accordance with the development standards
4 for the zone classification in which it is located. When an Indoor Industrial
5 Hemp Cultivation facility is located adjacent to a residentially zoned lot the
6 minimum setback shall be 25 feet.

7 2. Outdoor Industrial Hemp Cultivation:

8 a. For lots adjoining lots zoned R-R, R-R-O, R-1, R-1A, R-A, R-2, R-
9 2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, W-2-M, WC-W,
10 WC-WE, WC-E, WC-R the Industrial Hemp Cultivation Area shall
11 be setback a minimum of 100 feet from the adjoining lot line,
12 otherwise †The Industrial Hemp Cultivation Area shall be setback a
13 minimum of 25 feet from all lot lines and public right-of-ways.

14 b. The Industrial Hemp Cultivation Area shall be located a minimum of
15 50 feet from the drip line of any riparian vegetation of any
16 watercourse.

17 D. ~~Screening and Fencing. Outdoor Industrial Hemp Cultivation on lots 20 gross acres~~
18 ~~or less shall occur within a secure fence at least 6 feet in height that fully encloses~~
19 ~~the Industrial Hemp Cultivation Area and prevents easy access to the Industrial~~
20 ~~Hemp Cultivation Area. The fence must be solid, durable and include a lockable~~
21 ~~gate(s) that is locked at all times, except for during times of active ingress and~~
22 ~~egress. Fences shall be separated by a minimum of six feet from all cultivation~~
23 ~~structures, providing a clear six foot path. The fence shall comply with all other~~
24 ~~applicable County ordinances, policies, and design standards related to height,~~
25 ~~location, materials, or other fencing restrictions. Industrial Hemp Cultivation Area~~
26 ~~shall not be secured by fences with barbed wire or screened with plastic sheeting on~~
27 ~~chain link. Chain link with slats is allowed. Fencing directly facing any Child Day~~
28 ~~Care Center, K-12 school, public park, or Youth Center shall be opaque.~~

1 E. Energy Conservation Measures. All Indoor Industrial Hemp Cultivation operations
2 shall include adequate measures to address the projected energy demand for
3 Industrial Hemp Cultivation at the lot. On-site renewable energy generation shall
4 be required for all Indoor Industrial Hemp Cultivation operations. Renewable
5 energy systems for Indoor Hemp Cultivation operating entirely within an enclosed
6 building shall be designed to have a generation potential equal to or greater than
7 20-percent of the anticipated energy demand. This subsection does not apply to
8 greenhouses or similar types of structures.

9 F. Water Conservation Measures. All Industrial Hemp Cultivation operations shall
10 include adequate measures that minimize use of water for cultivation on the lot.
11 Water conservation measures, water capture systems, or grey water systems shall
12 be incorporated into the operations in order to minimize use of water where
13 feasible.

14 G. Water Availability. All Industrial Hemp Cultivation operations shall obtain a ‘Will
15 Serve’ letter from the applicable water purveyor, indicating agreement to supply
16 water for the All Industrial Hemp Cultivation operations. The letter shall include
17 the activity proposed and any improvements required for service. For All Industrial
18 Hemp Cultivation operations where water service is not available, conditions from
19 the Department of Environmental Health for a permitted onsite, in-ground well will
20 be required. Irrigation and domestic water supplies shall not include water
21 transported by vehicle from off-site sources.

22 GH. Operations.

- 23 1. All Industrial Hemp Cultivation lighting shall be fully shielded, downward
24 casting and not spill over onto structures, other properties or the night sky.
25 Light shall not escape at a level that is visible from neighboring properties
26 between sunset and sunrise.
- 27 2. All Industrial Hemp Cultivation operations shall accumulate or store
28 garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable,

1 easily cleanable, galvanized metal or heavy plastic containers with tight
2 fitting lids. No refuse container shall be filled beyond the capacity to
3 completely close the lid. All garbage and refuse on the site shall not be
4 accumulated or stored for more than seven calendar days, and shall be
5 properly disposed of before the end of the seventh day. All waste, including
6 but not limited to refuse, garbage, green waste and recyclables, must be
7 disposed of in accordance with County and State laws and regulations. All
8 waste generated from Industrial Hemp Cultivation operations must be
9 properly stored and secured to prevent access from the public.

10 3. Onsite generators are prohibited, except as a source of energy in an
11 emergencies. Onsite generators for emergency use shall be included in the
12 Plot Plan.

13 4. Supplemental lighting for Outdoor Hemp Cultivation shall not exceed 25
14 watts per square foot to be used up to one hour before sunrise or after sunset,
15 unless the building or structure is equipped with light-blocking measures to
16 ensure no light escapes from it.

17 5. Industrial Hemp Cultivation shall not include the retail sales of Industrial
18 Hemp or Industrial Hemp Products.

19 II. Signage – Outdoor Industrial Hemp Cultivation. In accordance with Section 81006
20 of the Food and Agricultural Code, Outdoor Industrial Hemp Cultivation shall have
21 a sign placed at the primary entrance of the lot indicating it is Industrial Hemp
22 Cultivation. The sign shall be a minimum of 3 foot by 3 foot.

23 Section 19.1107. INDUSTRIAL HEMP MANUFACTURING FACILITIES ZONES.

24 Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities
25 are allowed as follows:

26 1. Non-Volatile Industrial Hemp Manufacturing Facility. Non-volatile Industrial
27 Hemp Manufacturing Facilities are allowed in the following zones with an
28

1 approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P,
2 A-2, A-D, I-P, M-SC, M-M and the M-H zones.

- 3 2. Volatile Industrial Hemp Manufacturing Facility. Volatile Industrial Hemp
4 Manufacturing Facilities are allowed in the following zones with an approved
5 conditional use permit in accordance with Section 18.28 of this ordinance: A-1,
6 A-P, A-2, A-D, I-P, M-SC, M-M and M-H.

7 Section 19.1108. INDUSTRIAL HEMP MANUFACTURING FACILITIES

8 STANDARDS. In addition to the applicable permit and approval requirements provided in this
9 Article and the development standards for the applicable zoning classification, Industrial Hemp
10 Manufacturing Facilities shall comply with the standards provided below. If there is an
11 inconsistency between the development standards of the zone classification and these standards,
12 the more restrictive standard applies.

- 13 A. General Location. Industrial Hemp Manufacturing Facilities shall not be located
14 within 1000 feet from any Child Day Care Center, K-12 school, public park, or Youth
15 Center. Distance shall be measured from the nearest point of the respective lot lines
16 using a direct straight-line measurement. A new adjacent use will not affect the
17 continuation of an existing legal use that has been established under this Article and
18 continuously operating in compliance with the conditional use permit, and local and
19 State laws and regulations.

20 B. Setbacks.

- 21 1. Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities shall be
22 setback from all lot lines a minimum of 25 feet.
23 2. Setbacks may be modified with an approved setback adjustment in
24 accordance with Section 18.33 of this ordinance. In no case shall a setback
25 be less than setbacks required by the State law, the California Building Code
26 or Ordinance No. 457.

- 27 C. Lot Size. Except for Industrial Hemp Manufacturing Facilities located in the I-P, M-
28 SC, M-M or M-H zones, the minimum lot size for Industrial Hemp Manufacturing

1 Facilities is 20 gross acres. Industrial Hemp Manufacturing Facilities located in the
2 I-P, M-SC, M-M or M-H zones shall comply with the lot size standards for the zone
3 classification in which they are located.

4 D. Operations.

- 5 1. Any compressed gases used in the manufacturing process shall not be stored
6 on any lot within in containers that exceeds the amount which is approved
7 by the Riverside County Fire Department and authorized by the conditional
8 use permit.
- 9 2. Closed loop systems for compressed gas extraction systems must be
10 commercially manufactured, bear a permanently affixed and visible serial
11 number and certified by an engineer licensed by the State of California that
12 the system was commercially manufactured, is safe for its intended use, and
13 was built to codes of recognized and generally accepted good engineering
14 practices.
- 15 3. Industrial Hemp Manufacturing Facilities shall have a training program for
16 persons using solvents or gases in a closed looped system to create hemp
17 extracts on how to use the system, to access applicable material safety data
18 sheets and to handle and store the solvents and gases safely.

19 Section 19.1109. PERMIT REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES.

20 Industrial Hemp Activities shall comply with the following requirements:

- 21 A. Application Requirements. At the time of filing the application for an Industrial
22 Hemp Activity on a form provided by the Planning Department, the applicant shall
23 also provide the applicable fee for processing the land use permit application.
- 24 B. Suspension, Revocation, or Termination of State License. Suspension of any
25 required license issued by the State of California, or by any State licensing authority,
26 or registration issued by the County Agricultural Commissioner shall immediately
27 suspend the ability of an Indoor or Outdoor Industrial Hemp Cultivation to operate
28 within the County until the State or County reinstates or reissues the State license or

1 County registration, as applicable. Revocation or termination of State license or
2 County registration will also be grounds to revoke or terminate any conditional use
3 permit or plot plan granted to an Indoor or Outdoor Industrial Hemp Cultivation land
4 use pursuant to this Article.

5 C. Health and Safety. Industrial Hemp Activities shall at all times be operated in such
6 a way as to ensure the health, safety, and welfare of the public. Industrial Hemp
7 Activities shall not create a public nuisance or adversely affect the health or safety
8 of the nearby residents, businesses or employees working at the Industrial Hemp
9 Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic,
10 vibration, unsafe conditions or other impacts, or be hazardous due to the use or
11 storage of materials, processes, products, and runoff of water, pesticides or wastes.

12 D. Nuisance Odors Indoor Industrial Hemp. Indoor Industrial Hemp Activities shall be
13 sited and operated in a manner that prevents Hemp nuisance odors from being
14 detected offsite. All Indoor Industrial Hemp Activities shall provide a sufficient odor
15 absorbing ventilation and exhaust system so that odor generated inside the Indoor
16 Industrial Hemp Activity that is distinctive to its operation is not detected outside of
17 the operation's facility, anywhere on adjacent lots or public rights-of-way, on or
18 about the exterior or interior common area walkways, hallways, breezeways, foyers,
19 lobby areas, or any other areas available for use by common tenants or the visiting
20 public, or within any other unit located inside the same building as the Indoor
21 Industrial Hemp Activity. In order to control nuisances such as odors, humidity and
22 mold, Indoor Industrial Hemp Activities shall install and maintain at the minimum,
23 the following equipment, or any other equipment that can be proven to be an equally
24 or more effective method or technology to control these nuisances:

- 25 1. An exhaust air filtration system with odor control that prevents internal odors
26 from being emitted externally;
- 27 2. An air system that creates negative air pressure between the Indoor Industrial
28 Hemp Activities' interior and exterior, so that the odors generated by the

1 Indoor Industrial Hemp Activity are not detectable on the outside of the
2 Indoor Industrial Hemp Activity.

3 This subsection does not apply to greenhouses or similar structures.

4 E. Relocation Of A Permitted Industrial Hemp Activity. In the event the permittee or
5 successor in interest vacates and relocates the Industrial Hemp Activity to a new
6 location, a new conditional use permit or plot plan will need to be granted by the
7 County in accordance with this ordinance prior to commencing operations at the new
8 location.

9 F. Permit and License Posting. The permittee shall post or cause to be posted at the
10 Industrial Hemp Activity all required County and State permit and licenses to
11 operate.

12 G. Inspections. Industrial Hemp Activities shall be subject to inspections by appropriate
13 local and State agencies, including, but not limited to, the Riverside County
14 Departments of Code Enforcement, Planning, Fire, Public Health, Environmental
15 Health, the Agricultural Commissioner's Office and the Sheriff's Department.

16 H. Signage. Signage for an Industrial Hemp Activity shall comply with the following:
17 1. Business identification signage for an Industrial Hemp Activity shall comply
18 with Section 19.4 of this ordinance.
19 2. No Industrial Hemp Activity shall advertise by having a person or device
20 holding a sign or an air dancer sign advertising the activity to passersby,
21 whether such person, device or air dancer is on the lot of the Industrial Hemp
22 Activity or elsewhere including, but not limited to, the public right-of-way.
23 3. No signs placed on the lot of an Industrial Hemp Activity shall obstruct any
24 entrance or exit to the building or any window.
25 4. Signage shall not be directly illuminated, internally or externally.
26 5. No banners, flags, billboards, or other prohibited signs may be used at any
27 time.

28 I. Parking. Parking shall be provided in accordance with Section 18.12 of this

1 ordinance.

2 J. Hazardous Materials. All Industrial Hemp Activities that utilize hazardous materials
3 shall comply with applicable hazardous waste generator, Riverside County
4 Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance
5 No. 651, requirements and maintain any applicable permits for these programs from
6 the Riverside County Fire Department, the Riverside County Department of
7 Environmental Health, the Riverside County Department of Waste Resources and
8 the Agricultural Commissioner.

9 K. Compliance with Local and State Laws and Regulations.

10 1. All Industrial Hemp Activities shall comply with all applicable local and
11 State laws, ordinances and regulations related to, but not limited to, the
12 following: the California Environmental Quality Act, California Building
13 Code, California Fire Code, Riverside County Ordinance No. 787, Riverside
14 County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside
15 County Ordinance No. 745, Airport Land Use Compatibility Plans, weights
16 and measures regulations, pesticide use, water quality, storm water discharge
17 and the grading of land.

18 2. All buildings and structures, including greenhouse, hoop structures, or other
19 similar structures shall comply with all applicable Building, Fire, and Safety
20 laws and regulations. All buildings and structures shall be reviewed by the
21 Riverside County Building and Safety Department in accordance with the
22 California Building Code and Riverside County Ordinance No. 457 and by
23 the Riverside County Fire Department in accordance with Riverside County
24 Ordinance No. 787 and the California Fire Code.

25 L. Multiple Industrial Hemp Activities. Multiple Industrial Hemp Activities may be
26 allowed on the same lot provided the proposed activities are allowed in the zone
27 classification and meet all requirements in this Article and State Law.
28

1 M. Retail Sales. Industrial Hemp Activities shall not include the retail sales of
2 Industrial Hemp or Industrial Hemp Products.

3 Section 19.1110. APPROVAL REQUIREMENTS FOR INDUSTRIAL HEMP

4 ACTIVITIES

5 A. No conditional use permit or plot plan for an Industrial Hemp Activity shall be
6 approved unless the following findings are made:

- 7 1. The permit is consistent with the General Plan and any applicable specific
8 plan.
- 9 2. The permit complies with the permit requirements of this Article and Section
10 18.28 or Section 18.30 of this ordinance, as applicable.
- 11 3. The permit complies with the development standards for the zoning
12 classification in which the Industrial Hemp Activity is located.
- 13 4. The permit will not be detrimental to the public health, safety or general
14 welfare.

15 B. In addition to the findings required in subsection A. of Section 19.1110 above, no
16 conditional use permit or plot plan for Indoor or Outdoor Industrial Hemp Cultivation
17 shall be approved unless the following findings are made:

- 18 1. The Industrial Hemp Cultivation complies with all the requirements of the
19 State and County for Hemp Cultivation.
- 20 2. The Industrial Hemp Cultivation is not located within 1,000 feet from any
21 Child Day Care Center, K-12 school, public park, or Youth Center or a
22 variance has been approved allowing a shorter distance but not less than
23 allowed by State law.
- 24 3. The Industrial Hemp Cultivation includes adequate measures that minimize
25 use of water for cultivation on the lot.
- 26 4. The Industrial Hemp Cultivation includes adequate quality control measures
27 to ensure cultivation meets State and County regulatory standards.
28

1 5. The Industrial Hemp Cultivation includes adequate measures that address
2 enforcement priorities for cultivation including restricting access to minors,
3 and ensuring that Hemp is not supplied to unlicensed or unpermitted persons.

4 6. The Indoor Industrial Hemp Cultivation will operate in a manner that
5 prevents Hemp nuisance odors from being detected offsite.

6 C. In addition to the findings required in subsection A. of Section 19.1110 above, no
7 conditional use permit or plot plan for an Industrial Hemp Manufacturing Facility
8 shall be approved unless the following findings are made:

9 1. The facility complies with all the requirements of the State and County for
10 the manufacturing of Industrial Hemp.

11 2. The Industrial Hemp Manufacturing Facility does not pose a significant threat
12 to the public or to neighboring uses from explosion or from release of harmful
13 gases, liquids, or substances.

14 3. The Industrial Hemp Manufacturing Facility includes adequate quality
15 control measures to ensure Hemp manufactured at the facility meets industry
16 standards and includes a documented employee safety training program, a
17 Safety Data Sheet, and meets all requirements in Health and Safety Code
18 Section 11362.775, as it may be amended from time to time.

19 4. The Industrial Hemp Manufacturing Facility includes adequate measures that
20 address enforcement priorities for Hemp activities including restricting
21 access to minors, and ensuring that Hemp and Hemp Products are obtained
22 from and supplied only to other permitted licensed sources within the State
23 and not distributed out of State.

24 5. The Industrial Hemp Manufacturing Facility is not located within 600 feet
25 from any Child Day Care Center, K-12 school, public park, or Youth Center.

26 D. Conditional use permits and plot plan shall be subject to all conditions necessary or
27 convenient to assure that the Industrial Hemp Activity will satisfy the requirements
28 of this Article.

1 Section 19.1111. PUBLIC HEARING REQUIREMENTS FOR INDUSTRIAL HEMP
2 ACTIVITIES.

3 A public hearing shall be held on the application for a conditional use permit or plot plan
4 in accordance with the Section 18.28 or Section 18.30 of this ordinance, as applicable, and all of
5 the procedural requirements and rights of appeal set forth therein shall govern the public hearing.

6 Section 19.1112. REVOCATION OF PERMIT FOR INDUSTRIAL HEMP
7 ACTIVITIES.

8 Any conditional use permit or plot plan granted under this Article may be revoked upon
9 the findings and procedures contained in Section 18.31 of this ordinance except that the Planning
10 Commission shall be the hearing body to make a determination that grounds for revocation exist
11 and provide notice of the revocation. All other procedural requirements and rights of appeal set
12 forth in Section 18.31 of this ordinance shall govern the hearing.”

13 Section 215. Section 21.39b of Ordinance No. 348 is amended to read as follows:

14 “Section 21.39b. INDUSTRIAL HEMP.

15 An agricultural product, whether growing or not, that is limited to types of the plant
16 Cannabis sativa L. and any part of the plant, including the seed of the plant and all derivatives,
17 extracts, the resin extracted from any part of the plant, cannabinoids, isomers, acids, salts and salts
18 of isomers, with a delta-9 tetrahydrocannabinol concentration of no more than 0.3 percent on a dry
19 weight basis. For purposes of this ordinance, Industrial Hemp is not considered a field crop.”

20 Section 316. A new section 21.39c. is added to Ordinance No. 348 to read as follows:

21 “Section 21.39c. INDUSTRIAL HEMP ACTIVITY.

22 The cultivation, growing, seed breeding, possession, manufacture, distribution, processing,
23 storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Industrial Hemp
24 and Industrial Hemp Products.”

25 Section 417. A new section 21.39d. is added to Ordinance No. 348 to read as follows:

26 “Section 21.39d. INDUSTRIAL HEMP CULTIVATION.

27 Any activity involving the planting, growing, harvesting, drying, curing, grading or
28 trimming of industrial hemp for commercial purposes and industrial hemp seed breeders.”

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Section 518. A new section 21.39e. is added to Ordinance No. 348 to read as follows:

“Section 21.39e. INDUSTRIAL HEMP CULTIVATION AREA.

The area on a lot or in a building where Industrial Hemp is planted, grown, harvested, dried, cured, graded, or trimmed or that does all or any combination of these activities.”

Section 619. A new section 21.39f. is added to Ordinance No. 348 to read as follows:

“Section 21.39f. INDUSTRIAL HEMP MANUFACTURING.

The compounding, blending, extracting, infusing, or otherwise making or preparing a hemp product.”

Section 720. A new section 21.39g. is added to Ordinance No. 348 to read as follows:

“Section 21.39g. INDUSTRIAL HEMP MANUFACTURING FACILITY (NON-VOLATILE).

A facility that processes, produces, prepares, propagates, holds, stores, packages, labels or compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location, that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.”

Section 821. A new section 21.39h. is added to Ordinance No. 348 to read as follows:

“Section 21.39h. INDUSTRIAL HEMP MANUFACTURING FACILITY (VOLATILE).

A facility that processes, produces, prepares, propagates, holds, stores, packages, labels, or compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed location, that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp

1 manufacturing also includes any processing, preparing, holding, or storing of components and
2 ingredients.”

3 Section 922. A new section 21.39i. is added to Ordinance No. 348 to read as follows:

4 “Section 21.39i. INDUSTRIAL HEMP PRODUCTS.

5 Hemp that has undergone a process whereby the plant material has been transformed into a
6 concentrate, including, but not limited to, concentrated hemp, or an edible or topical product
7 containing hemp or concentrated hemp and other ingredient.”

8 Section 1023. A new section 21.39j. is added to Ordinance No. 348 to read as follows:

9 “Section 21.39j. INDOOR INDUSTRIAL HEMP CULTIVATION.

10 The cultivation of Industrial Hemp within a permanent structure using exclusively artificial
11 light or within any type of structure using artificial light at a rate of twenty-five (25) watts per
12 square foot.”

13 Section 1124. This ordinance shall take effect thirty (30) days after its adoption.

14
15 BOARD OF SUPERVISORS OF THE COUNTY
16 OF RIVERSIDE, STATE OF CALIFORNIA

17 By: _____
18 Chairman

19
20 ATTEST:
21 CLERK OF THE BOARD
Kecia Harper

22 By: _____
23 Deputy

24
25 (SEAL)

26
27 APPROVED AS TO FORM
28 May ____, 2020

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By: _____
MICHELLE CLACK
Chief Deputy County Counsel

Industrial Hemp Activities Ordinance

**Airport Land Use Commission (“ALUC”)
Determination**

May 28th, 2020

Ordinance No. 348.4931
(Change of Zone No. 1900015)

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



May 28, 2020

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. John Hildebrand, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1049RG20
Related File No.: CZ1900015 (Ordinance No. 348 Amendment)
APN: Countywide

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside amendment to Land Use Ordinance No. 348, a proposal to add a new Article addressing Industrial Hemp Activities and amending Article XXI providing for additional definitions.

All industrial hemp cultivation requires registration with the County Agricultural Commissioner. Indoor industrial hemp cultivation would be allowed with approval of a plot plan in the C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-2, A-P, and A-D zones.

Outdoor industrial hemp cultivation would be allowed as a use by right in the A-1, A-2, A-P, and A-D zones on lots at least 20 gross acres but less than 160 acres in size, with approval of a plot plan on lots at least 10 gross acres but less than 20 gross acres in size, and with a conditional use permit on lots at least one-half acre but less than 10 gross acres in size, and on lots at least 160 gross acres in size. Outdoor industrial hemp cultivation in the W-2 zone would require a minimum lot size of 10 gross acres and would require an approved conditional use permit on lots at least 10 gross acres but less than 40 gross acres in size, and on lots at least 160 gross acres in size. Outdoor industrial hemp cultivation would be allowed as a use by right in the W-2 zone on lots at least 40 gross acres in size, but less than 160 gross acres in size.

Outdoor industrial hemp cultivation activities that are legally operating in these and other zones with a valid registration issued by the County Agricultural Commissioner may continue to operate for the period of time provided in the valid registration, but, upon expiration of said valid registration, would be required to comply with the requirements set forth in the proposed ordinance amendment, except for those in the A-1, A-2, A-P, A-D, and W-2 zones operated by an Established Agricultural Research Institution as defined in Section 81000 of the California Food

AIRPORT LAND USE COMMISSION

and Agriculture Code.

Non-volatile industrial hemp manufacturing facilities would be allowed with an approved plot plan in the A-1, A-2, A-P, A-D, I-P, M-SC, M-M, and M-H zones, while volatile industrial hemp manufacturing facilities would be allowed with an approved conditional use permit in those same zones. The minimum lot size for either type of industrial hemp manufacturing facility in the A-1, A-2, A-P, and A-D zones would be 20 gross acres.

The proposed Article also establishes locational, setback, lot width, screening, fencing, energy and water conservation, operations, and signage requirements, requirements for approval, and permit processes. Applications for industrial hemp activities on lots smaller than 20 acres in gross area will require discretionary actions by the Planning Department, which will then prompt ALUC review if within an Airport Influence Area.

Industrial hemp is not considered to be a bird attractant, and the proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

cc: ALUC Case File

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ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

SECTION 19.XXX. PURPOSE AND INTENT.

The purpose of this Article is to protect the public health, safety, and welfare, enact effective regulatory and enforcement controls in compliance with State law, protect neighborhood character, and minimize potential for negative impacts on people, communities, and the environment in the unincorporated areas of Riverside County by establishing land use regulations for industrial hemp activities. Industrial hemp activities includes industrial hemp cultivation, industrial hemp manufacturing and processing. Industrial hemp activities require land use regulations due to the potential environmental and social impacts associated with industrial hemp activities.

SECTION 19.XXX. PROHIBITED ACTIVITIES.

- A. Any Industrial Hemp Activity that is not expressly exempted from this Article or provided for in an approved conditional use permit or plot plan and a registration with the County Agricultural Commissioner is prohibited in all zones and is hereby declared a public nuisance that may be abated by the County and is subject to all available legal remedies, including but not limited to civil injunctions.
- B. All Industrial Hemp Activities are prohibited within any dwelling unit, accessory dwelling unit, guest quarters, or any other residential accessory building permitted for residential occupancy.
- C. The cultivation of Industrial Hemp, either outdoors or indoors, is prohibited on acreage less than one-half of an acre.
- D. Outdoor Industrial Hemp Cultivation is prohibited in the W-2 Zone on lots less than 10 gross acres.

SECTION 19.XXX APPLICABILITY.

- A. Industrial Hemp Activities shall not be allowed in the unincorporated areas of Riverside County without first obtaining all required land use permits, licenses, registrations or other entitlements required by local or State laws and regulations.
- B. For the purposes of this Article, Industrial Hemp does not include Cannabis as defined in this ordinance.
- C. This Article does not apply to legally existing Outdoor Industrial Hemp Cultivation in the A-1, A-P, A-2, A-D and W-2 zone classifications that is operated by an Established Agricultural Research Institution as defined in Section 81000 of the California Food and Agricultural Code.
- D. Outdoor Industrial Hemp Cultivation legally operating in the A-1, A-P, A-2, A-D, R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, CV, C-CV, WC-

ORDINANCE NO. 348.xxxx
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ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

R, WC-W, WC-WE, WC-E, R-D, N-A, W-2, W-2-M, W-1, W-E, M-R, M-R-A and MU zone classifications with a valid registration issued by the County Agricultural Commissioner prior to the effective date of Ordinance No. 348.XXX may continue operating for the period of time provided in the valid registration. Upon expiration of the valid registration, the Outdoor Industrial Hemp Cultivation shall comply with the requirements of this Article and all other applicable laws and regulations.

SECTION 19.XXX. PROHIBITED LOCATIONS.

Industrial Hemp Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

SECTION 19.XXX OUTDOOR INDUSTRIAL HEMP CULTIVATION

A. **REGISTRATION.** In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved outdoor industrial hemp cultivation.

B. **ZONING.**

Notwithstanding any other provision of this ordinance, Outdoor Industrial Hemp Cultivation is allowed as follows:

1. In the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:
 - a. On lots less than 10 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
 - b. On lots 10 gross acres or greater but less than 20 gross acres with an approved Plot Plan in accordance with Section 18.30 of this ordinance.
 - c. On lots 20 gross acres or greater but less than 160 acres as a use by right.
 - d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
2. In W-2 Zone, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:
 - a. On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation is prohibited.
 - b. On lots 10 gross acres or greater but less than 40 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
 - c. On lots 40 gross acres or greater but less than 160 gross as a use by right.
 - d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

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AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
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ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

SECTION 19.XXX INDOOR INDUSTRIAL HEMP CULTIVATION.

- A. **REGISTRATION.** In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved Indoor Industrial Hemp Cultivation.
- B. **ZONING.**

Notwithstanding any other provision of this ordinance, Indoor Industrial Hemp Cultivation is allowed as follows:

Indoor Industrial Hemp Cultivation is allowed in the following zone classifications with an approved plot plan in accordance with section 18.30 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and A-D.

SECTION 19.XXX INDUSTRIAL HEMP CULTIVATION STANDARDS

In addition to the applicable permit and approval requirements provided in this Article and the development standards in the applicable zoning classification, Industrial Hemp Cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. **LOCATION REQUIREMENTS.**

1. Indoor and Outdoor Industrial Hemp Cultivation shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance.
2. Industrial Hemp shall not be cultivated on a premises legally allowed to cultivate or process Cannabis.

B. **MINIMUM LOT DIMENSIONS.**

The minimum average lot width for Indoor Industrial Hemp Cultivation lots shall be 150 feet.

C. **SETBACKS.**

1. **Indoor Industrial Hemp Cultivation:**

Indoor Industrial Hemp Cultivation shall be within a fully enclosed building or buildings and setback from the lot lines and public right-of way in accordance with the development standards for the zone classification in which it is located. When an Indoor Industrial Hemp Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 25 feet.

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2. Outdoor Industrial Hemp Cultivation:

- a. The Industrial Hemp Cultivation Area shall be setback a minimum of 100 feet from all lot lines and public right-of-ways.
- b. The Industrial Hemp Cultivation Area shall be located a minimum of 50 feet from the drip line of any riparian vegetation of any watercourse.
- c. When adjacent to a residentially zoned lot, the Industrial Hemp Cultivation Area shall be setback a minimum of 300 feet from the adjacent residentially zoned lot lines.

D. SCREENING AND FENCING.

Outdoor Industrial Hemp Cultivation on lots 20 gross acres or less shall occur within a secure fence at least 6 feet in height that fully encloses the Industrial Hemp Cultivation Area and prevents easy access to the Industrial Hemp Cultivation Area. The fence must be solid, durable and include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. Fences shall be separated by a minimum of six feet from all cultivation structures, providing a clear six foot path. The fence shall comply with all other applicable County ordinances, policies, and design standards related to height, location, materials, or other fencing restrictions. Industrial Hemp Cultivation Area shall not be secured by fences with barbed wire or screened with plastic sheeting on chain link. Chain link with slats is allowed. Fencing directly facing any Child Day Care Center, K-12 school, public park, or Youth Center shall be opaque.

E. ENERGY CONSERVATION MEASURES.

All Indoor Industrial Hemp Cultivation operations shall include adequate measures to address the projected energy demand for Industrial Hemp Cultivation at the lot. On-site renewable energy generation shall be required for all Indoor Industrial Hemp Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.

F. WATER CONSERVATION MEASURES.

All Industrial Hemp Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.

G. OPERATIONS.

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1. All Industrial Hemp Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
2. All Industrial Hemp Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Industrial Hemp Cultivation operations must be properly stored and secured to prevent access from the public.
3. Onsite generators are prohibited, except as a source of energy in an emergencies. Onsite generators for emergency use shall be included in the Plot Plan.
4. Supplemental lighting for Outdoor Hemp Cultivation shall not exceed 25 watts per square foot to be used up to one hour before sunrise or after sunset, unless the building or structure is equipped with light-blocking measures to ensure no light escapes from it.
5. Industrial Hemp Cultivation shall not include the retail sales of Industrial Hemp or Industrial Hemp Products.

H. SIGNAGE – OUTDOOR INDUSTRIAL HEMP CULTIVATION

In accordance with Section 81006 of the Food and Agricultural Code, Outdoor Industrial Hemp Cultivation shall have a sign placed at primary entrance of the lot indicating it is Industrial Hemp Cultivation. The sign shall be a minimum of 3 foot by 3 foot and provide a valid phone number of the operators for the Outdoor Industrial Hemp Cultivation.

SECTION 19.XXX INDUSTRIAL HEMP MANUFACTURING FACILITIES.

ZONES. Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities are allowed as follows.

1. Non-Volatile Industrial Hemp Manufacturing Facility.

Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P, A-2, A-D, I-P, M-SC, M-M and the M-H zones.

2. Volatile Industrial Hemp Manufacturing Facility.

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ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

Volatle Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: A-1, A-P, A-2, A-D, I-P, M-SC, M-M and M-H.

SECTION 19.XXX. INDUSTRIAL HEMP MANUFACTURING FACILITIES STANDARDS.

In addition to the applicable permit and approval requirements provided in this Article and the development standards for the applicable zoning classification, Industrial Hemp Manufacturing Facilities shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. GENERAL LOCATION.

Industrial Hemp Manufacturing Facilities shall not be located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations.

B. SETBACKS.

1. Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities located on lots zoned A-1, A-P, A-2 or A-D shall be setback from all property lines a minimum of 300 feet.
2. Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P, M-SC, M-M and M-H shall comply with the setback standards for the zone classification in which they are located, except when adjacent to a residential zone where the minimum setback from the residentially zone lot lines shall be 40 feet.
3. Non-Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P, M-SC, M-M and M-H shall be comply with the setback standards for the zone classification in which they are located, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
4. Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case shall a setback be less than setbacks required by the State law, the California Building Code or Ordinance No. 457.

C. LOT SIZE.

Except for Industrial Hemp Manufacturing Facilities located in the I-P, M-SC, M-M or M-H zones, the minimum lot size for Industrial Hemp Manufacturing Facilities is 20 gross

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acres. Industrial Hemp Manufacturing Facilities located in the I-P, M-SC, M-M or M-H zones shall comply with the lot size standards for the zone classification in which they are located.

D. OPERATIONS.

1. Any compressed gases used in the manufacturing process shall not be stored on any lot within in containers that exceeds the amount which is approved by the Riverside County Fire Department and authorized by the conditional use permit.
2. Closed loop systems for compressed gas extraction systems must be commercially manufactured, bear a permanently affixed and visible serial number and certified by an engineer licensed by the State of California that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices.
3. Industrial Hemp Manufacturing Facilities shall have a training program for persons using solvents or gases in a closed looped system to create hemp extracts on how to use the system, to access applicable material safety data sheets and to handle and store the solvents and gases safely.

SECTION 19.xxx. PERMIT REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES.

Industrial Hemp Activities shall comply with the following requirements:

A. APPLICATION REQUIREMENTS.

At the time of filing the application for an Industrial Hemp Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application.

B. SUSPENSION, REVOCATION, OR TERMINATION OF STATE LICENSE.

Suspension of any required license issued by the State of California, or by any State licensing authority, or registration issued by the County Agricultural Commissioner shall immediately suspend the ability of an Indoor or Outdoor Industrial Hemp Cultivation to operate within the County until the State or County reinstates or reissues the State license or County registration, as applicable. Revocation or termination of State license or County registration will also be grounds to revoke or terminate any conditional use permit or plot plan granted to an Indoor or Outdoor Industrial Hemp Cultivation land use pursuant to this Article.

C. HEALTH AND SAFETY.

Industrial Hemp Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Industrial Hemp Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or

ORDINANCE NO. 348.xxxx
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employees working at the Industrial Hemp Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

D. NUISANCE ODORS INDOOR INDUSTRIAL HEMP.

Indoor Industrial Hemp Activities shall be sited and operated in a manner that prevents Hemp nuisance odors from being detected offsite. All Indoor Industrial Hemp Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Industrial Hemp Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Industrial Hemp Activity. In order to control nuisances such as odors, humidity and mold, Industrial Hemp Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Industrial Hemp Activities' interior and exterior, so that the odors generated by the Industrial Hemp Activity are not detectable on the outside of the Industrial Hemp Activity.

E. RELOCATION OF A PERMITTED INDUSTRIAL HEMP ACTIVITY.

In the event the permittee or successor in interest vacates and relocates the Industrial Hemp Activity to a new location, a new conditional use permit or plot plan will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

F. PERMIT AND LICENSE POSTING.

The permittee shall post or cause to be posted at the Industrial Hemp Activity all required County and State permit and licenses to operate.

G. INSPECTIONS.

Industrial Hemp Activities shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department.

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H. SIGNAGE.

Signage for an Industrial Hemp Activity shall comply with the following:

1. Business identification signage for an Industrial Hemp Activity shall comply with Section 19.4 of this ordinance.
2. No Industrial Hemp Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Industrial Hemp Activity or elsewhere including, but not limited to, the public right-of-way.
3. No signs placed on the lot of an Industrial Hemp Activity shall obstruct any entrance or exit to the building or any window.
4. Signage shall not be directly illuminated internally or externally.
5. No banners, flags, billboards, or other prohibited signs may be used at any time.

I. PARKING.

Parking shall be provided in accordance with Section 18.12 of this ordinance.

J. HAZARDOUS MATERIALS.

All Industrial Hemp Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

K. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS.

1. All Industrial Hemp Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, pesticide use, water quality, storm water discharge and the grading of land.
2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and

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Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

L. **MULTIPLE INDUSTRIAL HEMP ACTIVITIES.**

Multiple Industrial Hemp Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

SECTION 19.XXX APPROVAL REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES

- A. No conditional use permit or plot plan for an Industrial Hemp Activity shall be approved unless the following findings are made:
1. The permit is consistent with the General Plan and any applicable specific plan.
 2. The permit complies with the permit requirements of this Article and Section 18.28 or Section 18.30 of this ordinance, as applicable.
 3. The permit complies with the development standards for the zoning classification in which the Industrial Hemp Activity is located.
 4. The permit will not be detrimental to the public health, safety or general welfare.
- B. In addition to the findings required in subsection A, of Section 19.XXX, above, no conditional use permit or plot plan for Indoor or Outdoor Industrial Hemp Cultivation shall be approved unless the following findings are made:
1. The Industrial Hemp Cultivation complies with all the requirements of the State and County for Hemp Cultivation.
 2. The Industrial Hemp Cultivation is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law.
 3. The Industrial Hemp Cultivation includes adequate measures that minimize use of water for cultivation on the lot.
 4. The Industrial Hemp Cultivation includes adequate quality control measures to ensure cultivation meets State and County regulatory standards.
 5. The Industrial Hemp Cultivation includes adequate measures that address enforcement priorities for cultivation including restricting access to minors, and ensuring that Hemp is not supplied to unlicensed or unpermitted persons.
 6. The Indoor Industrial Hemp Cultivation will operate in a manner that prevents Hemp nuisance odors from being detected offsite.

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- C. In addition to the findings required in subsection A. of Section 19.XXX, above, no conditional use permit or plot plan for an Industrial Hemp Manufacturing Facility shall be approved unless the following findings are made:
1. The complies with all the requirements of the State and County for the manufacturing of Industrial Hemp.
 2. The Industrial Hemp Manufacturing Facility does not pose a significant threat to the public or to neighboring uses from explosion or from release of harmful gases, liquids, or substances.
 3. The Industrial Hemp Manufacturing Facility includes adequate quality control measures to ensure Hemp manufactured at the facility meets industry standards and includes a documented employee safety training program, a Materials Data Safety Sheet, and meets all requirements in Health and Safety Code Section 11362.775, as it may be amended from time to time.
 4. The Industrial Hemp Manufacturing Facility includes adequate measures that address enforcement priorities for Hemp activities including restricting access to minors, and ensuring that Hemp and Hemp Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.
 5. The Industrial Hemp Manufacturing Facility is not located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center
- D. Conditional use permits and plot plan shall be subject to all conditions necessary or convenient to assure that the Industrial Hemp Activity will satisfy the requirements of this Article.

SECTION 19.XXX PUBLIC HEARING REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES

A public hearing shall be held on the application for a conditional use permit or plot plan in accordance with the Section 18.28 or Section 18.30 of this ordinance, as applicable, and all of the procedural requirements and rights of appeal set forth therein shall govern the public hearing.

SECTION 19.xxx. REVOCATION OF PERMIT FOR INDUSTRIAL HEMP ACTIVITIES.

Any conditional use permit or plot plan granted under this Article may be revoked upon the findings and procedures contained in Section 18.31 of this ordinance except that the Planning Commission shall be the hearing body to make a determination that grounds for revocation exist and provide notice of the revocation. All other procedural requirements and rights of appeal set forth in Section 18.31 of this ordinance shall govern the hearing.

ORDINANCE NO. 348.4896
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
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ARTICLE XX AMENDMENTS AND CHANGE OF ZONE

SECTION 21.XX INDUSTRIAL HEMP.

An agricultural product, whether growing or not, that is limited to types of the plant Cannabis sativa L. and any part of the plant, including the seed of the plant and all derivatives, extracts, the resin extracted from any part of the plant, cannabinoids, isomers, acids, salts and salts of isomers, with a delta-9 tetrahydrocannabinol concentration of no more than 0.3 percent on a dry weight basis. For purposes of this ordinance, Industrial Hemp is not considered a field crop.

SECTION 21.XXX INDUSTRIAL HEMP ACTIVITY.

The cultivation, growing, seed breeding, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Industrial Hemp and Industrial Hemp Products.

SECTION 21.XXX INDUSTRIAL HEMP CULTIVATION.

Any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of industrial hemp for commercial purposes and industrial hemp seed breeders.

SECTION 21.xxx INDUSTRIAL HEMP CULTIVATION AREA.

The area on a lot or in a building where Industrial Hemp is planted, grown, harvested, dried, cured, graded, or trimmed or that does all or any combination of these activities.

ORDINANCE NO. 348.4896
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XXI DEFINITIONS

SECTION 21.xxx INDUSTRIAL HEMP MANUFACTURING.

The compounding, blending, extracting, infusing, or otherwise making or preparing a hemp product.

SECTION 21.xxx INDUSTRIAL HEMP MANUFACTURING FACILITY (NON-VOLATILE).

A facility that processes, produces, prepares, propagates, holds, stores, packages, labels or compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location, that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

SECTION 21.XXX INDUSTRIAL HEMP MANUFACTURING FACILITY (VOLATILE).

A facility that processes, produces, prepares, propagates, holds, stores, packages, labels, or compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed location, that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

SECTION 21.XXX INDUSTRIAL HEMP PRODUCTS.

Hemp that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated hemp, or an edible or topical product containing hemp or concentrated hemp and other ingredient.

SECTION 21.XXX INDOOR INDUSTRIAL HEMP CULTIVATION.

The cultivation of Industrial Hemp within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate of twenty-five (25) watts per square foot.

Industrial Hemp Activities Ordinance

Public Comments

Planning Commission – Agenda Item 4.2

June 3rd, 2020

Ordinance No. 348.4931
(Change of Zone No. 1900015)



83300 58th Avenue Thermal, CA 92274

April 24, 2020

John Hildebrand, Deputy Director of TLMA - Planning
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-1888

Re: Draft Hemp Ordinance

Dear Mr. Hildebrand,

Thank you for your leadership on the draft hemp ordinance. We appreciate the Planning Department's efforts to study the issue and to listen to the public's comments. While many of our concerns have been addressed in the new draft, there are a few provisions that we believe merit further attention.

Setbacks

The draft ordinance stipulates a 100-foot setback for outdoor cultivation activities regardless of location or proximity to sensitive receptors. The setback does not provide any consideration for properties that are operated adjacent to compatible uses. For example, if outdoor cultivation occurs on agriculturally zoned land and my neighbor is also agriculturally zoned, a 100-foot setback is an inefficient use of productive land that will not adversely impact my neighbor. In this case, we would recommend that the setback be minimized.

Energy Conservation Measures

We support energy conservation measures. However, requiring existing buildings or structures like greenhouses to install solar would place an undue economic burden on many farmer's operations. Many greenhouses are not designed to support solar installations. We recommend that solar only be required when new buildings and/or structures are approved so that the building can be designed with solar from the beginning.

Water Conservation Measures

We support water conservation measures. We currently employ water conservation methodologies such as drip irrigation and micro emitters. We are happy to consult with Imperial Valley Irrigation District on best practices for water conservation and can support utilizing grey water for landscaping and water capture systems where appropriate. However, grey water can cause unintended consequences especially with agricultural commodities grown in greenhouses unless treated at a public tertiary wastewater facility.

Nuisance Odors Indoor Industrial Hemp

The proposed measures for odor mitigation may be the most concerning area in the draft ordinance at this time. The measures are far too restrictive and impractical for hemp cultivated on agriculturally zoned land especially in greenhouses. The ordinance should seek to promote cultivation in agricultural zones away from sensitive receptors. The mitigation measures should therefore consider location more carefully.

We also do not believe that air filtration or air pressure systems are appropriate for a greenhouse in an agricultural zone. Greenhouses are open by their very nature such that air may circulate depending on conditions. Odor mitigation technology is rapidly evolving and the ordinance should contemplate continued innovation. Fogco, a leader in industrial leader in odor control, has adapted its products for waste management to serve the hemp industry. Fogco systems eliminate the odor and are a cost effective solution. We believe that Fogco represents a more viable alternative especially for greenhouse environments.

Genflora intends to invest millions of dollars into the facility at Thermal provided the County's hemp ordinance encourages continued investment. In order for Genflora to continue to make investments in facilities and people, it's imperative that we have visibility and certainty under the draft Riverside County hemp ordinance that is currently being developed to achieve our business plan objectives now and in the immediate future.

Riverside County can become a leader in the industrial hemp market with your support. We appreciate your consideration and thank you for your service. We look forward to working with the County, Ag Commissioner, Planning Staff and the Sheriff's office on this exciting opportunity.

Sincerely,



Shawn A. Milligan
Genflora, LLC

NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.
Upland, CA 91785

January 24, 2020

Mr. Larry Ross
Principal Planner
County of Riverside, California
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: Comments to Proposed Industrial Hemp Ordinance

Dear Mr. Ross:

Please accept this letter into the public comments regarding the County's proposed Industrial Hemp Activities Ordinance.

We have two concerns about the ordinance and a comment about composting. We hope you will take them into consideration as you work to draft the final ordinance to be adopted by the Board of Supervisors.

The first concern is the prohibition of either indoor or outdoor industrial hemp cultivation within the SP zone. The second is the requirement that industrial hemp manufacturing facilities be in the I-P, M-SC, M-M and M-H zones. Further, we would like you to consider allowing the import and processing of green waste in the A-1 zone.

Industrial Hemp Cultivation within the SP Zone

There are thousands of acres of land in the San Jacinto Valley within approved specific plans currently farmed and permitted for interim A-1 agricultural uses under Article XIII of Ordinance 348. These lands provide food crops such as vegetables and feed crops such as alfalfa. When these specific plans were approved, the county recognized certain properties may not be fully developed for 20 or 30 years and allowed the land owner to continue to farm until development within specific planning areas commence.

The proposed ordinance allows industrial hemp to be grown in the A-1 agricultural zone, however the proposed ordinance prohibits industrial hemp to be grown in SP zones, even if the SP has an interim A-1 use. This would deprive the large land owner within an SP zone to grow higher value industrial hemp on their property, even though they are permitted by their conditions for A-1 agricultural uses.

We request the county consider revising the prohibited locations section of the proposed ordinance to delete SP and make further modifications to the proposed ordinance to allow industrial hemp farming in the SP zone provided interim uses in the SP zone included those allowed in the A-1, A-P, A-2 and A-D zones. The text of the proposed changes is redlined below:

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Upland, CA 91785

SECTION 19.XXX.

PROHIBITED LOCATIONS.

Industrial Hemp Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, CN, C-CN, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, **SP** and MU.

SECTION 19.XXX

OUTDOOR INDUSTRIAL HEMP CULTIVATION

A. REGISTRATION. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved outdoor industrial hemp cultivation.

B. ZONING.

Notwithstanding any other provision of this ordinance, Outdoor Industrial Hemp Cultivation is allowed as follows:

1. In the A-1, A-P, A-2, ~~and~~ A-D and SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. On lots less than 10 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- b. On lots 10 gross acres or greater but less than 20 gross acres with an approved Plot Plan in accordance with Section 18.30 of this ordinance.
- c. On lots 20 gross acres or greater but less than 160 acres as a use by right.
- d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

SECTION 19.XXX

INDOOR INDUSTRIAL HEMP CULTIVATION.

A. REGISTRATION. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved Indoor Industrial Hemp Cultivation.

B. ZONING.

Notwithstanding any other provision of this ordinance, Indoor Industrial Hemp Cultivation is allowed as follows:

Indoor Industrial Hemp Cultivation is allowed in the following zone classifications with an approved plot plan in accordance with section 18.30 of this ordinance: C-1/C-P, CP-

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S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, ~~and~~ A-D and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

Industrial Hemp Manufacturing Facilities

There are many existing agricultural facilities in the San Jacinto Valley that are shut down or underutilized and suitable for manufacturing industrial hemp into a finished product. Utilizing existing facilities makes sense not only from a proximity standpoint but will also bring back manufacturing and agricultural jobs to the area. Some of the issues you may want to consider are listed below:

1. Onsite manufacturing ensures the finished product stays within Riverside County and the County receives its share of sales tax revenue. Once the product is shipped offsite, there is no guarantee the product will be processed in the County, in fact much of the manufacturing is currently done outside Riverside County.
2. Requiring industrial hemp farmers to ship their product off the farm for processing adds significantly to the cost of producing the end product. It is estimated logistics costs for raw hemp from farm to processors to average \$27.00 per acre or approximately 7% of the cost to cultivate and acre according to the USDA.
3. Onsite manufacturing decreases freight traffic on County roadways, which is always a concern of local residents.
4. Growing and processing the product at the same location decreases oversite costs for the County, State and Federal regulators for the plant from seed to sale.
5. Utilizing existing facilities significantly reduces the capital investment required to start up a processing facility.
6. Existing agricultural facilities can easily meet the setback requirements outlined in the proposed Ordinance.

Some suggested modifications to the manufacturing section of the ordinance are shown below:

SECTION 19.XXX. INDUSTRIAL HEMP MANUFACTURING FACILITIES.

ZONES. Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities are allowed as follows:

1. Non-Volatile Industrial Hemp Manufacturing Facility.

Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P, A-2, A-D, 1-P, MSC, M-M ~~and the~~ M-H zones and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

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2. Volatile Industrial Hemp Manufacturing Facility.

Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: A-1, A-P, A-2, A-D I-P, M-SC, M-M and M-H and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

Green Waste Composting

Some existing sites in the San Jacinto valley included composting facilities for the processing of manure into fertilizer. With the changing laws regarding green waste in landfills and the fact hemp farming produces significant green waste it would be beneficial for future hemp farmers and manufacturers to be able to be able to compost generated and imported green waste onsite. This too will provide many benefits to the county including new jobs and decreased truck traffic on the roads.

It appears the A-1 zone allows composting of waste products generated onsite, but not imported waste. Perhaps a provision could be added to the proposed ordinance allowing the import and composting of green material onsite.

We appreciate your time and consideration of these suggestions. If you have any questions, please feel free to contact me via email or the number below.

Sincerely,

Nuevo Development Company, LLC



Tim McGinnis

Authorized Representative

Email: Tim.McGinnis@lewismc.com

Phone: 909-946-7525

Proposed additions for industrial hemp Ordinance for Riverside County.

County Permits and Licenses

From Tulare County-

5-10-040 Permits Required

A. No Person, including an Established Agricultural Research Institution, shall cultivate Industrial Hemp in the unincorporated areas of Tulare County without first obtaining a permit issued by the Agricultural Commissioner to Cultivate Industrial Hemp as provided in this Chapter. A permit for Cultivation may be issued to an Established Agricultural Research Institution only if it meets the definition of Established Agricultural Research Institution stated in section 5-10-020 of this Chapter. A permit issued under this Chapter does not grant any interest in real property or create any interest of value and is not transferable.

B. No Person, including an Established Agricultural Research Institution shall process Industrial Hemp in the unincorporated areas of Tulare County without first obtaining a permit issued by the Agricultural Commissioner to Process Industrial Hemp as provided in this Chapter. A permit for Processing may be issued to an Established Agricultural Research Institution only if it meets the definition of Established Agricultural Research Institution stated in section 5-10-020 of this Chapter. A permit issued under this Chapter does not grant any interest in real property or create any interest of value and is not transferable.

Notes- This may be better enforced by code enforcement or building health and safety, not sure we want to deal with the processing end of this, as we would be solely responsible with no current laws governing this.

5-10-150 County's Right to Revocation of Permit

A. Any Person who violates this Chapter knowingly and willfully, shall be stripped of their Permit and ability to apply for a Permit to Cultivate or Process Industrial Hemp within the County of Tulare for three (3) years from the date of the final decision of the **Agricultural Commissioner that a violation has been made knowingly and willfully**

B. The District Attorney shall have the right to petition the Tulare County Board of Supervisors for revocation of a Hemp Cultivation Permit or Processing Permit upon a showing of good cause

Notes- **Do we want full responsibility to revoke or should another entity be involved?**

Kings County has a very similar wording however they do not specify enforcement for removal of the permit.

Land use and security for abatement costs

From Tulare County:

5-10-050 Permit Requirements

A permit for the Cultivation and/or Processing of Industrial Hemp may be issued only if each of the following requirements are met:

A. Applicants shall submit an application in accordance with the application process established by the Agricultural Commissioner. A single permit may be issued for multiple sites.

B. An applicant shall be the owner and/or record holder of title of the land upon which Hemp is to be cultivated, or provide written consent in a notarized form acceptable to the Agricultural Commissioner, from the owner and/or record holder of title of granting permission for the cultivation of Industrial Hemp on the specified parcel(s).

E. Before a permit is issued under this Chapter, and if the Applicant is not the owner of the property upon which Industrial Hemp shall be cultivated, the Applicant shall submit a bond or other form of security acceptable to the Agricultural Commissioner in the amount of one hundred (100) percent of the estimated cost to fully abate a crop of Industrial Hemp that does not meet requirements for legal harvest under applicable laws and regulations. The financial security provided shall be released to the Applicant after the Agricultural Commissioner determines that the security is no longer needed to secure the abatement of a non-compliant hemp crop.

H. Each permit issued under this Chapter shall expire one year from the date of its issuance.

5-10-090 Destruction of Non-Compliant Industrial Hemp Crops

An Industrial Hemp crop that does not comply with the provisions of this Chapter and all applicable provisions of California State law, and associated regulations, shall be destroyed. Crop destruction shall proceed as provided for in all applicable laws and regulations, which includes Food and Agricultural Code section 81006 and California Code of Regulations, title 3, sections 4950 and 4950.1. The grower of the Industrial Hemp crop shall submit a destruction plan to the Agricultural Commissioner at least twenty-four (24) hours prior to the start of the destruction. The Agricultural Commissioner shall approve the method of destruction. An Industrial Hemp grower that fails to destroy an Industrial Hemp crop as required shall forfeit the financial security provided under section 5-10-050, subsection D, and the Agricultural Commissioner shall proceed to destroy the non-compliant crop.

5-10-130 Cost Recovery

The County shall be reimbursed for all time, services, and materials needed to implement, administer and enforce any section of this Chapter, including destruction of non-compliant crops of Industrial Hemp, inspections necessitated by reports of non-compliant Industrial Hemp crops, and other enforcement actions as necessary. All fees applied by the Agricultural Commissioner shall be listed in a document stored at the Agricultural Commissioner's Office and available upon request of the Agricultural Commissioner in a master fee schedule

Notes- Again not sure we want to deal with processing.

Other departments should be listed as well to cover their costs.

From Kings county:

14-196 Terms and Conditions of Permits.

Permit holders shall comply with the following terms and conditions:

C. In order to maintain the public health, safety, and welfare, permit holders shall allow monitoring and inspection of any hemp cultivation site by drones operated by the Kings County Sheriff's Office or any other department of the County of Kings. Permit holders shall be responsible for payment of the actual costs, including, but not limited to, the costs of staff time, for monitoring and inspection activities.

D. Hemp cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

E. Hemp cultivation shall be in compliance with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the Agricultural Commissioner-Sealer.

Notes- I Really like this part, making the permit holder responsible for all county costs associated with monitoring.

Begin forwarded message:

From: claude troudt <troudt@hotmail.com>
Date: January 14, 2020 at 11:51:12 AM PST
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Subject: Suggested Cannabis Grow Requirements

Suggested Cannabis Grow Requirements

Applicants, property owners and workers be required to pass criminal background checks.

Law enforcement background checks to be paid by applicants.

Nonresident applicants, property owners and workers be required to have and show U.S. work permits/ visas.

Property tax must be up to date.

A financial bond for crop destruction, in the county's name, for the total number of acres on the application. This is to cover any county expense if applicant is unable to fulfill the requirements.

All water wells be equipped with backflow devices.

All water used must be metered, including in an adjudicated basin.

Restroom/sanitation facilities must be on site and maintained. Portable restroom facilities must be maintained by a commercial sanitation facilities provider.

All applicable employer/employee taxes, SSI and Workers Compensation Insurance to be paid by employer.

All private contractors must provide proof of Workers Compensation Insurance.

Electricity/power producing generators/machines must not be used within 2,000 feet of habitable space.

2,000 feet be required to any property line of habitable space on outside grows.

Seed cultivar permits/license must be for seed production only. (No surplus seeds for CBD sale. This is a huge loophole.)

All grows must display signage with type of crop and emergency contact information.

All indoor grows must have "Air Scrubbers".

One mile distance required to property lines of all daycare, public and private schools (all grades), parks and public libraries from indoor/outdoor grows.

One mile distance required to property lines of all established healthcare facilities.

One mile distance required to property lines of established commercial businesses.

If these requirements seem strict, it's due to the grow permit issued to the "10th Street" grow in our town of Nuevo. Without strict requirements/restrictions, cannabis growers lose their common sense when it comes to established resident's right to a healthy, happy life. A large number of conscientious California cities and counties have placed moratoriums and bans on hemp production. Since Riverside County has no restrictions, growers from other cities, counties, states and even countries are finding Riverside County very advantageous. We understand that California voters approved recreational marijuana and the federal government approved Hemp production, but we also expect the protection of our Rights as citizens. We expect the County Supervisors, County Planning Department, County Health and Code Enforcement and especially Law Enforcement to see that our Rights are their first priority. We hear the constant rhetoric of poor excuses from our county officials at MAC and other community meetings.

These are the remarks,

It's legal, It's zoned for agriculture, Talk to the Federal government, A field of Garlic would smell too, A dead skunk in the road stinks, Talk to the Ag commissioner (Code Enforcement), Talk to Code Enforcement (Ag commission office) We don't have control over Ag (Code Enforcement).

When respiratory issues were brought up at a community meeting regarding cannabis pollen and a close neighbor to the 10th street grow, Mark Smith, the property owner of the Nuevo 10th street grow, had this to say, "**I can't be held responsible for other people's health issues.**" Decades ago in Riverside County, when the ag zoning was determined, homes and schools weren't a big factor and hemp/cannabis laws weren't even thought of.

The buck passing has to stop. It's time for the county government to protect all county residents and tax payers, not just a few.

I'd be happy to discuss any of this, at any time, with any of you. Thank you for your time, Claude Troutt

Industrial Hemp Activities Ordinance

Public Comments

Planning Commission – Agenda Item 3.1

June 17th, 2020

**Ordinance No. 348.4931
(Change of Zone No. 1900015)**

Direct Dial: 949.851.7409
Email: mstaples@jacksontidus.law
Reply to: Irvine Office
File No: 2294.00178

June 16, 2020

VIA E-MAIL (jhildebr@rivco.org; esarabia@rivco.org)

Riverside County Planning Commission
c/o John Hildebrand, Project Planner and
Elizabeth Sarabia, TLMA Commission Secretary
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501

**RE: June 17, 2020 Agenda Item No. 3.1, Change of Zone No. 1900015 –
Cultivation and Manufacturing of Hemp**

Dear Honorable Planning Commissioners and Mr. Hildebrand:

We represent the Riverside County Farm Bureau (“**Farm Bureau**”). As discussed in greater depth below, the proposed change to Riverside County Zoning Ordinance No. 348 regulating the cultivation and manufacturing of hemp (“**Hemp Ordinance**”) is inconsistent with the County’s General Plan, other agricultural provisions of the County Code, including the County’s Right-to-Farm Ordinance (County Code Chapter 5.40), and state and federal laws. The Farm Bureau respectfully requests that the Planning Commission reject the proposed Hemp Ordinance and continue the matter further to allow an opportunity for dialogue with the Farm Bureau to cooperatively develop a workable ordinance that addresses the County’s legitimate concerns consistent with the County’s longstanding agricultural policies and recent state and federal laws.

1. The Proposed Hemp Ordinance Violates State and Federal Law.

Hemp is an agricultural crop under state and federal laws. The Agricultural Improvement Act of 2018 (“**2018 Farm Bill**”) removed hemp from the federal Controlled Substances Act and created a framework to support hemp as an agricultural crop. According to the California Food and Agricultural Code, industrial hemp is explicitly defined as being an “agricultural product.” (Food & Agr. Code, § 81000, subd. (a)(6).) The California Health and Safety Code also defines industrial hemp as a “crop” and clarifies that it is not subject to state cannabis rules:

“Industrial hemp shall not be subject to the provisions of this division or of Division 10 (commencing with Section 26000) of the Business and Professions Code, but instead shall be regulated by the Department of Food and Agriculture in accordance with the provisions of Division 24 (commencing with Section 81000) of the Food and Agricultural Code, inclusive.” (Health & Saf. Code, § 11018.5, subd. (b).)

Zoning Ordinance No. 348 currently defines “Industrial Hemp” in accordance with the definitions provided under the Food and Agricultural Code and the Health and Safety Code. (Ord. No. 348, § 21.39(b).) However, the proposed Hemp Ordinance would change this definition to add that “Industrial Hemp is not considered a field crop.”

The proposed revision to the definition of industrial hemp is inconsistent with state and federal law, which both classify hemp as an agricultural crop. The California Legislature has clarified that hemp is to be treated similar to other agricultural uses for purposes of the Williamson Act and has specifically included industrial hemp in the definition of “agricultural commodity.” (Gov. Code, § 51201.) State law requires only that industrial hemp growers and breeders register with the County Agricultural Commissioner prior to cultivation and to renew their registration annually. The issuance of a hemp cultivation license by the County Agricultural Commissioner is a ministerial act. (Food & Agr. Code, § 81003, subd. (b).) However, the proposed Hemp Ordinance would require either a conditional use permit or plot plan, both discretionary approvals, simply to grow hemp. Existing license holders would additionally be required to process a zone change to grow hemp after the expiration of their current annual registration, after investing in hemp farming improvements.

2. The Proposed Hemp Ordinance is Inconsistent with the County’s General Plan.

In addition, the proposed Hemp Ordinance conflicts with the General Plan and would create inconsistencies between Zoning Ordinance No. 348 and the General Plan’s land use policies. (See, Attachment 1, attached.) Although hemp cultivation is an agricultural use, the County proposes to preclude hemp-related activities in 30 of the County’s zones. However, the General Plan and Zoning Ordinance permit agricultural uses in many of these zones. The Hemp Ordinance also conflicts with the General Plan’s policy of protecting agricultural operations on land currently used for agriculture throughout the County:

“Agricultural uses that exist on land designated for other land uses, such as residential, are allowed to continue as set forth in policy LU 1.1. *It is upon a change from agriculture to another use or new development that the underlying land use designation would apply.*” (General Plan, p. LU-47, emphasis added.)

Regardless of how the land is designated in the General Plan, the underlying land use designation does not apply until there is a “change from agriculture to another use or new development.” Further, General Plan Policy LU 20.10 says that agricultural uses should not be subject “to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan.” The proposed Hemp Ordinance violates this policy by imposing new discretionary permit requirements, which require hemp growers to obtain a conditional use permit or plot plan and would permit hemp cultivation only in restricted zones. The zone change proposed by the Hemp Ordinance is inconsistent with the General Plan policies adopted by the Board of Supervisors to protect and encourage continued agricultural operations.

3. **The Proposed Hemp Ordinance Makes the Zoning Ordinance Internally Inconsistent.**

The Staff Report for the Planning Commission's hearing on June 3, 2020, acknowledges that industrial hemp cultivation is "a similar activity as most other agricultural uses, which are primarily allowed as a by-right use" (Staff Report, p. 3). However, the proposed Hemp Ordinance results in hemp crops being treated differently from other agricultural crops. The proposed amendments to Zoning Ordinance No. 348 would create significant zoning restrictions and discretionary permitting requirements for hemp cultivation and processing that are prohibited for other agricultural crops.

The proposed Hemp Ordinance amendments further conflict with other agricultural provisions in the County's Zoning Ordinance No. 348 because hemp cultivation falls squarely within the Zoning Ordinance's definition of "Agricultural Crop":

"Any cultivated crop grown and harvested for commercial purposes, except cannabis and other controlled substances, which are defined and classified separately." (Ord. No. 348, § 21.3.)

The Hemp Ordinance contradicts the County's definition of an agricultural crop and effectively treats hemp as a controlled substance.

Hemp cultivation is also protected under state Right-to-Farm law (Civ. Code, § 3482.5) and the County's Right-to-Farm Ordinance (Ordinance No. 625, County Code Chapter 5.40, Attachment 2). The County's Right-to-Farm Ordinance is meant to limit the circumstances under which agricultural operations may be considered a nuisance:

"No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years if it was not a nuisance at the time it began." (County Code, § 5.40.050(A).)

Because hemp is considered an agricultural commodity under state law, industrial hemp cultivation is a protected agricultural activity under the Right-to-Farm Ordinance, which includes the "cultivation, growing, and harvesting of any agricultural commodity." (County Code, § 5.40.040.) Zoning Ordinance No. 348 specifically notes that *cannabis* is not an agricultural commodity with respect to the Right-to-Farm Ordinance, but does not include exclude hemp. (Ord. No. 348, § 19.502(B).) To the contrary, the Zoning Ordinance explicitly says that "Cannabis does not include Industrial Hemp." (Ord. No. 348, § 19.502 (C).)

Additionally, the protections under the Right-to-Farm Ordinance for agricultural operations on existing farms apply regardless of the underlying zoning. However, the County's proposed Hemp Ordinance would declare any hemp activities that are not in compliance with the Hemp Ordinance to be a "public nuisance." This would put the Hemp Ordinance at direct odds with the County's Right-to-Farm Ordinance.

4. There is No Legitimate Basis to Distinguish Hemp From Other Agricultural Field Crops.

The Staff Report attempts to justify the County's sweeping new regulations on hemp farming based on unspecified health and safety impacts and nuisance issues (Staff Report, p. 1) and potential environmental and social impacts (Hemp Ordinance, p. 1). However, public statements made by County officials indicate that the County's health and safety issues really concern illegitimate cannabis cultivation, not hemp. The County's stated nuisance issues associated with odor are likewise unfounded. Odor is associated with many agricultural uses including onion and garlic crops, fertilizers, dairies and poultry farms.

There is no evidence to support the County distinguishing hemp crops from other legitimate farming operations on health and safety or nuisance grounds. In fact, the Staff Report acknowledges that the activity of growing hemp is similar to most other agricultural uses that the County allows by right, and allows hemp cultivation in areas with approved specific plans where interim agricultural uses are allowed, regardless of the land use designation and zoning. (Staff Report, p. 2.)

County officials also mention the desire to receive notice confirming planting of hemp crops in order to focus code enforcement activities as needed to root out illegitimate cannabis planting. Such a notice could easily be provided by registered growers upon planting hemp without the need for the broad restrictions and discretionary approvals that would be required by the proposed Hemp Ordinance.

5. The Proposed Hemp Ordinance Should be Rejected as Currently Drafted.

The proposed Hemp Ordinance is contrary to state and federal law and conflicts with the County's agricultural policies and protections in the General Plan, Zoning Ordinance No. 348 and the Right-to-Farm Ordinance. The County's attempt to distinguish hemp from other agricultural crops based on unspecified health and safety and nuisance concerns is not grounded in reality. The Hemp Ordinance would be subject to invalidation as an arbitrary action.

There are common sense solutions to address the County's legitimate cannabis concerns and code enforcement administration concerns. The Riverside County Farm Bureau respectfully requests that the Planning Commission deny the proposed Hemp Ordinance as currently drafted, and continue the matter to provide an opportunity for further dialog with the Farm Bureau to develop a workable proposal consistent with state and federal law and longstanding County agricultural policies and protections.

Please contact me if you have any questions or would like to discuss the comments above in greater depth.

Sincerely,



Michele A. Staples

Attachments:

1. County General Plan excerpts
2. County Right-to-Farm Ordinance

cc: Juan Perez, TLMA Director*
Charissa Leach, Assistant TLMA Director*
Michelle Clack, Chief Deputy County Counsel*
Nedda Mahrou, Jackson Tidus*

*via email only, with Attachments

Attachment 1
General Plan Excerpts

The General Plan policy and implementation item reference system:

LU 1.3: Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

AI 1 and AI 4: Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.

Policies:

- | | |
|--------|--|
| LU 1.1 | Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements. |
| LU 1.2 | Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy. |
| LU 1.3 | The County will notify city planning departments about new proposed discretionary projects that are located adjacent to cities or within their spheres of influence, with sufficient advance notice to allow for City-County coordination and city comments at public hearings. The County is willing to consider entering into intergovernmental agreements with cities and other governmental entities to address matters of mutual concern relating to land use, infrastructure, the environment, and other subjects relating to development activity in both the County and the cities or other governmental entities. |
- LU 1.4 Require that annexations allow the County of Riverside to maintain a sufficient tax base or other revenue base to pay for their necessary services.
- LU 1.5 The County of Riverside shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)
- LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)
- LU 1.7 During every General Plan Review Cycle all Specific Plans that have been in effect for 20 or more years shall be analyzed in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (eight-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that eight-year period. (AI 7)
- LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the General Plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)
- LU 1.9 In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied. (AI 1)
- LU 1.10 The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.

Policies:

LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)

LU 7.2 Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space- Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.

LU 7.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)

LU 7.4 Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

LU 7.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 7.6 Require buffering to the extent possible and/or the maintaining of a natural edge for proposed development directly adjacent to National Forests. (AI 3)

LU 7.7 Require buffers to the extent possible between development and watercourses, including their associated habitat.

LU 7.8 Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.

LU 7.9 Require buffers between urban uses and adjacent solid waste disposal facilities.

LU 7.10 The proponent for new development proposals on forested lands with at least 10% coverage of mature conifer trees, forest land or timber in which three or more acres of forested lands will be cleared (removed) of trees must demonstrate to the County of Riverside compliance with any/all applicable state regulations regarding the protection and operation of said forest resources. As used here, the term, "native trees," shall only apply to naturally-occurring conifers growing above 5,000 feet AMSL elevation. Additionally, replacement trees



It is the intent of the General Plan that new and encroaching uses shall provide a mitigation or buffer between existing uses where potential adverse impacts could occur.



For the purposes of the Forestry section, the following definitions apply:

Forest Land is defined as land supporting at least 10% native tree cover of any species, including hardwoods, under natural conditions that allows for management of one or more forest resources, including timber.

Timber is defined pursuant to the California Timberland Productivity Act, California Government Code section 51100 et seq.

Agriculture



Please see the **Multipurpose Open Space Element** for additional policies regarding agricultural uses.

One of Riverside County's most important land uses in terms of historic character and economic strength is widespread and diverse agriculture lands. Agriculture production is one of the largest industries in terms of dollar value in the county and competes successfully in the global economy. It is clear that agricultural uses provide important employment opportunities for many Riverside County residents. Agricultural uses also preserve a lifestyle choice that is synonymous with a part of Riverside County's history and character. In fact, it is agriculture that defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas. Many people are drawn to Riverside County for the

very character that agricultural uses provide and there is a solid commitment to ensuring that these uses remain an integral part of Riverside County's future. The importance of agricultural uses and the sensitivity of development in and around agricultural areas is reflected in the RCIP Vision:

"Agricultural land that remains economically viable, either as a permanent or temporary economic resource, is well protected by policies, ordinances and design regulations applicable to new development that may be planned nearby."

However, as mentioned in this Vision Statement, there is a potential for agricultural uses to conflict with adjacent uses. This is due to mounting growth pressures near and within significant agricultural regions. Many existing agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses. The acknowledgment of pressures upon agricultural areas and the desire to continue this use is evident in the following statement from the RCIP Vision:

"Agriculture remains a strong component of the County's economy. Even though some agricultural land has been urbanized, there has also been expansion in other locations. The place of agriculture in the community remains strong and conflicts between agricultural operations and nearby development are rare. The Riverside County agricultural industry is a strong competitor in the global agricultural market."



It is the expressed intent of this General Plan that new uses encroaching upon existing agricultural operations shall provide some type of buffering to mitigate any compatibility issues.

The intent of the General Plan Agriculture Foundation Component and associated policies is to identify and preserve areas where agricultural uses are the long term desirable use, as stated in the General Plan Principles; ***"Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services."*** In addition, the intent of these policies is to minimize the conflicts between agricultural and urban/suburban uses.

Agriculture Area Plan Designation

As shown on the Land Use Designation Key (Figure LU-5), the Agriculture Foundation Component consists of one area plan land use designation of the same name.

Agriculture (AG) - The Agriculture land use designation has been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger. An additional dwelling unit may be allowed for each additional 10 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel. Additional dwellings for farm worker housing may be permitted as described below.

Policies:

The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.

- LU 20.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.
- LU 20.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)
- LU 20.3 Permit farm-workers housing as an interim land use under the following circumstances: (AI 31)
- a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.
 - b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.
 - c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.
 - d. The proposal will not create any significant land use incompatibilities.
 - e. The proposal will not jeopardize public health, safety, and welfare.



Agricultural uses that exist on land designated for other land uses, such as residential, are allowed to continue as set forth in policy LU 1.1. It is upon a change from agriculture to another use or new development that the underlying land use designation would apply.



Farm worker housing includes mobile home or travel trailer park for rental by agricultural workers wherein not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers, as defined by County Ordinance No. 348, for a period of time not to exceed nine months in any twelve month period. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.

- LU 20.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.
- LU 20.5 Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.
- LU 20.6 Require consideration of state agricultural land classification specifications when a 2.5-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)



Riverside County Ordinance No. 625, the Right-to-Farm Ordinance: the intent of this ordinance is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

LU 20.7 Adhere to Riverside County's Right-to-Farm Ordinance.

LU 20.8 Encourage educational and incentive programs in coordination with the Riverside County Agricultural Commissioner's Office, the University of California Cooperative Extension Service, and the Riverside County Farm Bureau, that convey the importance of conserving watercourses and their associated habitat, as well as protective buffers for domestic and farm livestock grazing.

LU 20.9 Weigh the economic benefits of surface mining with the preservation/conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.

LU 20.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan.

- LU 20.11 The County of Riverside shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)
- LU 20.12 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner's Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

Rural

Another of Riverside County's most important land uses in terms of historic character and lifestyle choice is its rural areas and rural communities. Rural areas comprise one of the most distinctive and attractive segments of the county, and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County, and help to define their edges by providing separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages as well as cultural preservation goals such as historic landscapes. Many visitors are drawn to Riverside County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

Attachment 2
County Right-to-Farm Ordinance

Chapter 5.40 - RIGHT TO FARM REGULATIONS

Sections:

5.40.010 - Short title.

This chapter may be cited as the "Riverside County right-to-farm ordinance."

(Ord. 625.1 § 1, 1994)

5.40.020 - Findings.

The Riverside County board of supervisors finds that where nonagricultural land uses extend into agricultural areas or exist side-by-side, agricultural operations often become the subject of nuisance complaints. As a result, some agricultural operations are forced to cease or curtail operations, others are discouraged from making investments in farm improvements, and efficient agricultural production is generally discouraged due to burdensome litigation against farmers.

(Ord. 625.1 § 2, 1994)

5.40.030 - Intent.

It is the intent of Riverside County to conserve, protect and encourage the development, improvement, and continued viability of its agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the county's residents. It is also the intent of the county to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy or use land within or adjacent to agricultural areas. It is the intent of this chapter to reduce the loss to the county of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. Nothing in this chapter shall be construed to limit the right of any owner of real property to request that the county consider a change in the zoning classification of his or her property in accordance with the procedures set forth in the Riverside County Land Use Ordinance, Ordinance No. 348 (Title 17 of this code).

(Ord. 625.1 § 3, 1994)

5.40.040 - Definitions.

For the purposes of this chapter, the following words and phrases are defined and shall be construed as having the following meanings:

"Agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural commodity, including timber, viticulture, apiculture or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

"Land zoned for primarily agricultural purposes" means any land lying within any one of the following zone classification established by the Riverside County Land Use Ordinance, Ordinance No. 348:

1. A-1 zone (light agriculture);
2. A-P zone (light agriculture with poultry);
3. A-2 zone (heavy agriculture);

4. A-D zone (agriculture-dairy);
5. C/V zone (citrus/vineyard).

(Ord. 625.1 § 4, 1994)

5.40.050 - Policy.

- A. No agricultural activity, operation or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about, the locality, after the same has been in operation for more than three years if it was not a nuisance at the time it began.
- B. This section shall not invalidate any provision contained in the Health and Safety Code, Fish and Game Code, Food and Agricultural Code, or Division 7 (commencing with Section 13000) of the Water Code of the state of California, if the agricultural activity, operation, or facility, or appurtenances thereof, constitutes a nuisance, public or private, as specifically defined or described in any such provision.
- C. This section is not to be construed so as to modify or abridge the state law set out in the California Civil Code relative to nuisances, but rather it is only to be utilized in the interpretation and enforcement of the provisions of county ordinances and regulations.

(Ord. 625.1 § 5, 1994)

5.40.060 - Notice to buyers of land.

- A. The planning director shall cause the following notice to be included on an Environmental Constraints Sheet, pursuant to Riverside County Ordinance No. 460, for any tentative land division proposed that lies partly or wholly within, or within three hundred (300) feet of any land zoned for primarily agricultural purposes:

Lot(s) No. _____, as shown on this map, is (are) located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it was not a nuisance at the time it began. The term "agricultural activity, operation, or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

- B. The road commissioner shall cause the notice described, in subsection A of this section to be included on an environmental constraints sheet, pursuant to Riverside County Ordinance No. 460, for any final land division proposed for recordation that lies partly or wholly within, or within three hundred (300) feet of, any land zoned for primarily agricultural purposes.

(Ord. 625.1 § 6, 1994)



Sage Town Hall Association

31805 Temecula Pkwy #218 Temecula, CA 92592-9804

Commissioner Thornhill,

Thank you for taking our call this morning. As I explained we have a real water issue in the Sage, Aguanga and Anza area of Riverside County. That issue is that the entire Santa Margarita Watershed is subject to a lawsuit called US vs Fallbrook. that case has gone on since the 1950s with no end in sight. The judge can't make a final ruling without water quantification. That means that nobody, (including the Planning Commission), knows how much groundwater is in this area, or what level of agriculture it will support.

We are all aware of what happened in the Paso Robles area when the indiscriminate increases were allowed in wineries, without verifying that enough groundwater existed to support that expansion. Let's not duplicate that error here.

I have attached some studies showing the water demands of Industrial Hemp. They are staggering and may only be exceeded by crops such as rice. We don't grow rice in Riverside County because it takes 33" of rain to grow rice (one of the most water demanding crops). Yet the Planning Commission is considering approving Industrial Hemp (at almost the same water demand) for growing in Riverside County without doing any water qualification of the available ground water

The Hemp Lobby says Hemp requires 12-15" of water during the growing season. Riverside County rarely gets more than 1" of rain during that growing season. 12-15" is often our annual total. The balance of that water will need to be pumped out of the ground.

<https://www.votehemp.com/wp-content/uploads/.../09/hempinfo.pdf>

But other studies indicate that the Hemp Lobby is grossly misrepresenting the actual water demands of Industrial Hemp, when grown for biomass.

Purdue University's Hemp Project reports that most varieties of Hemp need about 25-30 inches of rain a year, especially in the early weeks of life.

<https://hempindustrydaily.com/myth-busting-hemp-needs-more.../>

Another study by Robert Nelson concluded that Hemp required 20-30" of rainfall during the growing season.

<https://www.hempbasics.com/hhusb/hh2cul.htm>

Mature grape vines consume a similar amount of water per plant as Hemp but there are far fewer grape vines per acre than Industrial Hemp, grown for biomass. If you follow the recommended spacing for grape vines you can fit 1,089 vines per acre. However, Industrial Hemp can fit 400,000 plants per acre. **That is 367 times the water requirements of a vineyard.**

Sage Town Hall Association

31805 Temecula Pkwy #218 Temecula, CA 92592-9804

The way to prevent Riverside County from repeating the same mistake made in San Luis Obispo County, would be to require that any commercial agricultural production either have a will-serve-letter from a public water utility or a well which is drawing water from a quantified water basin, that has been shown to have enough water to support that agriculture. We are not saying that farmers do not have a right to grow. We both know that they do but we are saying that growing must be done in compliance with the Sustainable Groundwater Act.

On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), collectively known as the Sustainable Groundwater Management Act (SGMA). For the first time in its history, California has a framework for sustainable, groundwater management - "management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results." It is the Planning Commission's responsibility to consider the proper management of our groundwater in any Ordinance they propose.

The following link will show you how much of Riverside County is covered by adjudicated water basins. The Santa Margarita River Water Shed is adjudicated but not quantified. <https://sgma.water.ca.gov/webgis/index.jsp?appid=adjbasin>. Without quantification, it would be irresponsible to place the level of demand on this watershed, Industrial Hemp creates.

Gary Worobec raised several other issues. The illegal Cannabis issue has had a negative effect on home values and the quality of life in this area. To introduce a virtual twin crop without first eradicating the illegal Cannabis production would seem to exacerbate those negative consequences. Industrial Hemp is physically indistinguishable from, Cannabis upon visual inspection. Until the illegal Cannabis problem is solved, allowing its twin to be grown seems to create insurmountable problems for both Law Enforcement and Code Enforcement. How could they determine whether a grow is legal or illegal, without massive testing of the plants within that grow? Would the County be required to pay for that testing?

Many area residents complain of allergic reactions to the overpowering smell of the massive illegal Cannabis production. One Hemp Farmer cleared and planted 120 acres of Hemp along Highway 371 in Anza. Had he not planted before the final snow storm of the season the people in Anza would have those 48,000,000 hemp plants to add to the smell. That was just from a single Hemp Registration.

Respectfully,
Bill Donahue, President


Sage Town Hall Association

SageTownHall@Gmail.com

<http://www.sagetownhallassociation.com>

Medina, Esmeralda

From: Leach, Charissa
Sent: Tuesday, June 16, 2020 1:07 PM
To: Medina, Esmeralda
Subject: FW: Hemp Ordinance

Please include for PC tomorrow

From: Audrey Turpin [mailto:upacreekranch1@gmail.com]
Sent: Tuesday, June 16, 2020 1:14 PM
To: Leach, Charissa <cleach@rivco.org>
Subject: Hemp Ordinance

Again, the valley of Anza and Aguanga residential homes are under attack from commercial enterprises . Now the county of Riverside is considering the farming of hemp in our neighborhoods. Our homes and community have been under the attack of commercial cannabis growers from out of state and have been eroding our quality of life for the last six years. Riverside county for the first few years had almost ignored our plight against these illegal cannabis farmers and allowed them to grow illegal cannabis to a point of saturation with thousands of illegal farms across our valley. It was not until Sheriff Bianco was elected did we see that any one in our county cared about our plight with these illegal commercial grows in our residential community. Even with Sheriff Biancos hard work and enforcement we are still dealing with 1000's of grows within our area.

The problems we encounter with these ILLEGAL commercial cannabis grows are numerous.

1. The water they use from the water table. This is a high desert in which we have wells. Cannabis (and HEMP) is a high water using crop. County won't even permit a legal commercial business (such as a restaurant) in our town because of our water usage. Yet you want to consider commercial hemp.
2. The pesticides and poisons that destroy our water table and soil.
3. Our dirt roads are not maintained by the county. The residents maintain them out of our own pocket. Yet the illegal commercial cannabis growers destroy our roads with their daily, nightly, hourly trips with water trucks, u haul trucks and the employees speedy down the roads.
4. The SMELL we are suffering with all the time. We cannot enjoy our homes outside . Hemp is just as bad smelling.
5. The trash we have to pick up after. It litters our road and fills up our transfer station. A lot of these illegal cannabis growers do not have a permitted structure on their farms so no, they do not pay to use the dump. WE DO!
6. The murders and crime we have had to endure because of the illegal cannabis grows and what criminals they attract.

7. The officers of Code Enforcement cannot even keep up with the illegal, non permitted commercial cannabis grows we have now. How in the heck are they going to be able to maintain Hemp Grows. Don't even think the Cannabis growers are not going to be hiding their Illegal Cannabis in so called Hemp grows.

Why? Why do you continue to allow our community and valley to be raped, pillaged and destroyed . Why do you continue to be sold off on illegal cannabis and now commercial hemp??????? Most of these growers are from out of state and maybe out of the country and we supply them with the opportunity to make thousands of dollars, off of our water resources and the land with NOTHING BUT GRIEF in return. This is wrong. This is a residential, country, family community and has no business in allowing commercial hemp or commercial cannabis here. We are fighting mad about this. We are constantly fighting for our way of COUNTRY LIFE and you keep trying to shove more crap down our throats.

Maybe do an emergency hire and hire 10-15 code enforcement officers and get rid of these illegal commercial grows. Seize illegal commercial grow properties and you would be able to afford it.

I hope you will reconsider this ordinance and step up the enforcement on the illegal commercial cannabis. We are tired of dealing with this and beg of you to fix and find a solution. This area is some of the last open spaces of riverside county and should not be spoiled by illegal commercial enterprises.

Audrey Turpin
43820 Scrub Oak
Aguanga, Ca. 92536
951-852-1708

Hildebrand, John

From: Gary Worobec <garytwmw@gmail.com>
Sent: Monday, June 15, 2020 6:05 PM
To: Leach, Charissa; Hildebrand, John
Cc: Michelle DeArmond; District3; District2
Subject: Sustainable Groundwater Management Act

Ms. Leach,

I viewed your presentation to the BOS regarding code enforcement. While we appreciate your efforts you in no way offered any relief to the hundreds, if not thousands of residents of the Anza, Sage, and Aguanga communities regarding illegal marijuana cultivation. Your latest caper involving hemp cultivation in our RR and RA properties shows how out of touch you are with your rural employers.

The water issue for hemp cultivation is serious. On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319(Pavley), collectively known as the Sustainable Groundwater Management Act (SGMA). For the first time in its history, California has a framework for sustainable, groundwater management - "management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results."

"It is the Planning Commission's responsibility to consider the proper management of our groundwater in any Ordinance they propose"

The Santa Margarita Watershed that encompasses Anza, Aguanga and parts of Sage has never been quantified for water use. How is it that our Agricultural Commissioner can hand out hemp permits like halloween candy without quantifying the the amount of water available in the Santa Margarita Watershed?

We hope that you and Mr. Hildebrand will be educating yourselves on the state requirements and water inequities but most importantly on the input from Riverside County families.

As always, we appreciate your consideration for the rural areas of Riverside County but this issue needs further study.

I have attached a document from Bill Donahue, President of the Sage Town Hall Assc. For your review,

We have a real water issue in the Sage, Aguanga and Anza area of Riverside County. That issue is that the entire Santa Margarita Watershed is subject to a lawsuit called US vs Fallbrook. that case has gone on since the 1950s with no end in sight. The judge can't make a final ruling without water quantification. That means that nobody, (including the Panning Commission), knows how much groundwater is in this area, or what level of agriculture it will support.

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SageTownHall@Gmail.com <http://www.sagetownhallassociation.com>

Sage Town Hall Association

31805 Temecula Pkwy #218 Temecula, CA 92592-9804

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Respectfully,
Bill Donahue, President

Sage Town Hall Association



SageTownHall@Gmail.com <http://www.sagetownhallassociation.com>

Hildebrand, John

From: Gary Worobec <gtw5@earthlink.net>
Sent: Friday, June 12, 2020 5:37 AM
To: Hildebrand, John; Leach, Charissa
Cc: DeArmond, Michelle; District3
Subject: Hemp Ordinance

CAUTION: This email originated externally from the **Riverside County** email system.
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Charissa and John,

Very sad to see the Planning Department selling out to the hemp lobby. To allow outdoor hemp cultivation in RR and RA properties over 20 acres is a complete violation of the public trust. I'm not sure what part of this you do not understand. The ranches, the hobby farms, the farm to table produce people and most all of our other residents do not want the smell of hemp to continue to foul our air just as does the 1000 illegal marijuana farms which have been let to flourish because our code enforcement is so lax. We don't want heavy trucks tearing up our dirt roads because we have to pay for the maintenance not the county. Hemp is an industrial product and has no place in RR and RA zoning. We have hundreds of 2 1/2 and 5 acre properties adjacent to many parcels 20 and 40 acres and you expect us to put up with an industrial hemp operation right next door.

I'm extremely disappointed in both of you for even considering this and not standing up for the hardworking, taxpaying residents of rural Riverside County. You have sold us out. Hopefully the BOS has more sense and will kill this nonsensical change to what was a sensible ordinance.

You can expect serious opposition to this come next Wednesday.

Gary Worobec
www.takebackanza.org
951-763-0518



Gary Worobec

1 min

Through pressure from the commercial hemp lobbyists the county may allow hemp cultivation in RR and RA zoning in parcels over 20 acres. Many of us have properties over 20 acres and many of us have smaller properties that are adjacent to these large parcels. We don't need the smell of hemp further permeating our air nor do we want the traffic that will come from an industrial operation next door. If you do not want an industrial hemp operation next door to you then send an email to our Planning Commission before Wednesday, June 17th and register your opposition. Hemp cultivation in any RR and RA zoning makes no sense for rural communities. Send your email to Elizabeth Sarabia, TLMA Commission Secretary ESarabia@RIVCO.ORG

NO INDUSTRIAL



**in RR and RA
Zoning**

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Tuesday, June 16, 2020 10:27 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Revisions To The Proposed Hemp Ordinance
Attachments: Ltr-Commission.pdf

From: Sage Town Hall Association <sagetownhall@gmail.com>
Sent: Monday, June 15, 2020 5:49 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Revisions To The Proposed Hemp Ordinance

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Elizabeth,

While Sage Town Hall Association had taken no position on the original version of the proposed Hemp Ordinance the recent suggested changes have caused us to revisit the issue. I spoke with Commissioner Thornhill by telephone this morning and followed up with the attached correspondence. Please consider this letter our official opposition to Hemp Ordinance as currently written. The failure to address the water consumption issue is too egregious to ignore.

Respectfully,
Bill Donahue

Hildebrand, John

From: Leach, Charissa
Sent: Monday, June 15, 2020 4:39 PM
To: Allison Renck
Cc: ali9591@al.com; Hellweg, Opal; krenck76@gmail.com; Sarabia, Elizabeth; Hildebrand, John
Subject: RE: Hemp Ordinance

Thank you Ms. Renck – I will make sure your comments are included for the Commission's review.

Charissa Leach, P.E.
Transportation &
Land Management Agency
Assistant Director/Planning & Land Use
Riverside County
Phone: (951) 955-6097
Fax: (951) 955-1811
email: cleach@rivco.org



TOGETHER, *Everybody Counts!*



IECounts.org

[How are we doing?](#) Click the link to tell us

From: Allison Renck [mailto:ali9591@aol.com]
Sent: Monday, June 15, 2020 2:55 PM
To: Leach, Charissa <cleach@rivco.org>
Cc: ali9591@al.com; Hellweg, Opal <OHellweg@RIVCO.ORG>; krenck76@gmail.com
Subject: Re: Hemp Ordinance

Hello Ms. Leach,
Thank you for taking the time to read my email in regards to my position against the Hemp Ordinance.

Today I did volunteer trail work in the Beauty Mountain Wilderness and as I worked I thought about our beautiful Anza and Aguanga Area as I looked at the views. But I was also very sad because everyday I live with the illegal irresponsible cannabis cultivators that have swarmed this beautiful area to only make a profit. Now it appears that Riverside County believes that Hemp is a better way to go and thus the ordinance that you have crafted. What will make this different? It will just help the illegal cannabis cultivators have another smoke screen to put out, which then will just make it harder to even enforce the rules we have. With this Covid -19 there will be no money for any enforcement and since when the grows are busted now there is no accountability and no one is punished thus it just keeps happening.

Riverside County has obtained much of its protected habitat in our area, yet the destruction that is occurring on properties in the HANS area is done and code can only cite them, but the destruction will take years to overcome.

We don't have unlimited water and as I write this email I have watched the water truck go out for its 3rd trip and that person is selling the water and he was arrested a month ago and is back. No accountability for destruction/selling water

illegally/no conditional use permits/paying no dump fees on undeveloped properties/illegal cultivation/non-permitted structures/and living in a travel trailer where only god knows where the sewage goes.

Thank you for your time,
Allison L. Renck
52090 Elder Creek Rd
Aguanga, California 92536
951-663-5452

Hildebrand, John

From: Tim McGinnis <Tim.McGinnis@lewismc.com>
Sent: Tuesday, June 16, 2020 2:10 PM
To: Hildebrand, John
Subject: Comments To Proposed Hemp Ordinance - PC Meeting 6-17-20

Dear John:

Please relay to the Planning Commission we support the Additional Change Considerations allowing Industrial Hemp as an interim use in the Specific Plan zone and request they consider our modification proposed below.

As you know, the Villages of Lakeview Specific Plan encompasses approximately 3,000 acres of land of which approximately 2,000 acres are farmed. With 8,725 homes approved in the Specific Plan it is likely the buildout of the community will take 20 to 30 years.

Because of this, we would ask County Staff and the Planning Commission consider deleting the 10 year maximum outlined in the Additional Change Considerations. The County could simply allow Industrial Hemp as an interim use in 5 year increments with a conditional use permit. That way the County can use its discretion on the issuance of the permit and the landowner isn't economically disadvantaged developing a long term project.

Thank you for your help and consideration.

Sincerely,
Nuévo Development Company,
Tim McGinnis
Authorized Representative

Tim McGinnis
Vice President Regional Planned Communities
Lewis Management Corp.
1156 N. Mountain Avenue
Upland, CA 91786
Tim.McGinnis@lewismc.com
(909) 946-7525 Direct/Fax
(949) 632-4396 Mobile
www.LewisGroupOfCompanies.com / www.LewisCareers.com

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Hildebrand, John

From: Valdivia, Mickey
Sent: Friday, June 12, 2020 1:49 PM
To: Robert Hardesty
Cc: Hildebrand, John; Shenghur, Halimah
Subject: FW: Preparation for Wednesday June 17th Public Hearing

Dr. Hardesty,
Is this the email your referring to? If yes, then Mr. Hildebrandt is in receipt.
Thanks,

--

Mickey Valdivia
Legislative Assistant to
Supervisor **Jeff Hewitt**
County of Riverside, 5th District
4080 Lemon St., 5th Floor
Riverside, CA. 92502
951.955.1050 office
951.318.2998 cell
mivaldivia@rivco.org

From: Robert Hardesty <rhardestymd@gmail.com>
Date: Friday, June 12, 2020 at 12:11 PM
To: "Leach, Charissa" <cleach@rivco.org>, "billsanchez760@gmail.com" <billsanchez760@gmail.com>, "cbshaffer73@gmail.com" <cbshaffer73@gmail.com>, "erica@ashley-kroebecke.com" <erica@ashley-kroebecke.com>, "gthornhill17@yahoo.com" <gthornhill17@yahoo.com>, "leonardla@earthlink.com" <leonardla@earthlink.com>, "mclack@rivco.com" <mclack@rivco.com>
Cc: "Shannon, Boomer" <BShannon@rivco.org>, "Hildebrand, John" <JHildebr@RIVCO.ORG>, "Hewitt, Jeff" <JHewitt@rivco.org>, MIKLOS CAMPUZANO Canabis Cannabis Real Estate Consultants CREC <miklos@crec.us>, "Mickey R. Valdivia" <Mlvaldivia@rivco.org>, Sasha Barber <sasha@guidedrealty.com>, "Shenghur, Halimah" <HSHENGHU@RIVCO.ORG>
Subject: Preparation for Wednesday June 17th Public Hearing

Dear Commissioners, Ms. Leach and Ms. Clack

I forgot to include you in the email sent Mr. John Hildebrandt earlier today.

I am trying to better understand "the process" and work within the Riv. County System in a effective and efficient manner.

Please comment or I am totally open to your advice on the best way for me to present my concerns and requests regarding the new proposed hemp 348 ordinance.

Thank you,

Bob Hardesty

Email sent earlier today to John Hildebrandt:

Thank you John, Mickey and Halimah for the informative discussion last night.

My first presentation at a Public hearing was 10 days ago!

I learned a lot. Democracy and civics in action.

I don't believe I successfully got my concerns or suggestions recognized, understood and reached the level of the planning commissioners to recommend staff action.

John, I do have some other areas that I want you to confirm, clarify and advise me on. I have underlined your name and questions for ease of reply. Please reply under each question for ease of reference.

The process

If I understand the process correctly:

- John and his staff can **only** act on issues regarding hemp and ordinance 348 as directed by the planning commissioners.
- my only pathway to have my concerns/suggestions to be incorporated in the proposed hemp 348 ordinance is to again, as I previously did is to:
 - Present my concerns/suggestion at the public hearing
 - Provide material to the commissioners
 - Provide materials to be included in documents at the Public Hearing
- Then if the commissioners moves/directs to include my suggestions back to the planning staff the planning staff will do so and re-present to the commissioners.
- once the commissioners recommendations are approved they are then forwarded to the Riv. County Bd. of Supervisors (BOS) for their approval.

John, is my understanding correct?

Current status of Hemp

-Hemp is Federally legal and with a specific Riv. County agriculture permit (which I currently have) hemp can be cultivated, manufactured, distributed and retail (micro business) in Riverside County in zone W-2.

Current proposed Hemp Ordinance 348

- current proposed hemp ordinance 348 as written would restrict hemp to cultivation ONLY in zone W-2. Specifically in W-2 zones manufacture or microbusiness will not be allowed.
- currently there is no flexibility or provision in the proposed hemp 348 ordinance to request "a exception to such limitations on a case by case basis".

John, is the above correct?

Options to have Hemp microbusiness on my W-2 zoned 138 acre rural property

- include W-2 zone in designated zones where a hemp microbusiness can be included.
- create a provision/methodology in the proposed hemp 348 ordinance to request a exception to such limitations on a "case by case basis".

John,
-are there any other options or suggestions?
-Based in your experience what term would you use for the "flexibility provision based on a case by case" provision I will be asking to incorporate in the proposed hemp 348 Ordinance?

Materials and power point presentation

I can turn into your office on Tuesday afternoon June 16, 2020 to be included in the public hearing documents, given to each commissioner and be able to present in the public hearing.

John, is the above correct?

John, I again thank you for time and help in clarifying my understanding on how the "process works" and your help as how as a land owner I can make my concerns/suggestions be known and hopefully incorporated into the Riv. County Planning Commission recommendations to the BOA.

I look forward to your reply.

My best regards,

Bob Hardesty

Allin, Jason

From: Robert Mayo <rmayoca@gmail.com>
Sent: Tuesday, June 16, 2020 10:10 AM
To: Allin, Jason
Subject: I Am For Hemp Farming on RA Zoning

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jason,
You have been very nice, Thank you for you help.

Please post this following letter to the 3.1 Hemp Record For tomorrow's planning Meeting. Thanks—Bob...

I am a little guy, not a millionaire. I am all for allowing outdoor Hemp Farming, so are my Only 2 neighbors in Cabazon.
We want commerce , we want business.
But Generations of Riverside Politics
Have created our mess in Cabazon.
Cabazon has Zero, Zilch, Nothing to show for small family land owners.
After Cannabis was voted in California and became legal, RIVCO planning down zoned our W-2 Zoning to RA in Cabazon. That down zoning was blatantly designed to stifle cannabis and hemp farmers after cannabis legalization.
It's time to make decisions that HELP RR and RA Zoning and small families in Cabazon And the county.
Don't push us around like little guys.
Don't force Conditional Use Permits
down our throats.
Don't make Hemp just like cannabis, for millionaires only.
Just let us pay a simple Hemp Tax on our harvest, like all other farmers.
Allow The little guys and small families with RR and RA 5 acre parcels and up a chance at the American Dream.
Don't step on our throats, Let us breath.
—Bob Mayo
Cabazon
6-17-2020

.....,

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:22 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Anza Hemp Farms

From: Carl Virden <c.virden@verizon.net>
Sent: Friday, June 12, 2020 6:53 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Anza Hemp Farms

Please do not allow large hemp growing operations on large properties in Anza. Quality of life will suffer for those of us who bought our properties just to enjoy life and breath fresh air. The additional noise of traffic to and from these grows will bring unwanted pollution.

We have limited water to support these types of operations also.
Leave Anza alone!

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:23 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No Industrial Hemp

From: Elizabeth Bascetta <elizabethbascetta@yahoo.com>
Sent: Friday, June 12, 2020 7:20 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No Industrial Hemp

Good morning,

I'm writing to toss my name in along with many others. I own a parcel larger than 20 acres. I don't want Hemp on or near my property. We moved to Anza for the peace, and fresh air not afforded to us in the city. Not so we can wake up to the smell of marijuana or the ugliness and criminal activity that tags along. Even legal grows attract the unregistered firearms, the theft of resources, vehicles, tools, and dangerous people.

Please help us keep our farms simple, and clean by not allowing industrial cultivation of hemp.

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:21 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No hemp

From: Roseann Hamilton <roseannpau1@gmail.com>
Sent: Friday, June 12, 2020 6:44 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No hemp

No hemp in RR and RA zoning areas!

I live on the Cahuilla Reservation and growing of marijuana is out of control the "growers" contaminate and dump waste, bring in armed individuals with criminal activities and the smell that our children have to live with is unbearable. Stop the waste of water on marijuana.

Rose Ann Hamilton

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:20 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No to hemp Anza

From: Daryl Parker <longdistancerider.parker@gmail.com>
Sent: Friday, June 12, 2020 6:43 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No to hemp Anza

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No rural hemp growing in Anza Ca

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:28 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp growing

From: michael mccalister <mcmcc11@msn.com>
Sent: Friday, June 12, 2020 8:04 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp growing

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Do not allow grows in RA and RR. The smell is suffocating . I am already surrounded on all 4 sides by growers and can't even breathe st times.

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Tuesday, June 16, 2020 10:26 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp & MJ in RR

From: Sean Mccullock <smccullock@gmail.com>
Sent: Monday, June 15, 2020 3:20 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp & MJ in RR

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Hi,
Large scale hemp and mj grows should be on 100 acres or more if at all. With a buffer zone for neighbors.

We have to find a way to co exist.
24 plant's should be sufficient for most needs. Personal use is not the issue.

I live on 20 acres and I am surround by legal and large illegal grows.
20 acres is not a large enough buffer!!
The stink is horrible, the chemical bottles I find Littered on our road are illegal.
The people flying up and down the road daily are dangerous.

The open fires at their camps are dangerous and not legal!!

They have blocked the road while holding rifles as they truck out their harvest.

During harvest it feels like a 3rd world country in Sage.

We pay lots of taxes. Have poured our life savings into our homes.
Specifically bought in RR so we would not be around commercial operations.

Residents rights should come first before growing drugs and textile agriculture.

Thank you for your time.

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:30 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Industrial Hemp in RR

From: Sean McCulloch <smcculloch@gmail.com>
Sent: Friday, June 12, 2020 8:17 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Industrial Hemp in RR

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No GOD NO!
it's bad enough with the latge Illegal grows with camps of people, pesticides etc.
we are on wells, don't need pesticides and fertilizers in our water!

Also I bought specifically in an RR because it said no hemp or MJ cultivation.

The county should have to buy out everyone if zoning changes.

I've invested my life savings into a dream home and property!

Thanks.
Richard McCulloch.

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:25 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Commercial hemp

From: John Cumming <big.ol.john69@gmail.com>
Sent: Friday, June 12, 2020 7:35 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Commercial hemp

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Ms. Sarabia, you're seeing the problem that the marijuana is causing at the 6-12-24 level can you not imagine the problem we will have if you permit commercial size hemp?

I've had to replace my 73 year old mother's well plump already 2 times in 5 years because we have 3 grows, at least, around us and every time they purge their water tanks it drops the water level below our pump level. It's not fair and not right.

Thank you

John Cumming
9513319287

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:27 AM
To: Medina, Esmeralda; Hildebrand, John

From: Nancy <nancysongwriter@gmail.com>
Sent: Friday, June 12, 2020 8:02 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject:

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Please Read..we moved to Anza to retire. We're both Disabled and my husband has a serious untreatable lung disease. IF u approve any grows over 20 acres the property in front of us will put a grow in immediately. It will be directly in front of our porch!! Behind us there is also a guy who bought it several years ago..put a well in and us just waiting to grow..To move away after settling here 8 years ago will take any savings we have and hurt us physically. The property in front of us is just before beautiful Federal land and Cahuilla Mountain They already have several old tarp covered trailers and alot of traffic and an additional well put in several years ago.Anza was SAVED when you stopped alot of grows starting up..Both of these grows had put in wells BUT abandoned putting in vast grows when you voted to NOT allow grows. Sheriff Bianco also discouraged them greatly.

PLEASE don't force us to move again!!! Please keep Anza Safe!!! We moved here because it was inexpensive on our small retirement..we give up alot to live here, drive far for basic staples and are good citizens.We used to own a business in Riv.County and provided jobs..we are retired.. PLEASE help US. NO GROWS.

Nancy Phillips Murray Hills Rd Anza Ca. 951 331 0482.

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:51 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No hemp in RR

From: mary g <bayjet@yahoo.com>
Sent: Sunday, June 14, 2020 12:41 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No hemp in RR

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I wrote to you a couple of days ago. I neglected to say that I own in Reed Valley, Aguanga. Please stop the cultivation of hemp in RR. This is residential! We are here for peace and quiet, not the smell, sight, noise, light and traffic pollution that will follow the planting of hemp. We do not need the runoff onto our properties that the Agriculture dept has allowed with the permitting process allowing grading with no restrictions. Please keep the rural areas rural! Please allow us to continue the character of a country environment which is why we live here.

Thank-you,
Mary Gillham
Reed Valley, Aguanga

[Sent from Yahoo Mail on Android](#)

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:37 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp

From: mary g <bayjet@yahoo.com>
Sent: Friday, June 12, 2020 1:40 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp

CAUTION: This email originated externally from the **Riverside County** email system.
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Please vote NO hemp allowed in RR or RA in Riverside County. WE DO NOT NEED THE RUNOFF onto our properties, due to their haphazard grading allowed by the Agriculture department in that no grading permits are necessary, or the loss of quiet enjoyment of our own land with noise, light and odor pollution. We property owners have rights, too! And, we live in these rural areas for peace!

These hemp growers, in cahoots with the Agricultural Commission, should not be allowed to just do as they please with NO consideration for the neighbors, as well as the land that they are will-nilly just grading and tearing up. No concern for the environment. They have torn out environmentally sensitive flora in Reed Valley. Remember the legal right to Quiet Enjoyment belongs to all property owners in California. And that supercedes the Agricultural Commission.

Thank-you,
Mary Gillham

[Sent from Yahoo Mail on Android](#)

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:30 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: NO GROWHEMP

From: Barry Shankman <voiceofmemphismusic@gmail.com>
Sent: Friday, June 12, 2020 9:37 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: NO GROWHEMP

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DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

My wife and I have lived in Anza for over 20 years Please do ot allow any industrial cultivation of HEMP in our area...



*)o(*b,shankman..



**Voice of Memphis Music
American Heritage Music Preservation
Cotton Row Music Records**

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Thank you.

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:30 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp zoning

From: Michael Kus <mkus87@icloud.com>
Sent: Friday, June 12, 2020 9:28 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp zoning

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Hello I'm glad to see you guys do the right thing and allow hemp in rr and ra zones, I just think it would be more fair to the rest of us if it were allowed on smaller parcels thank you for your consideration. I think hemp is going to be huge for Riverside County in every way imaginable as far as revenue and jobs, it's about time we're ahead of the curve not behind it.... have a blessed day.☺

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:51 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp growing on RR or RA zoned land.

From: Dona Phillips <flygo51@gmail.com>
Sent: Saturday, June 13, 2020 6:24 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp growing on RR or RA zoned land.

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NO, PLEASE!! I live in Anza Ca. In Terwilliger Valley to be precise. We've had the UNPLEASANT experience of living in the middle of large scale illegal cannabis grows for 5 yrs now!! The sheriff is doing his best to clear them out. (He needs more help)

We have 18 acres and have lived here 45 yrs come this 4th of July. We worked our entire lives to own this piece of paradise. In the past 5 yrs neighbors have left in despair or fear, others in this rural neighbourhood wait, wait on promises made year after year to clear these growers out.

The air smells ungodly from June through November as it would with hemp!

We're now retired and want to sit on our front porch and smell the star jasmine, the roses and the sweet sage after a rain. Instead we smell cannabis, its so strong that it overtakes all other smells, as would hemp. When we turn on our swamp cooler it's smell comes in through the vents into our home.

The three properties that border ours with cannabis grows have all had second wells dug...what might that mean for our water supply? Water Is Life!!

We used to hear birds, quail, coyotes, the screech of a hawk. For years we've endured the sound of their guard dogs barking and fighting each other, as they grow in number because they do not spay and neuter them.. Its a crime what's happened to this once pristine wilderness area, one of the last in southern California. PLEASE PRESERVE IT from further abuse.

From the land in between the Beauty Mountain Wilderness area and the Anza Borrego State Park we send you best wishes and the hope that you'll PROTECT US, surely we've endured enough!!

Donna Moughan Phillips
Kevin Moughan
Sara Moughan
Jeff Moughan &
Tom Moughan

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:50 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp cultivation.

From: Greg Sandling <sluggogreg@me.com>
Sent: Saturday, June 13, 2020 11:31 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp cultivation.

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Hello and good morning. Thank you for the opportunity to voice my displeasure of comercial hemp being grown in arial Anza Ca.

My name is Greg Sandling I live on paved Bautista and have been surrounded buy illegal pto farms. All three sides behind and even across the street. The smell is atrocious as well as it gives us head aches when they spray fertilizer. So if they are gonna Comercialy grow hemp I would like to say please give it a lot of consideration that it has caused us a huge crime problem a neighbor was attacked and killed by three pit bulls two lots over from us those dogs belonged to growers. Please think of us folks up here as humans and keep the hemp and pot out.
Sincerely GREG Sandling.

Sent from my iPhone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:38 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp Cultivation

From: Andres Cardona <cardonaandres@hotmail.com>
Sent: Friday, June 12, 2020 3:45 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp Cultivation

Elizabeth,

My name is Andres Cardona, I live at 47825 Centennial, Aguanga CA 92536. I oppose the new Hemp Regulations. My wife and I purchased out property almost 20 years ago. When we first purchased our home, the community was quiet and peaceful. Over the last five years, there has been an increase in illegal marijuana grows. This has created somewhat stressful conditions with all the strangers going up and down the road with their shipments of marijuana.

For parts of the year, our home smells like marijuana because of several marijuana grows around us. If hemp cultivation is allowed, it would create much more marijuana smells. It also create worst environmental conditions within our community because of all the chemicals used to grow. We have had several wells become toxic because of the chemicals used for marijuana, if hemp is allowed to grow, it will make it much worse.

Feel free to call me with any questions you may have. I can be reached at 949-285-6260

Andres Cardona

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:37 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No To Hemp

From: John Walter <john121981@gmail.com>
Sent: Friday, June 12, 2020 2:03 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No To Hemp

I live in Mead Valley where they want to put that industrial hemp operation and i DO NOT WANT IT here its to close to the high school and to close to homes the smell would be bad and dont get me started on the traffic Cajalco RD is already bad we dont need that shit out this way

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:32 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No to hemp cultivation in RR and RA zoning

From: Joann Lazo <jalisah@gmail.com>
Sent: Friday, June 12, 2020 12:49 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No to hemp cultivation in RR and RA zoning

Hi,

Please register our opposition - we are against hemp cultivation in RR and RA zoning in parcels over 20 acres. Many of us have properties over 20 acres and many of us have smaller properties that are adjacent to these large parcels. We don't need the smell of hemp further permeating our air nor do we want the traffic that will come from an industrial operation next door. We do not want want this.

Thank you

JoAnn and Thomas Eldred
19569 Rocky Summit dr
Perris CA 92570

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Tuesday, June 16, 2020 10:23 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Meeting on the 17th

From: claude troudt <troudt@hotmail.com>
Sent: Monday, June 15, 2020 12:39 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Meeting on the 17th

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Good Afternoon,
I understand there's going to be a Panning Department meeting on hemp regulations on Wednesday the 17th. If so, is this meeting open to the public and is it in the Riverside?
Thank you so much and take care,
Claude Troudt

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Tuesday, June 16, 2020 10:27 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: Hemp farms

From: garciadana98 <garciadana98@yahoo.com>
Sent: Monday, June 15, 2020 6:35 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp farms

I live in Nuevo and I do not want Hemp cultivation in my area. What is here already is bad enough we don't want more.

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

Medina, Esmeralda

From: Sarabia, Elizabeth
Sent: Monday, June 15, 2020 10:47 AM
To: Medina, Esmeralda; Hildebrand, John
Subject: Fw: No to hemp

From: amy strawn <dovecry55@yahoo.com>
Sent: Friday, June 12, 2020 10:41 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: No to hemp

To whom it may concern,

I live in the rural town of Anza,CA and I do not want hemp or any form of pot growing in my area.
Sincerely Amy

Industrial Hemp Activities Ordinance

Public Comments

Planning Commission – Agenda Item 3.1

August 5th, 2020

Ordinance No. 348.4931
(Change of Zone No. 1900015)

Hildebrand, John

From: Gary Worobec <garytwmw@gmail.com>
Sent: Thursday, July 9, 2020 4:53 PM
To: Hildebrand, John
Cc: Wheeler, Timothy
Subject: Re: Hemp ordinance
Attachments: Anza water-county letter Sierra Club.pdf; Anza water shortage regarding commercial hemp cultivation.pdf

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John, thank you,

As you know we are very concerned about the water use issue regarding commercial hemp operations within the unquantified area of the Santa Margarita Watershed, namely Anza, Aguanga and parts of Sage.. We have been in contact with Senator Melendez's office, Assemblyman Voepel, the Sierra Club and the TEAMRCD group. As you know the Watermaster from the Santa Margarita Watershed, Michael Preszler has reached out to Jeff Johnson, Deputy Director Environmental Protection and Oversight Diversion Riverside County regarding this issue as well as the Cahuilla and Ramona Bands

We will accept nothing less than a complete ban on commercial hemp cultivation within the unquantified areas of the Santa Margarita Watershed.

Our Agricultural Commissioner has been completely negligent in handing out hemp permits like candy at Halloween without an Ordinance. This is a gross violation of the public trust.

Please find attached a letter from the Sierra Club supporting our position as well as a letter to Jeff Horseman from the Press Enterprise who was considering an article on the water issue.

John, frankly you can expect far more resistance to this issue than you have even seen regarding illegal marijuana. If we lose water in the Anza Valley it will cost residents \$20,000 for a new well. If you think they are going to put up with this assault on our water table you need to rethink the ordinance.

Thanks

Gary Worobec
www.takebackanza.org
951-763-0518

Cc:
Caufield & James, LLP
2851 Camino Del Rio South
Suite 410
San Diego, CA 92108

On Jul 9, 2020, at 3:44 PM, Hildebrand, John <JHildebr@RIVCO.ORG> wrote:

Gary – we are still addressing each of the changes requested by the Commission during the last hearing. I'm anticipating having them wrapped up by end of next week, at which time it will be again available online.

Hildebrand

From: Wheeler, Timothy
Sent: Thursday, July 9, 2020 3:43 PM
To: Gary Worobec <garytwmw@gmail.com>
Cc: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: RE: Hemp ordinance

Gary,

I have included John Hildebrand, Deputy Director of TLMA-Planning, to provide you with this information as he is working on the Hemp Ordinance.

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

TOGETHER, Everybody Counts!



www.IECounts.org
How are we doing? Click the Link and tell us

From: Gary Worobec [<mailto:garytwmw@gmail.com>]
Sent: Thursday, July 9, 2020 3:15 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Hemp ordinance

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Mr. Wheeler,
Please advise as to when the modified hemp ordinance will be available for public view.

Thank you

Gary Worobec
www.takebackanza.org
951-763-0518

Cc:

Caufield & James, LLP
2851 Camino Del Rio South
Suite 410
San Diego, CA 92108

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County of Riverside California



Santa Margarita Group

July 8, 2020

Charissa Leach, P.E.
Transportation & Land Management Agency
Assistant Director/Planning & Land Use

Dear, Charissa Leach,

I'd like to comment on behalf of the Santa Margarita Group of the Sierra Club. Our Group watches events in our name-sake watershed in regards to its health as an ecosystem. We have concerns about the proposed Hemp Ordinance No. 348.4931, associated with Change of Zone No. 1900015 as an amendment to the County's Land Use Ordinance, Ordinance No. 348. It would add a new Industrial Hemp Activities article. While the purpose of this amendment is to protect the public health, safety, and welfare and enact effective regulatory and enforcement controls in compliance with State law, it neglects the issue of water availability in a specific region of the unincorporated areas of Riverside County, namely, Anza.

The Anza aquifer presents a particularly fragile situation. I've studied this area since early 2000, then as a Director on the EMA Resource Conservation District (now called TEAMRCD) working with Supervisor Jeff Stone. At this time, a proposed USGS study enlightened the community to the complexity of this 5-basin system and the extreme sensitivity of their water supply and quality. Although the County never funded this study which would've prevented the Cahuilla lawsuit, much was learned. Since the lawsuit and the study, Anza has been under a sort of moratorium placed by the Federal judge that limits the number of commercial wells that can be drilled. This is due to the lack of understanding of the aquifer system and the lawsuit's request for quantification of the supply. The County has had similar language about individual wells, as well.

It appears that the Riverside County Agricultural Commissioner has not been apprised of these policies specific to Anza. He has been handing out permits to grow commercial hemp and other agricultural endeavors putting the community in danger of overdraw of its aquifers. I am afraid this new ordinance will encourage more permits to be allowed.

This basin is in need of a thorough water study. I'm hoping the lawsuit will determine this and a study as proposed by the USGS will be undertaken so that the Anza community can finally move to a balanced and healthy economy and quality of life.

Please review this Ordinance and the process of agricultural permit procedures before Anza's aquifers are irreversibly damaged.

Thank you for your consideration of our comments and recommendations.

Sincerely,
Pam Nelson
Chair, Santa Margarita Group/Sierra Club

From: Gary Worobec gtw5@earthlink.net
Subject: Anza water shortage regarding commercial hemp cultivation
Date: July 7, 2020 at 7:31 PM
To: Jeff Horseman jhorseman@scng.com
Cc: Bill Donahue sagetownhall@gmail.com



Hi Jeff

Not sure if this will make your highlight reel but let me fill you in on some happenings here in Anza. (Some of this is cut from Wikipedia)

The Federal Government passed the Hemp Farming Act of 2018 a proposed law to remove [hemp](#) (defined as [cannabis](#) with less than 0.3% THC) from [Schedule I controlled substances](#) and making it an ordinary agricultural commodity. Its provisions were incorporated in the [2018 United States farm bill](#) that became law on December 20, 2018.

Subsequent to that. The California Industrial Hemp Farming Act (Senate Bill 566, Chapter 398, Statutes of 2013) was signed into law to authorize the commercial production of industrial hemp in California. The Act became effective on January 1, 2017, due to a provision in the Adult Use of Marijuana Act (Proposition 64, November 2016).

Since that time the County has proposed Ordinance No. 348.4931, associated with Change of Zone No. 1900015 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new Industrial Hemp Activities article. The purpose of this amendment is to protect the public health, safety, and welfare, enact effective regulatory and enforcement controls while in compliance with State law, protecting neighborhood character, and minimize potential for negative impacts on people, communities, and the environment in the unincorporated areas of Riverside County by establishing land use regulations for industrial hemp activities.

The Riverside County Agricultural Commissioner Ruben Arroyo has been handing out permits to grow commercial hemp like candy at halloween without an ordinance in place. Unfortunately the Planning Department is in the process of developing this ordinance to control hemp operations. The second version of this new ordinance comes before the Planning Commission August 5th. Our group [takebackanza.org](#), the Sage Town Hall Assc. and others from Mead Valley and Lake Mathews were able to get a continuation of the proposal from the last meeting. We have an issue both with the water use in our area as well as allowing commercial hemp cultivation on Rural Residential zoning.

While water is concern everywhere in California, it is specifically an issue in this part of Riverside County. We have no issue with commercial hemp in Coachella or Blythe, or anywhere else but here in the Anza Valley we have a serious water use issue. As you know there is a lawsuit continuing between the Cahuilla Tribe and Fallbrook et al concerning water rights in the unquantified area of the Santa Margarita Watershed (see attached map). This lawsuit prevents any new commercial wells to be drilled within this unquantified area. Yet, we are seeing dozens of permits issued for hemp biomass cultivation within the Anza Valley. To date there are 34 hemp operations in the Anza Valley. My colleague Bill Donahue (whom you interviewed) did some calculations based on a recent study from Purdue University <https://hempindustrydaily.com/myth-busting-hemp-needs-more-water-than-many-think/>. The 34 hemp operations in Anza if being biomass related consume some 1.3 Billion gallons of water over the growing season.

Another study by Robert Nelson Hemp Basics concluded that Hemp required 20-30" of rainfall during the growing season.

<https://www.hempbasics.com/hhusb/hh2cul.htm>

Mature grape vines consume a similar amount of water per plant as Hemp but there are far fewer grape vines per acre than Industrial Hemp, grown for biomass. If you follow the recommended spacing for grape vines you can fit 1,089 vines per acre. However, Industrial Hemp can fit 400,000 plants per acre. That is 367 times the water requirements of a vineyard.

The Hemp Lobby claims that Hemp requires 12-15" of rainfall during each growing season but independent studies such as the one done by Purdue University concluded that those numbers are understated by 50%. With our mild seasons in Southern California Hemp farmers might be able to get two growing seasons in each year. Riverside County rarely gets more than 1" of rain during that growing season. 12-15" is often our annual total. The balance of that water will need to be pumped out of the ground.

<https://www.votehemp.com/wp-content/uploads/.../09/hempinfo.pdf>

At this point we have alerted our Watermaster, Michael Preszler who adjudicates the entire Santa Margarita Watershed. (see attached map). Mr. Preszler has been in contact with Jeff Johnson, the Assistant Director of the Riverside County Department of Environmental Health. Mr. Preszler has also contacted the Environmental Departments of the Cahuilla and the Ramona Band drawing their attention to Hemp permitting.

In a nutshell we do not know how much water we have in the unquantified area of Anza, Aguanga and Sage. In consideration of the the 1000 illegal marijuana operations we have here plus the influx of hemp cultivation will place an increasing burden on our aquifer which will have far reaching effects in Temecula and beyond. We have already seen

wells gone dry because of the illegal marijuana cultivation.

We cannot understand why the county would continue to issue permits for hemp cultivation within the boundaries of the unquantified area of the Santa Margarita Watershed without adhering to CEQA rules or doing an environmental impact study to determine water availability. This is a complete violation of the public trust.

Thank you for your consideration. I hope this issue is important enough for your interest.

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Jeff Johnson, Assistant Director, Riverside County Environmental Health
(951) 955-8980

Hildebrand, John

From: Sarabia, Elizabeth
Sent: Monday, July 27, 2020 9:58 AM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Hildebrand, John
Subject: FW: Hemp and respiratory issues
Attachments: Ocampo and Rans 2015-Cannabis sativa allergen.pdf; Cannabis (hemp) positive skin tests and respiratory symptoms.pdf; Small & Antle 2003-Cannabis pollen dispersal abstract.pdf

Good morning Commissioners,

Attached for your review are comments regarding the Hemp Ordinance.

Thank you,
Elizabeth

From: claude troudt [mailto:troudt@hotmail.com]
Sent: Monday, July 27, 2020 9:19 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Hemp and respiratory issues

Good Morning, Please forward this to the commission. Hope this finds you well. Claude Troudt

From: NAB (AAAAI) <nab@aaaai.org>
Sent: Wednesday, July 15, 2020 7:58 AM
To: claude troudt <troudt@hotmail.com>
Subject: Re: Hemp and respiratory issues

Dear Claude,

Thank you for your email. The AAAAI does not have any official recommendations or positions that would directly address your concerns. However, as you note, *Cannabis* pollen is airborne and it is allergenic.

Most of the information available about exposure focuses on the use of marijuana rather than on growing hemp (the same plant but hemp lacks the hallucinogen THC), but there is literature available on marijuana allergy. I have attached a review article by Ocampo and Rans, as well as two abstracts that may be of use. You may be able to access the full articles associated with these abstracts online. Although the abstract from Small and Antle is focused on isolation to prevent unwanted pollen from reaching hemp plants, it does address cannabis pollen dispersal and distance standards in Canada and Europe.

The AAAAI maintains a page about cannabis allergy, which contains some general information about this allergy, exposures, and known reactions. The page also links to a AAAAI podcast episode about this subject. <https://www.aaaai.org/conditions-and-treatments/library/allergy-library/marijuana-cannabis-allergy>

I hope that this information is helpful to you. Please let me know if you have additional questions.

Deborah Levinson

Program Manager

American Academy of Allergy, Asthma & Immunology

555 East Wells Street

Milwaukee, WI 53202

pollen.aaaai.org

[COVID-19 is a priority for the AAAAI. Visit our resource page for helpful tools.](#)



CME Review

Cannabis sativa: the unconventional “weed” allergen

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Department of Allergy/Immunology, Wilford Hall Ambulatory Surgical Center, San Antonio, Texas

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INSTRUCTIONS

Credit can now be obtained, free for a limited time, by reading the review article in this issue and completing all activity components. Please note the instructions listed below:

- Review the target audience, learning objectives and all disclosures.
- Complete the pre-test online at <http://www.annallergy.org> (click on the CME heading).
- Follow the online instructions to read the full version of the article; reflect on all content as to how it may be applicable to your practice.
- Complete the post-test/evaluation and claim credit earned; at this time, you will have earned up to 1.0 AMA PRA Category 1 Credit™. Please note that the minimum passing score on the post-test is 70%.

Release Date: March 1, 2015**Expiration Date:** February 28, 2017**Target Audience:** Physicians involved in providing patient care in the field of allergy/asthma/immunology**Learning Objectives:**

At the conclusion of this activity, participants should be able to:

- Describe routes of *Cannabis sativa* exposure that can lead to sensitization or clinical allergies
- Describe diagnostic and therapeutic methods that have been used in *Cannabis sativa* associated allergies

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Introduction

Passage of legislation in Washington, Colorado, Oregon, Alaska, and the District of Columbia allowing recreational use of marijuana, despite federal regulation to the contrary, highlights the continued debate surrounding this unconventional plant. Allergies to marijuana are not commonly reported in the medical literature despite

being the most widely used illicit drug in the world.^{1–3} However, especially in the setting of an evolving legal status, marijuana might become an increasingly relevant “weed” for the allergist. This article aims to review the literature pertaining to *Cannabis sativa* in the context of allergic disease and its potential clinical implications.

Legal Background

Used for 5 millennia for spiritual, medicinal, and recreational use and even routinely by American physicians in the late 19th century, marijuana was first prohibited in the United States under the 1937 Marijuana Tax Act.^{2,4} Further restriction followed in 1970, when the federal government passed the Controlled Substances Abuse Act classifying marijuana as a Schedule I substance.⁵ This federal mandate was reinforced in June 2011, when the Drug Enforcement Administration denied a petition to reschedule marijuana by reiterating a lack of scientific or medical evidence to warrant such a change.⁵ Nevertheless, 21 states (and the District of Columbia) currently approve the use of medical marijuana.^{4,6}

Cannabis sativa

Cannabis sativa is an annual, dioecious, and anemophilous flowering plant that belongs to the Cannabaceae family and is native to Central and South Asia.⁷ Its pollen is typically 23 to 28 μ in diameter, triplicate, isopolar, and spheroidal.⁸ Typically shed during the late summer to early autumn, *Cannabis* pollen grains are very buoyant, allowing for distribution across many miles.⁹ Wild growth occurs in some geographic regions and it is a relevant pollen in the aerobiology of central India, urban Pakistan, southern Europe, and parts of the United States.^{8,10–14}

Cannabis sativa contains more than 400 compounds, including more than 60 cannabinoids. Delta-9-tetrahydrocannabinol (THC) is of particular interest as the primary psychoactive component of *Cannabis*.³ There are different preparations of *C sativa*. These include marijuana (dried flowering tops and leaves), hashish (dried resin surrounding leaves), and hashish oil (hashish distillate). Marijuana and hashish are typically smoked, vaporized, or chewed.² However, in addition to other forms, including hemp seed and hempseed oil, they can be incorporated into foods and ingested.¹⁵ *Cannabis sativa* in the form of hemp, with a lower THC content, is used commercially for fiber, cosmetics, and clothing. In addition to its growing popularity as a “health food,” hemp seed is commercially found in bird feed and fishing bait.¹⁶

The often illicit nature of marijuana growth involves unique harvesting techniques. Intentional isolation of female flowering plants aims to prevent pollination and increase the plant’s psychoactive properties by its THC content (referred to as *sinsemilla*).^{3,17} The potency of *C sativa*, often measured by THC content, has increased over the years, with some Japanese strains of *sinsemilla* containing as much as 22.6% THC.² This could play a role in allergic disease because THC has been suggested as a pertinent *Cannabis* allergen.¹⁸ Some marijuana growers implement indoor cultivation techniques that allow for robust year-round and clandestine growth in climates and environments that would otherwise be inhospitable. Cross-breeding and hybridization of different strains of marijuana aimed at developing new “highs” and accessibility of seed purchases through the Internet add yet another dimension to *Cannabis* exposure throughout the world.¹⁹

Cannabis Physiologic Effects

The physiologic effects of *Cannabis* consumption include orthostatic hypotension with reflex tachycardia, fatigue, dizziness, dry mouth, decreased lacrimation, muscle relaxation, increased appetite, and decreased intraocular pressure.^{4,20,21} Desired psychoactive properties of *Cannabis* species, such as relaxation and euphoria, can yield to associated dysphoria, anxiety, memory impairment, psychomotor or cognitive decreases, altered time

Table 1

Allergies reportedly associated with *Cannabis sativa*

Allergic rhinitis	^{3,14,18,43}
Allergic conjunctivitis	^{9,14}
Asthma	^{42,43}
Food allergy	¹⁵
Eczema	¹⁷
Drug eruption	³⁷
Contact urticaria	^{31,36,39}
Anaphylaxis	^{15,33,35,51}

perception, and the induction of psychosis in vulnerable individuals.²⁰ Exposure to *Cannabis* smoke has been known to cause conjunctival injection, nasopharyngeal irritation, pharyngitis, sinusitis, and symptoms of bronchitis (Table 1).²

Regular *Cannabis* smokers have reported wheezing, sputum production, and chronic coughing.³ The often deep inhalation with prolonged breath holding that creates a Valsalva maneuver in *Cannabis* smoking also has been speculated as a factor in rare cases of pneumothorax and bullous lung disease.^{22,23} Studies have shown marijuana causes acute bronchodilation and even reversal of methacholine- and exercise-induced bronchospasm.^{24,25} Marijuana smoking also has been reportedly associated with increases in forced vital capacity and airway resistance,^{23,26} but most of the evidence in this area has not supported a significant association between its use and specific measurements of airway obstruction.^{21,24,25,27} Debate remains regarding the long-term effects of marijuana on cancer and chronic lung disease (ie, chronic obstructive pulmonary disease).^{23,24}

Cannabis Allergy

Case reports in the medical literature have described episodes of allergic reactions, hypersensitivity, and even anaphylaxis to *C sativa* in its various forms.

As expected with most plant aeroallergens, *Cannabis* pollen inhalation has been noted to cause symptoms of allergic rhinitis, conjunctivitis, and asthma. *Cannabis* pollen or smoke exposure has resulted in nasal congestion, rhinitis, sneezing, conjunctival injection, pharyngeal pruritus, coughing, wheezing, and dyspnea.^{2,18,28–36} A case of erythema multiforme-like recurrent drug eruption thought to be associated with *Cannabis* use also has been described.³⁷ Cutaneous contact through personal handling of plant material or occupational exposure has been associated with urticaria, generalized pruritus, and periorbital angioedema.^{16,30,31,33,38,39} Anaphylaxis associated with ocular symptoms, urticaria, angioedema, dyspnea, and dysphonia has been reported with hemp seed ingestion.¹⁵ This patient ate hemp seed–encrusted seafood (and tolerated a subsequent oral seafood challenge) and required antihistamine and epinephrine treatment.

Industrial hemp dust exposure has been implicated in byssinosis, an occupational obstructive (small airway) lung disease associated with organic textile dust exposure in work environments.^{40,41} Allergic asthma triggered by seasonal and occupational exposure to *C sativa* also has been reported.^{42,43} *Cannabis* use has even been speculated as an etiologic factor in a few cases of eosinophilic pneumonia, although tobacco use also was present in most of these cases.^{44–46} The presence of fungal contamination (*Aspergillus* and *Penicillium* species) in marijuana samples has been demonstrated, at times putting immunocompromised patients at risk for invasive disease.^{47–49} A case of allergic bronchopulmonary aspergillosis attributed to fungal contamination of the patient’s marijuana supply has been described.⁵⁰

Anaphylaxis after intravenous use of marijuana has been reported.⁵¹ Although supportive allergy testing was not performed in this case, the patient’s history was strongly suggestive with the development of facial edema, truncal urticaria, pruritus, dyspnea, and wheezing within minutes of intravenous exposure. In addition, the

patient responded to administration of epinephrine, antihistamine, and corticosteroids, clinically suggesting an IgE-mediated reaction.⁵¹

Environmental Exposure

Like other aeroallergens, *C sativa* sensitization can be influenced by aerobiology, varying geographically and even temporally within the same area.

Positive *Cannabis* pollen skin prick test reactions were seen in 8.3% of 48 Indian patients with allergic rhinitis or bronchial asthma.⁵² Of those with a positive skin test reaction, none had a reaction larger than 50% of the positive histamine control wheal. In addition, a specific correlation between clinical allergic symptoms and *Cannabis* exposure or other aeroallergen sensitizations was not addressed. In Islamabad, Pakistan, 22% of 1,000 patients demonstrated a positive skin test reaction to *C sativa* pollen defined by a wheal larger than 2 mm.¹⁰ Many patients had additional aeroallergen sensitivities, but a specific association between skin test results and related clinical symptoms to *Cannabis* was not elaborated.

In the American Southwest, Freeman¹¹ studied 129 unselected patients presenting to an allergy clinic. In an area where *Cannabis* pollen was noted to be a minor aeroallergen, 70% of these patients found to be atopic demonstrated *Cannabis* sensitization by pollen skin prick or intradermal testing. However, all patients also demonstrated other aeroallergen sensitivities and no data were collected regarding marijuana use or specific *Cannabis* pollen exposures, making it challenging to clarify a specific mode of sensitization or clinical relevance.

In Omaha, Nebraska, where *Cannabis* reportedly grows wild and commercially, 2 studies looked at *Cannabis* sensitization.^{14,36} During a 3-year period in the late 1930s, Maloney and Brodkey³⁶ reported hemp sensitivity by scratch tests using “pollen dollar diagnostic sets” in 22% of 119 patients with hay fever. Most patients developed symptoms during the typical summer pollination season and 11 patients demonstrated sensitivity to hemp alone, suggesting clinical relevance of the skin test results. In 2000, Stokes et al¹⁴ noted that 61% of 127 patients in Omaha with allergic rhinoconjunctivitis and/or asthma symptoms had a positive *Cannabis* pollen skin prick test reaction. Twenty-two of 30 (73%) randomly selected patients in a *Cannabis*-sensitive subgroup reported respiratory symptoms during the *Cannabis* pollination season, although all these patients also were found to have additional aeroallergen sensitivities.

Cannabis Use

Sensitization associated with *Cannabis* use also has been suggested. Larramendi et al⁷ noted an 8.1% prevalence of positive skin prick test reactions to *Cannabis* leaf extracts in 545 patients with atopy. A higher prevalence of skin test reaction positivity was seen in marijuana smokers (14.6%) and even more so in those who reported frequent and/or regular use (18.2%) compared with non-smokers (5%). A positive association also was noted between *Cannabis* smoking, plant handling, and sensitization. However, only 2 patients reported symptoms and 13 sensitized patients (29.5%) denied any previous exposure, highlighting the challenge of correlating diagnostic results with allergic disease.

In a cohort of 140 patients with atopy and users of illicit drugs reporting asthma symptoms, patients underwent in vivo and in vitro testing to evaluate *Cannabis* sensitivity.²⁸ In this study, Armentia et al²⁸ showed that, overall, 74 patients (53.2%) had a positive skin prick test reaction to *Cannabis* leaf extract and 48 patients (34.4%) demonstrated positive serum specific IgE. Patients also underwent a direct inhalation challenge to *Cannabis* and tobacco, with 42 (30%) of those tested demonstrating a decrease (>20% decrease in forced expiratory volume in 1 second) in lung function compared with baseline spirometric findings. This study

suggested the highest level of positive *Cannabis* skin prick and serum testing results in self-reported “habitual and dependent users” compared with “experimental or occasional users.”

More recently, Tessmer et al³³ reported on a cohort of 17 patients with symptoms of hypersensitivity reactions associated with *Cannabis* inhalation, contact, and ingestion. These patients demonstrated sensitivity by skin prick tests to a crude non-standardized marijuana extract from macerated buds and flowers.

Allergen Cross-reactivity

Some European studies have investigated cross-reactivity between *Cannabis* and other plants. Gamboa et al³¹ reported on a case of a 28-year-old *Cannabis* smoker with progressive allergic symptoms of contact urticaria, sneezing, rhinorrhea, palpebral edema, itching, and eye redness with *Cannabis* use. Without previous food allergies, the patient went on to develop urticaria to peach peel, food pollen syndrome to several foods (apple, almonds, eggplant, and chestnut), and anaphylaxis to tomato, pepper, and fig. Immunoblotting identified a 9-kDa lipid transfer protein (LTP), speculated as the reason for cross-reactivity and development of his food allergies.

De Larramendi et al²⁹ suggested a high degree of cross-reactivity between tomato and *C sativa* leaf extract. In this study, 24 tomato-sensitized patients with and without allergic symptoms associated with *Cannabis* use had positive prick-prick (*Cannabis* leaves) skin test reactions. All those with *Cannabis*-related symptoms and most without *Cannabis*-related symptoms also demonstrated measurable IgE levels. Only 1 of 8 control patients also had a positive skin prick test reaction to *Cannabis* extract. Inhibition immunoblot testing demonstrated cross-reactivity of *Cannabis* extracts with fruit (peach and tomato) and pollens (mugwort and plane tree).

Ebo et al³⁰ further suggested allergic cross-reactivity to fruits, vegetables, and nuts and the possibility of a “cannabis–plant food syndrome” in a group of Belgian patients. In this study, *Cannabis*-sensitive patients frequently demonstrated allergies to foods (banana, tomato, citrus, and grapefruit) not typically associated with Bet v 1–related food pollen syndrome, as would otherwise be expected in this and other areas of northern Europe. Although a food pollen syndrome owing to other cross-reactive pollens (seen in 10 of 12 *Cannabis*-allergic patients) is possible, the investigators suggested that the degree of food allergy in these patients was more severe than would be expected in typical food pollen syndrome and might represent cross-reactivity resulting from *Cannabis* sensitization.

In the study of *Cannabis* sensitivity in patients with asthma and users of illicit drugs mentioned earlier, Armentia et al²⁸ also noted that patients sensitive to tomato had the highest prevalence of *Cannabis* sensitization by skin (92%) and serum IgE (68%) testing compared with patients not sensitized to tomato regardless of *Cannabis* use. Tomato and tobacco sensitivities also were suggested as risk factors for *Cannabis* allergy because 52% and 61% of these patients, respectively, had a positive bronchial challenge reaction to nebulized *Cannabis* extract.

A 2013 study by Larramendi et al⁷ suggested the possibility of primary and cross-reactive sensitizations in their study population. Primary sensitization was speculated based on a higher relative rate of sensitization seen in regular *Cannabis* users and a positive association with skin test reaction positivity and exposure (smoking and handling). Secondary sensitization was suggested by high percentage of *Cannabis* sensitization (73.7%) in patients sensitive to peach and tomato.⁷

Occupational Exposure

Although uncommon, allergic reactions associated with occupational exposure to *C sativa* have been reported. It has been suggested that symptoms of nonoccupational use might be mild,

tempered by user titration, and/or the illicit nature of *Cannabis* use could limit patient reporting.²⁹

Occupational asthma was described in a bird breeder who developed rhinorrhea, chest tightness, dyspnea, cough, and wheezing with hemp seed exposure.⁴² Positive skin prick and intradermal test reactions to *Cannabis* seed extract, reverse enzyme immunoassay, and histamine release tests supported an IgE-mediated response. A bronchial challenge also showed a significant decrease (31%) in forced expiratory volume in 1 second with aerosolized *Cannabis* inhalation. No changes were seen in 5 control patients with asthma who also underwent bronchial challenge.

A medical marijuana grower without atopy who previously tolerated personal recreational marijuana use developed contact urticaria and pruritus with subsequent handling of the plant. The patient demonstrated positive *Cannabis* leaf prick-prick skin testing reactions and elevated serum specific IgE. A negative patch test result further supported the presence of an IgE-mediated reaction in this case.³⁸

Laboratory workers also have been reported to develop allergic rhinitis, asthma, and cutaneous symptoms with occupational *Cannabis* exposure.^{9,16,17,39} Allergic rhinoconjunctivitis was described in a researcher with direct contact with *Cannabis* pollen.⁹ The patient denied previous *Cannabis* use but had lived in a region of Spain dedicated to hemp cultivation, which highlights the possibility of occupational exacerbation vs sensitization in this patient.

Two patients who did not use *Cannabis* noted nasal and respiratory symptoms to hashish and marijuana after several years of work in a forensic laboratory.¹⁷ Serum specific IgE and basophil histamine release assays confirmed *Cannabis* sensitivity in these patients. One patient had more pronounced symptoms with handling of the sinsemilla variant, known for its higher THC content, suggesting the possible allergenic role of THC in this case.¹⁷ In a separate case, a forensic laboratory employee with urticaria within minutes of handling marijuana was found to have positive skin prick test reactions to extracts from the *Cannabis* leaf (4-mm wheal), immature flowering material (13-mm wheal), and female flowering material (15-mm wheal).³⁹ The variability of these results could suggest differences in the allergens and/or allergen concentrations in different parts of the *Cannabis* plant. Yet another laboratory worker with *Cannabis*-induced urticaria had a positive patch test reaction, suggesting a case of a non-IgE-mediated cutaneous reaction (although no controls or other testing was reported).¹⁶

Cannabis sensitivity also has been demonstrated in the commercial hemp industry. In a study of 42 Croatian hemp factory workers, there was a 64.2% prevalence of positive skin prick test reactions to a 1:10 w/v aqueous extract of hemp dust collected from various areas of their work site. These patients also were shown to have a higher prevalence of reported nasal symptoms and occupational asthma (manifested as dyspnea, chest tightness, and abnormal spirometric results) compared with coworkers with negative skin test reactions.⁵³ Although a higher total serum IgE level was seen in hemp workers compared with controls, researchers were unable to link measured lung function with total IgE levels or skin test results. No serum specific IgE to hemp was analyzed.⁵³

Allergen Identification

There have been efforts to identify specific allergens for *C sativa* (Table 2). After the first reported case of marijuana hypersensitivity

in 1971, Liskow et al¹⁸ suggested cannabinoids as relevant allergens based on positive skin prick test reactions in the case patient. THC was more specifically suspected as a significant allergen from localized skin sensitivity seen on passive transfer studies in a control subject without atopy. This also has been suggested clinically in a case of a forensic laboratory worker with more pronounced allergic rhinitis symptoms when handling sinsemilla variants of *C sativa*, known to have higher THC content.¹⁷ Anibarro and Fontela³⁴ later presented a case of marijuana allergy suggesting a water-soluble allergen, instead of the lipophilic THC, based on the use of an aqueous extract of *Cannabis* that resulted in positive skin test reactions.

Immunoblotting has shown a wide range of IgE reactive bands.^{9,15,54} Nevertheless, a single unifying allergen among reported cases has not been discovered. Early work at specifically identifying *Cannabis* allergens by Tanaka et al³⁴ demonstrated several reactive IgE bands on immunoblotting to an allergic patient's serum at 10, 14, 45, 60, and 68 kDa. However, it was only relatively recently that Gamboa et al³¹ identified a nonspecific LTP (ns-LTP) relevant to *C sativa* and named it Can s 3. Additional studies evaluating *Cannabis* sensitization have found ns-LTPs on immunoblotting.^{7,29,30,38} Two studies by Larramendi et al^{7,29} supported these findings with the isolation of 9- and 10-kDa bands. Ebo et al³⁰ used multiplexed component-resolved diagnostics to support the potential of Can s 3 as a major allergen in *Cannabis* allergy.

In addition to confirming the presence of ns-LTP by immunoblotting in sensitized patients, de Larramendi et al²⁹ speculated on the presence of other specific allergens based on reactive bands discovered by in vitro testing in the previously mentioned studies. Suggested allergens included profilins (panallergen) and polygalacturonase (a common allergen in pollen extracts).

Rojas Perez-Ezquerria et al³⁸ described a corresponding ns-LTP in a patient without atopy with cutaneous symptoms upon handling marijuana plants. Unlike previous studies, cross-reactivity with peach (Pru p 3, a representative LTP) was not found. It was suggested that the variable homology of ns-LTPs between botanically unrelated plants (35–95%) likely explains this difference in findings. Also, unlike the findings of de Larremendi et al, skin prick testing in this study did not confirm a role of panallergens.

A more recent study by Larramendi et al⁷ also identified a 38-kDa band noted to be a thaumatin-like protein (previously seen in fruit allergens with cross-reactivity to apple, tomato, gold kiwi, and cypress). This was not typically recognized in subjects sensitized to tomato and *Cannabis* species, suggesting it is an alternative allergen of sensitization. Additional bands also were identified, although with more sparse and varied episodes.

In a study aimed to define *Cannabis* allergens, Nayak et al⁵⁵ showed that only 2 in a cohort of 23 *Cannabis*-sensitive patients had a reactive band in the area of ns-LTPs. Instead, the more notable identified allergens included a 50-kDa protein identified as a photosynthetic enzyme called ribulose-1,5-biphosphonate carboxylase/oxygenase (RuBisCO) and a 23-kDa oxygen-evolving enhancer protein 2. Other less consistently demonstrated allergens (and alternative sources) included adenosine triphosphate synthase (bovine), phosphoglycerate kinase (candida), glyceraldehyde-3-phosphate dehydrogenase (wheat, fungi, and rambutan), luminal binding protein in root (hazel pollen and fungi), and carbohydrate determinants.

Diagnosis

Evaluation of *Cannabis* allergy is dependent largely on skin testing. Extracts are typically created with crushed buds, leaves, and flowers of the *Cannabis* plant.^{15,18,29–33,42} Differences in source material and extraction techniques can introduce significant variability. Contaminants, additives, and inherent variability in the

Table 2

Potential allergens of *Cannabis sativa*

Delta-9-tetrahydrocannabinol (THC) ^{17,18}
Nonspecific lipid transfer protein ^{7,29,30,38} (Can s 3) ³¹
Thaumatin-like protein ⁷
Ribulose-1,5-biphosphonate carboxylase/oxygenase (RuBisCO) ⁵⁵
Oxygen-evolving enhancer protein 2 ⁵⁵

native allergen extracts might lead to irrelevant IgE binding components that can cloud diagnostic evaluation.⁵⁵ Some studies have demonstrated skin test reaction positivity in atopic controls and those without prior exposure or clinical symptoms, thus emphasizing that further study is needed to establish skin test sensitivity and specificity.^{17,29}

One study suggested promising sensitivity and specificity of skin tests (92.7% and 63.3% respectively) and serum IgE (88.1% and 88% respectively) used in its reviewed population.²⁸ However, the study's unique demographic and lack of standardized extracts limit its use for comparative testing and widespread applicability.

Some studies also have demonstrated *Cannabis* allergy with in vitro tests such as serum IgE antibodies,^{17,29,30,32,42} histamine release assays,^{17,42} and basophil activation tests.³⁰ However, these tests often require advanced technologies or assistance from research or specialized laboratories. Bronchial challenge has been used to correlate *Cannabis* exposure with clinical symptoms.³⁴ Nevertheless, all these tests have not been extensively validated and face the same challenges that remain from a lack of standardized extracts.

Without reliable standardized diagnostic testing options and often poor correlation between testing and true clinical allergy, the importance of the history in evaluating patients remains vital. Nonetheless, it should be realized that the illicit nature of *Cannabis* use can create barriers for accurate and clear patient reporting. In addition, legal limitations to obtaining, preparing, and using extracts can pose diagnostic challenges. The allergist should take this into consideration because the only federally approved source of *Cannabis* species in the United States is located at the University of Mississippi and is strictly limited to research use.⁴

Treatment

As with other allergens, avoidance is recommended. However, factors such as local aerobiology, occupational exposures, and compliance with the added layer of substance abuse and addiction should be taken into consideration. Symptomatic treatment with antihistamines, intranasal steroids, and nasal decongestants can be used to treat symptoms of allergic rhinoconjunctivitis. Asthma should be treated with β -agonists and consideration of an inhaled corticosteroid if indicated. Epinephrine auto-injectors should be prescribed for patients with a history of anaphylaxis.

Rare cases of treatment with immunotherapy have been described in the literature. As far back as the 1930s, Maloney and Brodkey³⁶ reported hemp desensitization in 2 patients. Although clinical improvement was reported, no details regarding extract, regimen, or long-term follow-up were described. In 1980, Gupta et al⁵⁷ noted clinical improvement (reported respiratory symptoms and statistically significant changes in forced vital capacity and forced expiratory volume in 1 second) in a cohort of hemp workers who received immunotherapy to hemp (dust and fiber) extract twice a week for a year compared with control patients. Kumar and Gupta⁴³ more recently reported subcutaneous immunotherapy to treat a *Cannabis*-monosensitized patient with corresponding asthma and allergic rhinitis during the *Cannabis* pollination season in India. Clinical improvement was noted after 1 year of maintenance immunotherapy. Further study to establish the major *Cannabis* allergens and the development of a standardized extract could help clarify the potential role of immunotherapy in other *Cannabis*-allergic patients.

A published abstract described a case of using omalizumab to treat a patient with recurrent episodes of anaphylaxis (dyspnea, throat symptoms, urticaria, and hypotension) owing to occupational *Cannabis* exposure as a police detective.³⁵ Although the patient was

able to tolerate subsequent exposures without anaphylaxis, long-term follow-up was not elaborated.

Conclusions

Although still relatively uncommon, allergic disease associated with *C sativa* exposure and use has been reported with increased frequency. Allergic reactions and even anaphylaxis attributed to *C sativa* have been noted with sensitization associated with pollinosis, *Cannabis* use, potential plant cross-reactivity, and occupational exposure. With state laws allowing medical and in some cases recreational use of marijuana, there is a growing potential for legitimate personal and commercial exposure. The evolving legal status of *C sativa*, its highly prevalent use throughout the world, and the varied forms in which it is used could translate into its growing role as a clinically relevant allergen that might be encountered.

Crude extracts have been used in different in vivo and in vitro testing methods to demonstrate the immunologic nature of these cases. However, the lack of standardized extracts limits validation and widespread applicability of such diagnostic testing. Much research is still needed to more definitively define pertinent allergens, develop a standardized extract, establish diagnostic sensitivity and specificity, and clarify treatment options for clinically affected *Cannabis*-allergic patients.

Acknowledgments

The authors thank Dr Christopher Coop for his editing assistance in the preparation of this review.

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Journal of Industrial Hemp

Volume 8, 2003 - Issue 2

PEER-REVIEWED PAPERS

A Preliminary Study of Pollen Dispersal in *Cannabis sativa* in Relation to Wind Direction

[Ernest Small](#) & [Tanya Antle](#)

Pages 37-50 | Received 06 Sep 2002, Accepted 17 Dec 2002, Published online: 21 Sep 2008

- [Download citation](#)
- https://doi.org/10.1300/J237v08n02_03

Abstract

Pollen of *Cannabis sativa* is disseminated by wind in large amounts and for long distances, and regulations concerning the production of pedigreed seed of industrial hemp, therefore, often call for extremely large isolation distances to prevent unwanted pollination. In Europe and Canada, a standard distance of 5 km is required for the highest classes of hemp seed. This study examines the relative distribution of pollen from an isolated field over the 3-week maximum flowering period, with particular reference to wind direction. The amount of pollen distributed downwind was about six times the amount distributed upwind. In effect, this means that an isolation distance of 5 km on the downwind side is about equivalent to an isolation distance of 0.9 km on the upwind side. In theory, at the experimental site examined, the required isolation area could be reduced by about 58% while still achieving the equivalent of 5 km isolation in all directions. Given that weedy and illegally cultivated plants are widespread, making it difficult to ensure their absence over a distance of 5 km, it seems advisable, when possible, to take advantage of the considerably reduced isolation distance that is necessary on the upwind side. Pollen distribution appeared to follow the expected leptokurtic curve, reducing rapidly with initial distance from the source, but much more slowly with increasing distance. This makes it impossible to guarantee complete absence of potentially contaminating pollen in the field and, for practical purposes, a very low amount of undesired gene flow needs to be tolerated.

Key Words: [Cannabis sativa](#), [hemp](#), [marijuana](#), [pollen](#), [isolation distance](#)



ORIGINAL ARTICLES

Cannabis (hemp) positive skin tests and respiratory symptoms

Jeffrey R Stokes MD, Rita Hartel RN, Linda B Ford MD, Thomas B Casale MD *

[Show more](#) [https://doi.org/10.1016/S1081-1206\(10\)62473-8](https://doi.org/10.1016/S1081-1206(10)62473-8)[Get rights and content](#)

Background

We have noted several patients who had rhinitis and/or asthma symptoms when exposed to Cannabis plants in the summer months. Cannabis plants are common in the Midwest.

Objectives

To examine whether Cannabis might be a clinically important allergen, we determined Cannabis pollination patterns in the Omaha area for 5 years, the prevalence of skin test positivity, and the association with respiratory symptoms.

Methods

Airborne Cannabis (and other weed) pollens were collected using a Rotorod air impactor, and pollen counts were done using a standardized protocol.

Results

Measurable Cannabis pollen count was not recorded until the last 2 weeks of July. Peak pollination typically occurred during mid- to late-August, and comprised up to 36% of the total pollen counts. Cannabis pollen was not observed after mid-September. To determine the prevalence of skin test positivity, we added Cannabis to the multi-test routine skin test battery. Seventy-eight of 127 patients tested (61%) were skin test positive. Thirty of the 78 patients were randomly selected to determine if they had allergic rhinitis and/or asthma symptoms during the Cannabis pollination period. By history, 22 (73%) claimed respiratory symptoms in the July through September period. All 22 of these subjects were also skin test positive to weeds pollinating during the same period as Cannabis (ragweed, pigweed, cocklebur, Russian thistle, marsh elder, or kochia).

Conclusions

The strong association between skin test reactivity, respiratory symptoms, and pollination period suggests that Cannabis could be a clinically important aeroallergen for certain patients and should be further studied.

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Hildebrand, John

From: Shawn Milligan <smilligan@genflora.com>
Sent: Wednesday, June 17, 2020 1:51 PM
To: Hildebrand, John
Cc: Steve Kleeman
Subject: Re: Updated Draft Hemp Ordinance

Hi John,

Thanks for your continued work on the draft hemp ordinance. I was surprised by the new input today as this was continued from last month and many of the speakers were new. I hope we can move this forward to the Supervisors with expediency.

Couple of quick thoughts....

1. Please clarify that the energy conservation measures will not include greenhouses in agricultural zones. This appears to be a carryover from the Cannabis Ordinance where these buildings are primarily in industrial zones.
2. Please review the odor provisions under permit requirements. Requiring air filtration on greenhouses in agricultural zones simply doesn't work especially when I am cultivating next door outdoors. This was intended for non-agricultural zones.
3. Genflora supports small farmers cultivating, processing and manufacturing industrial hemp. However, today's public testimony raised some red flags. We believe that allowing industrial hemp to be grown in R-R and R-A zones may significantly increase the difficulty of enforcement and lead to more conflicts and complaints from neighbors. These complaints could lead to a backlash against hemp which would adversely affect organizations growing industrial hemp in agricultural zones where it really belongs.

If you elect to proceed with allowing hemp to be grown in R-R and R-A, a compromise may be to allow hemp to be grown in specific area of the County with these designations.

Sincerely,

Shawn Milligan

On 6/9/20, 10:03 AM, "Hildebrand, John" <jhildebr@rivco.org> wrote:

We are working on those revisions now and will post on the website, as soon as we can.

Regards,

John Hildebrand

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

From: Steve Kleeman [mailto:sk.consult@yahoo.com]
Sent: Tuesday, June 9, 2020 8:17 AM
To: Hildebrand, John <JHildebr@RIVCO.ORG>; smilligan@genflora.com
Subject: Updated Draft Hemp Ordinance

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

If you have changes to the Ordinance done before the June 17th meeting could we review them.....

Please reply,

Steve Kleeman

Sent from my iPad
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County of Riverside California
<[https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!Q56LB_QM_hgdfPoncpjvjqBQjPE_qGbqaDvyi5BLdjc9EknJjNC9ZyWRbXXA5Ng\\$](https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!Q56LB_QM_hgdfPoncpjvjqBQjPE_qGbqaDvyi5BLdjc9EknJjNC9ZyWRbXXA5Ng$) >

July 17, 2020

Hello Planning Commissioners and John Hildebrand,

Again, thank you for your continued work on the draft hemp ordinance. I was surprised by the new input on June 17, 2020 as this was continued from last month and many of the speakers were new without any knowledge of the past meetings. We have attended all of the workshops and Planning Commission meetings to assist you in building an Ordinance that would benefit everyone. I hope we can agree on the suggestions set forth in this letter and move this forward to the Board of Supervisors on the August 5, 2020 meeting.

Section 19.1104 OUTDOOR INDUSTRIAL HEMP CULTIVATION – B3

We supports small farmers cultivating, processing and manufacturing industrial hemp in agricultural zones. However, we believe that allowing industrial hemp to be grown in R-R and R-A zones may significantly increase the difficulty of enforcement and lead to more conflicts and complaints from neighbors. These complaints could lead to a backlash against hemp which would adversely affect organizations growing industrial hemp in agricultural zones where it really belongs.

The best scenario in this case would be to grandfather in the current registered R-R and R-A users. Once the current registrations expires, you then can have the opportunity to review new cases as they apply.

If you elect to proceed with allowing hemp to be grown in R-R and R-A, a compromise may be to allow hemp to be grown in specific area of the County with these designations at a minimum of 20 acres.

Section 19.1106 INDUSTRIAL HEMP CULTIVATION STANDARDS

E. ENERGY CONSERVATION MEASURES

Please clarify that the energy conservation measures will not include greenhouses and hoop structures in agricultural zones. This appears to be a carryover from the Ordinance where this would pertain to enclosed buildings primarily.

Section 19.1109 PERMIT REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES

D. NUISANCE ODORS INDOOR INDUSTRIAL HEMP

Please review the odor provisions under permit requirements. Requiring air filtration on greenhouses and hoop structures in agricultural zones simply doesn't work especially when I am cultivating next door outdoors. Especially when the existing property is surrounded by agricultural zone areas. This was intended for non-agricultural zones.

Sincerely,

GenFlora

Shawn Milligan / Steve Kleeman

Hildebrand, John

From: Sarabia, Elizabeth
Sent: Wednesday, July 29, 2020 9:12 AM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Hildebrand, John
Subject: FW: Zoning is a big problem

Good morning Commissioners,

Please see email below regarding the Hemp Ordinance.

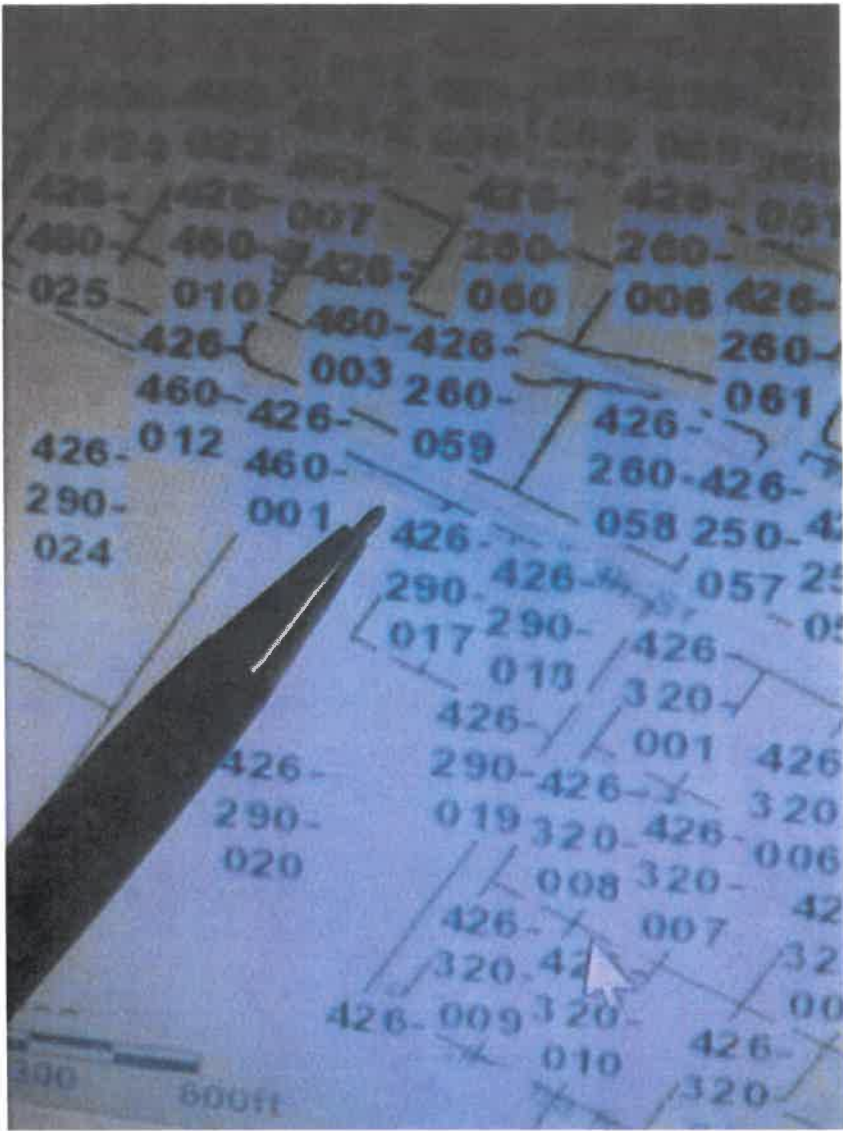
Thank you,
Elizabeth

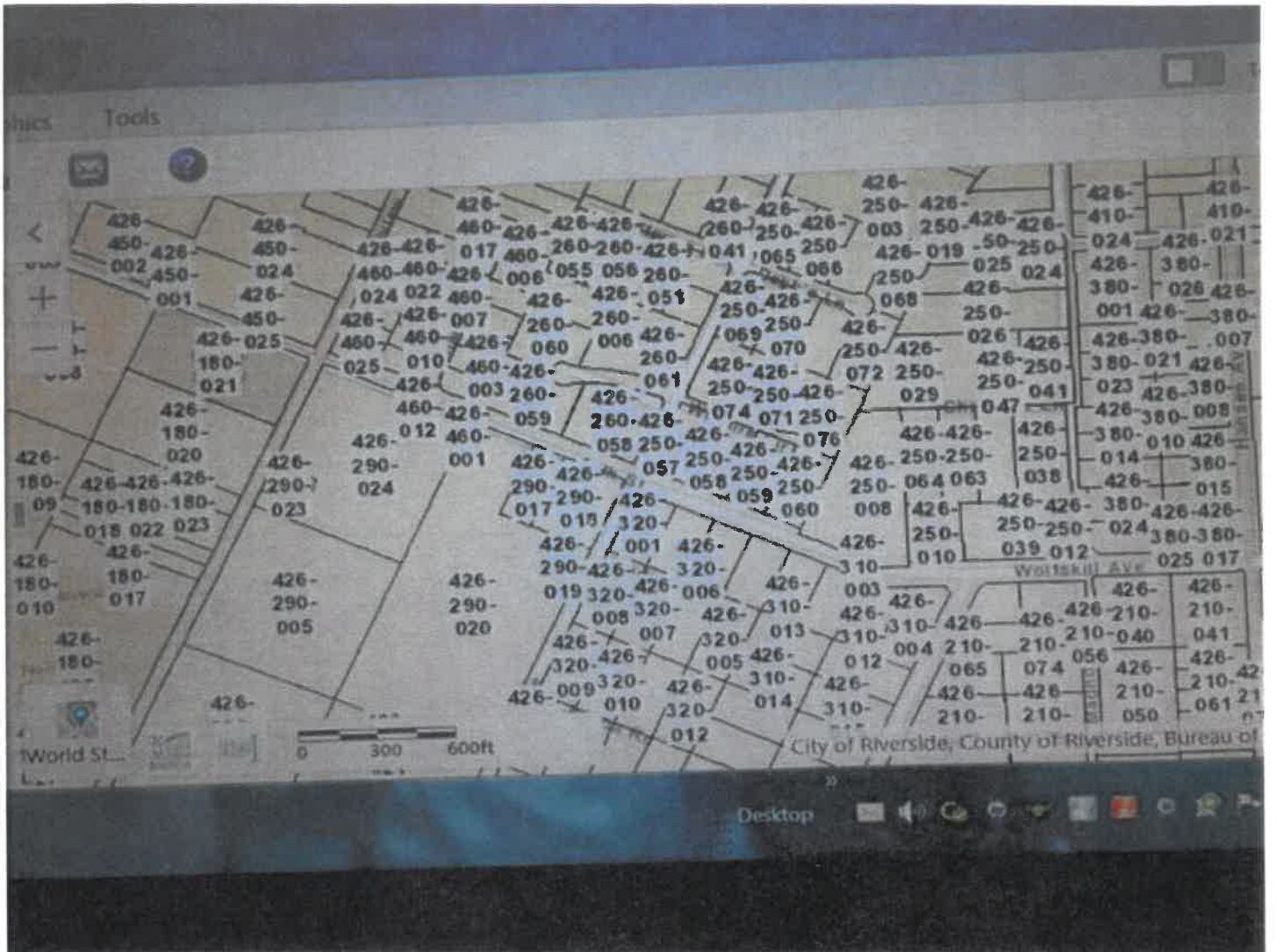
From: claude troutd [mailto:troutd@hotmail.com]
Sent: Tuesday, July 28, 2020 8:43 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Zoning is a big problem

Please forward to the Planning Commission. Thank you, Claude Troutd

I believe it would be best if the five Supervisors, the Planning Commission and the Agriculture Commission reconsider a moratorium on Hemp registrations/permits. At the meeting on the 17th, zoning was a topic of concern, both pro and con. I can't find the dates of the different zones in our area, but I know they're no longer applicable to today's demographics. As I have said, 100% of the land I farmer 30 years ago is covered with residential housing. I've attached a small sample of the area around the hemp grow on 10th street in Nuevo. In the first photo I'm pointing to the hemp grow, please note the legend on the photo's. this is just a couple of blocks. This is not the wide open farm community it once was. Maybe Registration should be looked at individually and not just by zones.

Thank you for you time, Claude Troutd





Hildebrand, John

From: Robert Hardesty <rhardestymd@gmail.com>
Sent: Friday, July 17, 2020 12:50 PM
To: Perez, Juan
Cc: Hewitt, Jeff; Hildebrand, John; Leach, Charissa; MIKLOS CAMPUZANO Cannabis Cannabis Real Estate Consultants CREC; Medina, Esmeralda; Piantadosi, Debra; Sasha Barber; Shannon, Boomer; Shenghur, Halimah; Valdivia, Mickey
Subject: Re: Briefing with Dr. Hardesty

Good afternoon to all,

SUMMARY OF MEETING JULY 15, 2020

My summary:

-In Italics, bolded and underlined for ease of reading.

-This summary, I believe is factual recording of our meeting today.

-I recognize my perspective (I tried vary hard to present only the facts) and the following are my immediate recollections based on notes taken immediately afterwards and my interpretation of comments made.

-Please feel free to comment on before I forward them for accuracy “ in this string of emails” please.

Location:

Riverside County Building
John F. Tavaglione Annex (entrance to building)
4080 Lemon Street
Riverside CA 92501

Moved to shaded area in front of the Police Dept.

Date:

Thursday, July 16, 2020

Time:

1:00 pm

Attendees:

-Mr. Juan Perez, TMLA Director and Asst. CEO Riv Co
-Ms. Charissa Leach, Asst. TMLA Director

- Mr. John Hildebrandt
- Dr. Bob Hardesty, property owner
- Mr. Miklos Campuzano Consultant, CREC
- Ms. Sasha Barber, Representative of investors
- Mr. Boomer Shannon, Chief of Staff 5th District, J. Hewett
- Mr. Mickey Valdiva Legislative Asst 5th District, Mr. Jeff Hewett
- Ms. Halimah Shenghur, Riv County Onbudson

Agenda

I. Introductions of attendees

I quick introduction of all attendees was completed.

5 tabbed portfolio was provided to each attendee that matched the previous previous sent out agenda.

Thanks given

-to all for their time for attending the meeting in outdoor setting.

-especially moving to the tree shaded area in front of the police station in stead of the steps of the entrance of the Riv. County as was previously arranged.

II. Opening Remarks

Dr. Hardesty

I presented my 5 tab notebook with documents as a over view

Mr. Perez said he is well acquainted with such...

I further addressed the 4 agenda items with back up information found in tabs 1-5 contained in the portfolio given each attendee.

Agenda

1)Need advice:

How to effectively present my desires to the Planning Commisioners (unwritten rules of engagement) as it effects zone W-2 in the proposed Hemp regulations in Ordinance 348.4931 (see below).

Mr. Juan Perez stated clearly staff cannot give advice but did/could comment on the “process”.

2)Review

make the new and proposed Hemp Ordinance 348.4931 consistent with current Ordinance 348.4835 that describes the currently approved cultivation, manufacture and distribution of agriculture crops in zone W-2, thus by including W-2 zone as a approved zone for a Hemp micro-business (as currently Ordinance 348.4835 does/is).

Mr. Perez clearly and commented again on “the process” and as staff the (he) could not “give advice”.

Mr. Perez

-stated that Riv. County has decided to separate hemp from federal agriculture designation (which if so and accurate... it my understanding is then conflict with federal law and regulations).

-He also stated that he reviewed the note book I provided to the commissioners at the last Public Hearing and based on what he reviewed he could not recommend staff to include W-2 as hemp designated Microbusiness zone despite the current description found in Ordinance 348 W-2. Current description is the equivalent of agricultural microbusiness.

-Discussion ensued about the current status of a hemp micro business in W-2.

-there was a difference of opinion...if my opinion a currently registered, state approved and Riv. County approved Lic/permit Microbusiness can continue.... (see tab 4) and since the proposed new additions to Ordiance 348 has not been voted by Riv Board of Supervisors Mr. Perez and Ms. Leach agreed and stated that a micro business for hemp was still not allowed. There was no back up given to their opinion presented.

-there was a difference of opinion...if my registered, state approved and Riv. County approved Lic/permit Microbusiness can continue.... (see tab 4) I will respectively defer to a higher standard for legal interpretation.

-In addition and specifically Mr. Perez expressed concern to my property specifically because of travel through the manufactured trailer park (Highland Springs Village)

Mr. Perez did not give any other reason other than currently zoned W-2R...

-I informed Mr. Perez I have recently met with both boards of my only residential neighbors and we have received a positive feedback each will be sending a written endorsements by both boards representing their perspective constituents ie, Highland Springs Village and Highland Springs Resort (in writing).
-in addition we are prusing a easement off Belmont Ave. (Wide public street outside of the manufacturerd housing (Higland Springs Village) that would proclude Mr. Perez's expressed empidment to access issues.

Mr. Perez stated Zoning issues are best addressed in the General plan (foundation) which will occur in 2024. He recommended that Dr. Hardesty "calander" in early 2023 and reach out to Mr. Hildebrandt then.

3)to create a provision (within the new and proposed Hemp 348.4931), a methodology for a flexibility mechanism = "a case by case" evaluation for a logical exception to a restricted zone (variance).

Mr. J. Perez correctly commented that "variances" refer to property not ordinances... the flavor of "a flexibility clause" or a "case by case" evaluation was discussed and Mr. Perez clearly expressed that he didn't know how how this could be done and I interpreted he didn't want to explore this issue with his staff. Mr. Perez deferred to me for a name that I could call this process...

4)alternative.

Alternative to allow for utilizing the current W-2 zoning designation and establishing Hemp/Cannabis Micro business activity based on:

Riverside county Ordinance 731 19.150.030

"At the discretion of the Community & Economic Development Director or his/her designee, a conditional use permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone."

(Ord. 7331 §12, 2016; Ord. 7235 §6, 2013; Ord. 6966 §1, 2007)

Mr. Perez nor Ms. Leach did not recognize this reference or this position. Dr. Hardesty will go back and find reference where he found it

III Discussion

Open to all

Mr. M. CAMPUZANO presented his and his companies world wide and recent Missouri state experience in helping those who are interested in learning to create “win-win situations. He focused on his Calif experience on how he has help other municipalities effectively create comprehensive zoning maps that help with ambiguities resulting in a more effective and efficient mapping for municipal and land owners achieve their mutual goals...(in fact he has has helped in 2 Riv. County CUP’s for Canabis)

Ms. S. Barber, Dr. Hardesty and Micke Valdiva

Asked specifically if cultivation of hemp(CBD) and Canabis (higher levels of THC) could be cultivated currently on W-2R as zoned:

Unanimous agreement from Mr. Perez, Ms. Leach and MrHildebrandt was affirmed yes “cultivation only” of cannabis and hemp in W-2 is allowed.

IV Conclusion

-There s a Public process and was elucidated by Mr. Perez and Ms. Leach.

-Planning commissioners only interested in the big picture not individual properties.

-Best to look at the big picture in future Public Hearing and use “property as a example”.

-Staff will make recommendation to planning Commisioners based on what they perceive as in the general best interest for the citizens and that which is presented to them at the public hearings.

-Staff cannot give advice only comment on the process.

-planning commission will make (proably) final recommendation to the Riv. County BOS on the Aug 5th meeting.

-The RIVCO BOD are the final step in the process: they can accept, reject or ask for more information from staff.

-At present Mr. Perez nor staff are interested in pursuing W-2 as a designated hemp approved microbusiness zone despite its current description.

-Mr. Perez raised only one specific issues why my property should be excluded despite other requests and my comments how I am trying to mitigate such.

-Mr. Perez states under current W-2 zone description a hemp microbusiness is not legal even though I have a state and Riv. County permit/license to do so and there are no known regulation/ordiances not to do so... in fact that is the reason the Riv. BOS charged the planning commission to do so...

Since I a preparing to plant a crop of hemp in the immediate near future and I don't want to be in violation or illegal ...

I will respectively ask the opinion of the Riv. County legal counsel and will defer planting on my W-2 zoned (current) agriculturally approved microbusiness.

-The new hemp ordinance as it stands which has not been voted upon by the the RIVCO BOS would preclude a microbusiness in W-2,zone in the future.

-Both Hemp and Canabis can be cultivated on W-2R but not a micro business.

Disclosure

The above summary is from my immediate recollections and notes I took afterwards.

I welcome any edits corrections or edits for accuracy in this string of email.

My closing comments:

I thank each of you for:

-your help in understanding "the process"

-understanding the "staffs" perspective

-hearing my perspective

-wanting to improve the (consented to by neighbors) local Cherry Valley community.

-agreeing that we all want whats best for the county (increasing tax base), the local citizens (more jobs), me a business owner (a new and sustaining potentially 3rd Riverside County business) and I whole heartedly agree to the needed regulations to preclude illegitimate hemp and Canabis farms.

Respectively submitted,
Bob Hardesty

-
On Thu, Jul 9, 2020 at 8:45 PM Robert Hardesty <rhardestymd@gmail.com> wrote:

Dear Mr. Perez,

Thank you for:

- your recognition of my requests (agenda)
- confirmation of our meeting at 1 pm on July 16th

I look forward to hearing, your advice and learning from your's and Ms. Leach's combined experience and advice ...
on how we can reach not only our local communities goals, what's best for our county and increasing the Riv. County tax base.

So signing off for tonight and expressing my thanks for your responses.

My best regards,

Bob Hardesty

On Thu, Jul 9, 2020 at 7:16 PM Perez, Juan <JCPEREZ@rivco.org> wrote:

Thank you Dr. Hardesty for the background. Ms. Leach and I will see you on the 16th and discuss further.

Sent from my iPhone

On Jul 9, 2020, at 6:26 PM, Robert Hardesty <rhardestymd@gmail.com> wrote:

Dear Mr. Perez,

Thank you for your prompt and unexpected "after hours" response.

I accept your apology even though it may have not been of your doing.

I am just a average citizen who doesn't understand the intricate protocol of Riv. County government planning Commision.

Meeting 7-16-2020

Location:

Riverside County Building
John F. Tavaglione Annex (entrance to building)
4080 Lemon Street
Riverside, CA 92501

Date:

Thursday, July 16, 2020

Time:

1:00 pm

Attendees:

- Mr. Juan Perez, TMLA Director and Asst. CEO Riv Co
- Ms. Charissa Leach, Asst. TMLA Director
- Dr. Bob Hardesty, property owner
- Mr. Miklos Campuzano Consultant, CREC
- Ms. Sasha Barber, Representative of investors
- Mr. Boomer Shannon, Chief of Staff 5th District, J. Hewett
- Mr. Mickey Valdiva Legislative Asst 5th District, Mr. Jeff Hewett
- Ms. Halimah Shenghur, Riv County Ombudsman

Agenda

I. Introductions of attendees

II. Opening Remarks

Dr. Hardesty

1) Need advice:

How to effectively present my desires to the Planning Commissioners (unwritten rules of engagement) as it effects zone W-2 in the proposed Hemp regulations in Ordinance 348.4931 (see below).

2) Make the new and proposed Hemp Ordinance 348.4931 consistent with current Ordinance 348.4835 that describes the currently approved cultivation, manufacture and distribution of agriculture crops in zone W-2, thus by including W-2 zone as an approved zone for a Hemp micro-business (as currently Ordinance 348.4835 does/is).

3) To create a provision (within the new and proposed Hemp 348.4931), a methodology for a flexibility mechanism = "a case by case" evaluation for a logical exception to a restricted zone (variance).

4) Alternative

Alternative to allow for utilizing the current W-2 zoning designation and establishing Hemp/Cannabis Micro business activity based on:
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"At the discretion of the Community & Economic Development Director or his/her designee, a conditional use permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone." (Ord. 7331 §12, 2016; Ord. 7235 §6, 2013; Ord. 6966 §1, 2007)

III Discussion

Open to all

IV Conclusion

7-16-2020

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- Tab 3 Slide from Mr John Hildebrandt Presentation**
- Tab 4 Ordinance 348 Variance Section 18.27 Pages XBIII-52**
- Tab 5 Ordinance 7331 19.150.030**

ORDINANCE NO. 348



**PROVIDING FOR LAND USE PLANNING
AND ZONING REGULATIONS AND
RELATED FUNCTIONS OF THE
COUNTY OF RIVERSIDE**

**As amended through
ORDINANCE NO. 348.4835**

EFFECTIVE 07/21/16

ORDINANCE NO. 348.4835
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
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**AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE III ZONE CLASSIFICATIONS**

ARTICLE III ZONE CLASSIFICATIONS

SECTION 3.1. ZONES.

For the purpose of providing a uniform basis for zoning, the following zone classifications, referred to alternatively herein as zones, may be applied to the lands in the unincorporated area of the County of Riverside:

R-R	Rural Residential
R-R-O	Rural Residential, Outdoor Advertising
R-1	One-Family Dwellings
R-1A	One-Family Dwellings - Mountain Resort
R-A	Residential Agricultural
R-2	Multiple Family Dwellings
R-2A	Limited Multiple Family Dwellings
R-3	General Residential
R-3A	Village Tourist Residential
R-T	Mobilehome Subdivision and Mobilehome Park
R-T-R	Mobilehome Subdivision - Rural
R-4	Planned Residential
R-5	Open Area Combining Zone - Residential Developments
R-6	Residential Incentive
R-7	Highest Density Residential
C-1 & C-P	General Commercial
C-T	Tourist Commercial
C-P-S	Scenic Highway Commercial
C-R	Rural Commercial
C-O	Commercial Office
S-P	Specific Plan
I-P	Industrial Park
M-SC	Manufacturing - Service Commercial
M-M	Manufacturing - Medium
M-H	Manufacturing - Heavy
M-R	Mineral Resources
M-R-A	Mineral Resources & Related Manufacturing
MU	Mixed Use
A-1	Light Agriculture
A-P	Light Agriculture with Poultry
A-2	Heavy Agriculture
A-D	Agriculture - Dairy
C/V	Citrus/Vineyard
W-2	Controlled Development Areas
R-D	Regulated Development Areas
N-A	Natural Assets
W-2-M	Controlled Development Areas with Mobilehomes
W-1	Watercourse, Watershed and Conservation Areas
WC-W	Wine Country- Winery

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ARTICLE III ZONE CLASSIFICATIONS

WC-WE Wine Country - Winery Existing.
WC-E Wine Country - Equestrian
WC-R Wine Country - Residential
W-E Wind Energy Resource Zone

Amended Effective:

08-30-84 (Ord. 348.2358)
04-18-86 (Ord. 348.2623)
08-28-86 (Ord. 348.2612)
07-13-89 (Ord. 348.3010)
11-08-94 (Ord. 348.3692)

Ord. 348.4422-Item 3.29 of 10/03/06 (Effective Date:
10/03/06)
Ord. 348.4802-Item 16-2 of 05/19/15 (Effective Date:
06/18/15)
Ord. 348.4840- item 16-1 of 12/06/16 (Effective date:
01/05/17)

SECTION 3.2. ZONE CLASSIFICATION BOUNDARIES.

Where uncertainty exists as to the boundaries of any zone classification, the following rules shall apply:

- A. Where boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be boundaries.
- B. Where boundaries divide lots, the location of such boundaries shall be determined by use of the scale appearing on the underlying map, unless the boundaries are indicated by specific dimensions.
- C. If any public street, alley or other right of way is vacated or abandoned, the land formerly in such street, alley or right of way shall be included within the boundaries of the zone classification applicable to the adjoining property on each side. In the event such street, alley or right of way was a zone classification boundary, the new zone classification boundary shall be the former center line of such street, alley or right of way.

Amended Effective:

02-03-77 Ord. 348.1545)

Ord. 348.4422 Item 3.29 of 10/3/06 (Effective Date: 10/3/06)

SECTION 3.3. USES ALLOWED IN ZONE CLASSIFICATIONS.

The terminology used in Section 3.1, of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers them to do so, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. Unless expressly authorized by this ordinance, nothing in this ordinance shall be construed to allow a use that is otherwise illegal under State or Federal law.

ORDINANCE NO. 348.4913
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE III ZONE CLASSIFICATIONS

Added Effective:

Ord. 348.4422 Item 3.29 of 10/03/06 (Effective Date: 10/3/06)

Ord. 348.4802 Item 16-2 of 05/19/15 (Effective Date: 06/18/15)

Ord. 348.4423 Item 3.30 of 10/03/06 (Effective Date: 11/16/06)

Ord. No. 348.4898 Item 19.1 of 10.23.2018 (Effective Date: 12.23.18)

SECTION 3.4. (Repealed).

Added Effective:

Ord. 348.4802 Item 16-2 of 05/19/15 (Effective Date: 06/18/15)

Amended Effective:

Ord. 348.4862 Item 17.7 of 08/29/17 (Effective Date: 9/28/17)


Ord. 348.4898 Item 19.1 of 10/23/2018 (Effective Date: 12/23/2018)

ORDINANCE NO. 348.4913
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XV W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

ARTICLE XV W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

SECTION 15.1 USES PERMITTED IN W-2 ZONE.

A. When the gross area of a lot is less than one acre, the following uses shall be permitted:

1. One-family dwellings.
2.  Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.
3. The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted.
4. Home occupations.
5. The noncommercial raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:
 - a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
 - b. Any miniature pig kept or maintained on a lot with a use permitted under Section 15.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.
 - c. No miniature pig may weigh more than two hundred (200) pounds.
 - d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
6. The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels not less than 20,000 square feet for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from

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ARTICLE XV W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)

any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.



Amended Effective:
09-15-00 (Ord. 348.3954)

7. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.
8. The outside storage of materials on improved lots or parcels of one-half acre to one acre provided the amount is limited to one hundred (100) square feet with a maximum height of three (3) feet.

Amended Effective:
09-15-00 (Ord. 348.3954)
12-21-00 (Ord. 348.3966)

Added Effective:
02-24-04 (Ord. 348.4087)

Q B. When the gross area of a lot is one acre or greater, the following uses are permitted:

1. One-family dwellings.
2. Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.
3. *Cultivation*  Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, ~~tree crops~~, berry and bush crops, vegetable, flower and herb gardening on a commercial scale, the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises. 

4. The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

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5. Farm for rabbits, fish, frogs, chinchilla, and other small animals (excluding crowing fowl).

Amended Effective:
09-15-00 (Ord. 348.3954)

6. Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in Subsection A.4. of this section.
7. The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See County Ordinance No. 431 regarding hog ranches).
8. Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Amended Effective:
09-15-00 (Ord. 348.3954)

12-21-00 (Ord. 348.3966)

- Disubjected* 9. A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.
10. A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.
11. Home occupations.
12. The noncommercial raising of not more than raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:
- a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.
 - b. Any miniature pig kept or maintained on a lot with a use permitted under Section 15.1.B.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig

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presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

- c. No miniature pig may weigh more than two hundred (200) pounds.
 - d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.
 - e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.
13. The keeping or raising of not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots or parcels not less than 1 acre for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

Added Effective:
09-15-00 (Ord. 348.3954)

14. The outside storage of materials on improved lots or parcels of one acre or more provided the amount is limited to two hundred (200) square feet with a maximum height of three (3) feet.

Added Effective:
02-24-04 (Ord. 348.4087)

- C. The following uses shall be permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30:
- 1. Guest ranches.
 - 2. Educational institutions, libraries, museums and post offices.
 - 3. Tennis and polo clubs.
 - 4. Meat cutting and packaging plants, provided there is no slaughtering of animals or rendering of meat.
 - 5. An additional one-family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten acres being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:
 - a. The mobilehome shall have a floor area of not less than 450 square feet.

Manufacturing
↓

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- b. The dwellings are not rented or held out for lease to anyone other than an employee of the farming operation.
 - c. The dwellings are located not less than 50 feet from any property line.
 - d. The dwellings are screened from view from the front property line by shrubs or trees.
 - e. The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the County Health Department, the County Building and Safety Department and State law.
 - f. The number of dwellings for employees shall not exceed four per established farming operation.
6. Radio and television broadcasting stations, antennas, cable installations, and microwave relay stations and towers in accordance with [Section 18.30.A.3.](#)
7. Churches, temples and other places of religious worship.
8. Beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.
9. Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period sale of two years in any event.
10. Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
11. Child Day Care Center.

Amended Effective:
Ord. 348.4596 Item 16.2 of 02/10/09 (Effective Date: 03/12/09)

D. The following uses are permitted provided a conditional use permit has been granted:

- 1. Airport or landing field.
- 2. A mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.
- 3. Cemetery, pet or human.
- 4. Commercial fairgrounds and exhibitions.

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5. Drive-in theaters.
6. Dune buggy parks.
7. Fruit and vegetable packing plants and similar uses.
8. Hog ranches, subject to the provisions of County Ordinance No. 431.
9. Hunting clubs.
10. Lumber mill.
11. Lumber production of a commercial nature, including commercial logging or commercial development of timber.
12. The manufacture of: (a) Brick, tile or terra-cotta, (b) Cement and cement products, (c) Gypsum and (d) Lime or lime products.
13. Menageries.
14. Migrant agricultural worker mobilehome parks.
15. Mobilehome parks, developed pursuant to Section 19.93 of this ordinance.
16. Pen fed cattle operations, livestock sales yards, livestock auction yards, and dairy farms.
17. Race tracks, including but not limited to contests between automobiles, horse, go-carts, and motorcycles, but not including contests between human beings only.
18. Recreational vehicle parks.
19. Rifle, pistol, skeet, or trapshooting ranges.
20. Rodeo arenas.
21. Trail bike parks.
22. Trailer and boat storage.
23. Commercial stables and riding academies.
24. Recreational lakes.
25. Disposal service operations.
26. Auction houses and yards.

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27. Printers, publishers, film studios, or recording studios as accessory uses to an educational institution, church, temple or other place of religious worship.
28. Extraction and bottling of well water including the incidental manufacturing of bottles solely for use in the permitted extraction and bottling operation.
29. Outdoor film studios.
30. Camps.
31. Both large and small animal hospitals.
32. Solar power plant on a lot 10 acres or larger.

Amended Effective:

Ord. 348.4705 Item 16.2 of 11/08/11 (Effective Date: 12/08/11)

E. Public Utilities Uses.

1. Structures and installations necessary to the conservation and development of water such as dams, pipe lines, water conduits, tanks, reservoirs, wells and the necessary pumping and water production facilities.
2. Structures and the pertinent facilities necessary and incidental to the development and transmission of electrical power and gas such as hydroelectric power plants, booster or conversion plants, transmission lines, pipe lines and the like.
3. Telephone transmission lines, telephone exchanges and offices.
4. Railroads, including the necessary facilities in connection therewith.

- F. A mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555 which has not been revoked or suspended.**

G. (Deleted)

Amended Effective:

Ordinance No. 348.4911 Item 21.1 of 09.10.19 (Effective Date: 10.10.19)

- H. Subject to the provisions of Section 18.28.B, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.**

Amended Effective:

11-11-82 (Ord. 348.2104)
11-23-82 (Ord. 348.2140)
07-03-84 (Ord. 348.2338)
04-04-87 (Ord. 348.2669)
03-12-87 (Ord. 348.2670)

03-29-88 (Ord. 348.2848)
06-30-88 (Ord. 348.3856)
08-20-88 (Ord. 348.3043)
09-05-89 (Ord. 348.3053)
10-06-92 (Ord. 348.3447)

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07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
07-23-99 (Ord. 348.3881)

Added Effective:
09-15-00 (Ord. 348.3954)

SECTION 15.2. DEVELOPMENT STANDARDS.

Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

- A. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to [Section 18.34](#) of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to [Section 18.27](#) of this ordinance.

Amended Effective:
05-24-01 (Ord. 348.3990)

- B. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use.
- C. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.
- D. Automobile storage space shall be provided as required by [Section 18.12](#) of this ordinance.

Amended Effective:
09-04-62
06-16-65 (Ord. 348.371)
03-23-66 (Ord. 348.427)
07-27-66 (Ord. 348.459)
04-17-68 (Ord. 348.556)
07-16-69 (Ord. 348.637)
06-10-70 (Ord. 348.737)
10-10-71 (Ord. 348.935)
05-04-72 (Ord. 348.1023)
05-30-74 (Ord. 348.1327)
06-20-74 (Ord. 348.1340)
11-07-74 (Ord. 348.1377)
03-20-75 (Ord. 348.1429)
10-02-75 (Ord. 348.1470)
12-10-75 (Ord. 348.1481)

04-21-77 (Ord. 348.1564)
09-08-77 (Ord. 348.1588)
11-29-79 (Ord. 348.1729)
03-05-81 (Ord. 348.1925)
07-02-81 (Ord. 348.1968)
11-11-82 (Ord. 348.2104)
12-23-82 (Ord. 348.2140)
05-19-83 (Ord. 348.2162)
07-03-84 (Ord. 348.2338)
09-05-89 (Ord. 348.3053)
10-06-92 (Ord. 348.3447)
07-16-98 (Ord. 348.3828)
02-12-99 (Ord. 348.3857)
05-24-01 (Ord. 348.3990)

ORDINANCE NO. 348.4913

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XXI DEFINITIONS**

SECTION 21.38. HOTEL.

A building designed for or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in any individual room or suite; jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint, are specifically not included.

SECTION 21.39. HOTEL, RESORT.

A hotel, including all accessory buildings as defined in Section 21.38. of this ordinance and having a building site or hotel grounds containing not less than 50,000 square feet. Such hotel may have accessory commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further provided such commercial uses shall not occupy more than 20 percent of the ground floor area of such hotel building.

SECTION 21.39a. INDOOR CANNABIS CULTIVATION.

The cultivation of Cannabis within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate of twenty-five (25) watts per square foot.

Added Effective:
Ordinance No. 348.4898 Item 19.1 of 10/23/2018 (Effective Date: 12.23.18)

currently: cultivation, manufacture, distribution

SECTION 21.39b. INDUSTRIAL HEMP.

As defined by Section 81000 of the Food and Agricultural Code or Section 11018.5 of the Health and Safety Code, as they may be amended.

Added Effective:
Ordinance No. 348.4898 Item 19.1 of 10/23/2018 (Effective Date: 12.23.18)

SECTION 21.40. JUNK, WRECKING, DISMANTLING AND SALVAGE YARDS.

The use of any lot or parcel of land for outside storage, wrecking, dismantling or salvage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture. A proposed or intended use by the owner of the used or secondhand materials does not constitute an exception to this definition.

Amended Effective:
03/25/03 (Ord. 348.4087)



**RIVERSIDE COUNTY
AGRICULTURAL
COMMISSIONER'S OFFICE**

RONALD BRAY
ASSISTANT AGRICULTURAL COMMISSIONER / SEALER
ROBERT MULHERIN
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
DELIA JIMENEZ-CIOC
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
DANIEL DELGADO
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
ERIK DOWNS
DEPUTY AGRICULTURAL COMMISSIONER / SEALER

RUBEN J. ARROYO
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

10/7/2019

Registration #: 33-19-0053 G

Robert Hardesty
Harmony Ranch Farmers
P.O. Box 10609
San Bernardino, CA 92423

Subject: Registration Issuance with Unapproved Seed Cultivar(s)

Dear Robert Hardesty,

Enclosed is the proof of registration for industrial hemp cultivation as a Grower.

The following cultivation sites and approved seed cultivars are registered:

APN: 408-030-003
Site Purpose: Cultivation and Storage
GPS Coordinates: 33.974580, -116.941400
Size: 58 Acres
Approved Seed Cultivars: -----
Expiration Date: 10/6/2020

APN: 401-260-002
Site Purpose: Cultivation and Storage
GPS Coordinates: 33.980320, -116.939910
Size: 80 Acres
Approved Seed Cultivars: -----
Expiration Date: 10/6/2020

Keep this letter along with the proof of registration to document the registered cultivation sites.

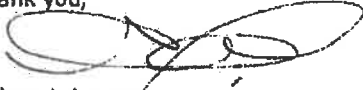
Additional documentation to meet approved seed cultivar requirements outlined Section 4920 of the California Code of Regulations must be provided to us for approval prior to planting.

In accordance to Sections 81003(c)-(d) and 81004(c)-(d) of the California Food and Agricultural Code, registrants must submit a request, prior to planting, for any changes to the cultivation site(s) and/or approved seed cultivar(s) to us. We will notify you when the changes to the application have been approved.

In accordance with Section 81006 of the California Food and Agricultural Code, registrants are required to obtain a laboratory test report indicating the THC content prior to harvest. Sampling must occur no more than 30 days before harvest. Please contact us 30 days before you intend to harvest for further guidance.

If you have any questions, please contact us at (951) 955-3045.

Thank you,

A handwritten signature in black ink, appearing to read 'Ruben J. Arroyo', written over a horizontal line.

Ruben J. Arroyo
Agricultural Commissioner/
Sealer of Weights and Measures



RIVERSIDE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE

RONALD BRAY
ASSISTANT AGRICULTURAL COMMISSIONER / SEALER
ROBERT MULHERIN
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
DELIA JIMENEZ-CIOC
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
DANIEL DELGADO
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
ERIK DOWNS
DEPUTY AGRICULTURAL COMMISSIONER / SEALER

RUBEN J. ARROYO
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

ROBERT HARDESTY
HARMONY RANCH FARMERS
P.O. BOX 10609
SAN BERNARDINO, CA 92423

.....

Thank you for registering to cultivate industrial hemp. Your registration for industrial hemp cultivation is valid from **10/7/19 through 10/6/20**. Your registration number may be found in the upper right hand corner of the Proof of Registration for Industrial Hemp Cultivation attached below.

If you have any questions regarding your registration, please contact the number listed below.

.....

COUNTY OF RIVERSIDE
AGRICULTURAL COMMISSIONER'S OFFICE
3403 10TH STREET, SUITE 701
RIVERSIDE, CA 92501
(951) 955-3045

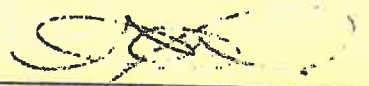
REGISTRATION #:
33-19-0053 G

REGISTRATION EXPIRES:
OCTOBER 6TH, 2020

PROOF OF REGISTRATION FOR
INDUSTRIAL HEMP CULTIVATION

HARMONY RANCH FARMERS
P.O. BOX 10609
SAN BERNARDINO, CA 92423




RUBEN J. ARROYO
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

Hemp Cultivation Zoning Statistics

ZONING	ACREAGE
A-1	103,358
A-2	40,672
A-D	426
A-P	1,134
G-1/C-P	941
C-CN	8
C-O	23
C-P-S	2,423
C-R	83
C-T	81
C/V	2,965
I-P	1,899
M-H	10,050
M-M	2,532
M-R	946

ZONING	ACREAGE
M-R-A	41,500
M-SC	4,772
MU	3,285
N-A	2,288,847
R-1	55,970
R-1A	3,294
R-2	867
R-2A	45
R-3	1,353
R-3A	192
R-4	1,733
R-5	4,359
R-6	212
R-7	470
R-A	139,852

ZONING	ACREAGE
R-D	116
R-R	537,773
R-T	3,675
R-T-R	464
SP	40,351
W-1	78,171
W-2	637,160
W-2-M	5,967
W-E	5,311
WC-E	1,485
WC-R	40
WC-W	2,984
WC-WE	136



ALL ZONES	TOTAL
43	4,027,926

CULTIVATION	TOTAL
7	1,460,375

CULTIVATION	TOTAL
6	782,750

*All Cultivation Zones

*Cultivation Zone (No R-A or R-R)

ORDINANCE NO. 348.4913
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVIII GENERAL PROVISIONS

SECTION 18.27. VARIANCES.

A. BASIS FOR VARIANCE.

Variances from the terms of this ordinance 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 this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.



A variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

B. APPLICATION.

Application for a variance shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the fees set forth in County Ordinance No. 671. If the use for which the variance is sought also requires approval of a conditional or public use permit pursuant to the land division ordinance, the two applications shall be filed concurrently.

1. Applications for a variance that do not require an approval of a conditional or public use permit or land division ordinance approval shall supply the following information:
 - a. Name and address of the applicant.
 - b. Evidence of ownership of the premises or written permission of the owner to make the application.
 - c. A statement of the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
 - d. A plot and development plan drawn in sufficient detail to clearly describe the following:
 - 1) Physical dimensions of property and structures.
 - 2) Location of existing and proposed structures.
 - 3) Setbacks.
 - 4) Methods of circulation.
 - 5) Ingress and egress.
 - 6) Utilization of property under the requested permit.

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- e. Such additional information as shall be required by the application form.
2. Applications for a variance that also require approval of a permit or land division, shall be accepted for filing only if the principal application is accepted, and shall set for the specific provisions of the ordinance for which the variance is being requested.
3. If the application for a variance is in connection with a land division pursuant to the land division ordinance, the application shall be construed to be a waiver of any shorter time limitations on processing both a variance and a land division; including time limitations on appeals of either application, so that both applications are processed in the public hearing held under [Section 18.26](#), of this ordinance as one unit to final decision.

C. PUBLIC HEARING.

A public hearing shall be held on all variance applications in accordance with the provisions of [Section 18.26](#), of this ordinance, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing. All public hearings on variances which require approval of a permit or land division shall be heard by the hearing body which has jurisdiction of the principal application. All public hearings on variances which do not require approval of a permit or land division within the area of jurisdiction of the East Area Planning Council shall be heard by the Council, and all public hearings on variances which do not require approval of a permit or land division outside the area jurisdiction of the East Area Planning Council shall be heard by the Planning Commission.

D. CONDITIONS.

Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

E. USE OF VARIANCE.

Any variance that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee as set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not

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exceed a period of three years, calculated from the effective date of the issuance of the variance. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to [Section 18.26](#) of this ordinance.

F. REVOCATION OF VARIANCE.

Any variance granted may be revoked upon the findings and procedure contained in [Section 18.31](#) of this ordinance.

Amended Effective:
08-28-86 (Ord. 348.2812)

Subject: Please find section in ordinance and print

From: Robert Hardesty <rhardestymd@gmail.com>

Date: Wed, Jul 15, 2020 3:14 pm

To: Jordan Olsen <jordan@riversideoutpatientsurgicalinstitute.com>

4)

Alternative to allow for utilizing the current W-2 zoning designation and establishing Hemp/Cannabis Micro business activity based on:

Riverside county Ordinance 731 19.150.030

“At the discretion of the Community & Economic Development Director or his/her designee, a conditional use permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone.”

(Ord. 7331 §12, 2016; Ord. 7235 §6, 2013; Ord. 6966 §1, 2007)

Santa Margarita River Watershed
WATERMASTER

July 29, 2020

Charissa Leach, P.E.
Transportation & Land Management Agency - Assistant Director/Planning & Land Use
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

RE: Proposed Hemp Ordinance No. 348.4931, associated with Change of Zone No. 1900015 as an amendment to the County's Land Use Ordinance No. 348.

Dear Ms. Leach:

As the Watermaster appointed by the Federal Court as part of the adjudication in *U.S.A. v. Fallbrook Public Utility District, et al.*, Civil No. 51-cv-1247-GPC-RBB ("*Fallbrook Case*"), this letter serves to provide formal comments regarding the Riverside County Proposed Hemp Ordinance No. 348.4931, associated with Change of Zone No. 1900015 as an amendment to the County's Land Use Ordinance No. 348. Review of the proposed ordinance suggests that essentially, it would expand allowable Industrial Hemp operations to include Rural-Residential and Residential-Agricultural zones on lots greater than 20 acres in size. Many of these parcels are located in the unincorporated areas of the County including the communities of Aguanga, Sage and Anza where the Federal Court has continuing jurisdiction.

Available technical information is insufficient to determine a sustainable operation in the areas of Aguanga, Sage and Anza. As such, increasing production in these areas by growing Hemp, which requires a considerable amount of water, constitutes a potential threat to the sustainability of the groundwater basins.

One of the responsibilities of the Watermaster is to file with the Court an annual Report pursuant to the U.S. District Court Order dated March 13, 1989. The Report lists concerns (Section 9.3) about groundwater overdraft conditions in the Anza Valley groundwater area. The Report covering water year 2019 is being drafted now and includes stronger recognition pertaining to the threat of overdraft in the unincorporated areas of Riverside County due to increasing water production due to continued water demand growth. The 2019 Report is expected to be submitted to the Court in the near future.

Additionally, a process is currently underway to quantify water entitlements in the Anza area, including entitlements for the Cahuilla Band of Indians. Cahuilla Band of

Indians' Second Amended Complaint in Intervention (Docket No. 5182) requests the Court to enjoin defendants (property owners) from diverting surface water and withdrawing groundwater in the sub-basin underlying the Cahuilla Reservation that is in conflict with the senior Federal Reserved Water Rights of the Cahuilla Tribe and its members as declared in Interlocutory Judgment No. 41 (*Fallbrook Case*). The Ramona Band of Cahuilla filed a similar Second Amended Complaint in Intervention (Docket No. 5181) for the Ramona Reservation. It is noted, the proceedings for these complaints are presently subject to a Stay of Litigation to permit continued settlement efforts.

In summary, in my role as Watermaster, I am concerned about actions that will potentially and significantly increase groundwater production in the unincorporated areas of the Santa Margarita River Watershed located within Riverside County. My concerns include potential affects to water supply reliability to current users as well as overall basin sustainability.

Feel free to give me a call at (916) 542-7895 or email at mpreszler@smrwm.org if you have any questions or would like to discuss this letter.

Very truly yours,

A handwritten signature in cursive script that reads "Michael J. Preszler".

Michael Preszler, P.E.
Santa Margarita River Watermaster

cc: William J. Brunick, Esq.

Hildebrand, John

From: Sarabia, Elizabeth
Sent: Thursday, July 30, 2020 8:26 AM
To: Hildebrand, John
Subject: FW: Marijuana/hemp growing in Anza/Aguanga area

From: chris walters [mailto:rench@pacbell.net]
Sent: Wednesday, July 29, 2020 8:48 PM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Marijuana/hemp growing in Anza/Aguanga area

I am writing you with the concerns of my wife and myself in reference to current and possible future marijuana and/or hemp cultivation (with or without permit) in the Riverside County areas of Anza and Aguanga. As you know, we all live in a desert area. Groundwater aquifers are not a quantified entity, meaning we really have no idea how much water is stored in the underground aquifers. All of us in the area rely upon our own legal and permitted wells for our household and business water needs. I understand that there are actually two aquifers, at least in some areas, one which is relatively shallow, and another much deeper. Our house (and most others, I do believe) pull from the shallower of these two aquifers. The sheer amount of water demanded by large-scale marijuana and/or hemp cultivation would have a serious impact on our water supply. Please take into consideration us tax-paying private citizens and businesses first and foremost when considering any legislation or possible permitting of large marijuana and/or hemp growing operations. We have enough of an issue with the illegal grows here in the area, and further draws on our finite water supply will cause severe water supply issues for us honest tax-paying citizens. The sheer cost of drilling a new well or going further into the ground to reach the deeper aquifer will be too expensive for many of us, and we will have no choice but to sell our properties and move elsewhere if our aquifers dry up.

We thank you for your concern and attention in this matter.

Chris and Kelly Walters
42470 Rambling Lane
Aguanga, CA 92536
951.763.2426

Over fifteen years of residence in this beautiful area, with hopefully many more to come.

Sarabia, Elizabeth

From: Sean Mcculloch <smcculloch@gmail.com>
Sent: Wednesday, July 29, 2020 8:03 PM
To: Sarabia, Elizabeth
Subject: Cannibus Re Zoning.

No rezoning please.

As a resident of Sage/Aguanga/Anza since 1980.

The quality of life has gone downhill tremendously since MJ was Legalized.

We were better off with a Meth Problem in the late 80's-90's honestly.

We all knew who they were and where they were located etc.

We had MJ grows for generations but they were family's for the most part left over from the hippie days etc. did not cause issues, were respectful of nature and neighbors.

This mess is just crazy, trucks with dudes holding AR's and rifles blocking roads, the murders, the trash, illegal chemicals and illegal grading. The incessant noise all night of generators drives us crazy!

Get rid of the bad growers and cartels first then talk about re zoning.

Change the consequences of the illegal growing.

They don't even get a slap on the hand.

Seize the property etc.

make it safe for residents first!

Thank You for your time.

R. McCulloch

Sage CA.

Sent from my iPhone



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

3.2

August 5th Planning Commission

RE: Agenda Item: 3.2 – Excel Riverside, Inc. Cannabis Retailer Ordinance Amendment Options
In conjunction with: CZ2000012, CZ2000013, CUP200010, & DA2000002

Description: Discuss alternative options related to File No. CZ2000013, an amendment to Ordinance No. 348 (Land Use), to reduce the 1,000ft separation requirements between cannabis retailers.

STAFF RECOMMENDATION:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

DIRECT staff to implement the recommended alternative option for File No. CZ2000013.

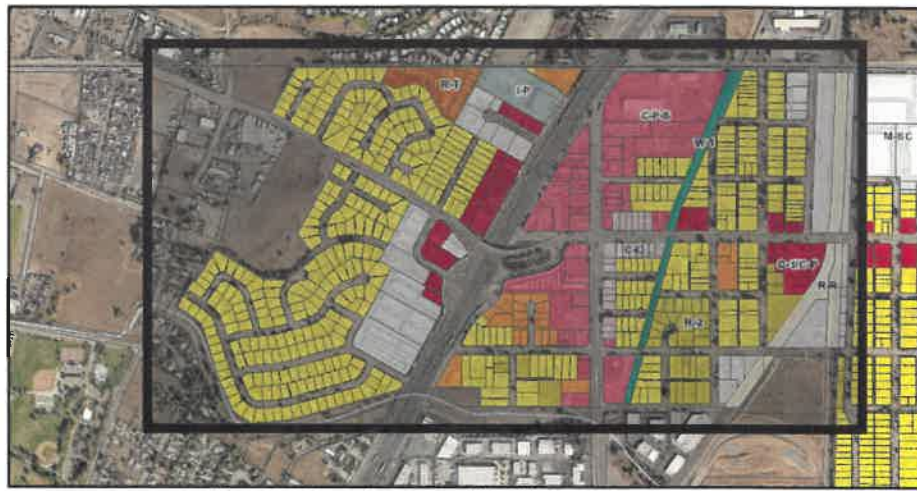
BACKGROUND:

During the July 1st Planning Commission hearing, Agenda Item No. 4.1, a request to amend a section of Ordinance No. 348 to reduce the 1,000 foot separation requirements between commercial cannabis retailers to 290 feet, was continued to the August 5th Planning Commission hearing. The purpose of the continuance was to allow staff additional time to further review alternative options for cannabis retail clustering and concentrations, rather than adhering to a strict, linear separation requirement. Staff reviewed multiple options, researched other Cities' and Counties' Cannabis regulations, and has provided a menu of options for the Commission's consideration listed below, as well as a recommendation:

Option 1: Retain the 1,000 foot separation requirement County-wide, except within a portion of the Highgrove Area Plan. **This is Staff's recommended option, which is the least complicated to implement and most desirable County-wide.**

Proposed: Amendment to Ordinance No. 348 (Land Use), Section 19.519.A.2 to state the following:

"Cannabis Retailers shall not be located within 1,000 feet of any other Cannabis Retailer, except when located within the urban core of the Highgrove Community Policy Area, defined as the unincorporated County area west of the BNSF Railroad right-of-way."



Proposed overlay area within Highgrove

The urban core area in Highgrove is characterized as a major commercial corridor with a large area running north/south along Iowa Avenue and also the I-215 Freeway that includes both commercial and industrial Zoned properties. This option would provide a better opportunity for clustering in a defined, core area while maintaining distance separations in other areas, which are potentially more sensitive.

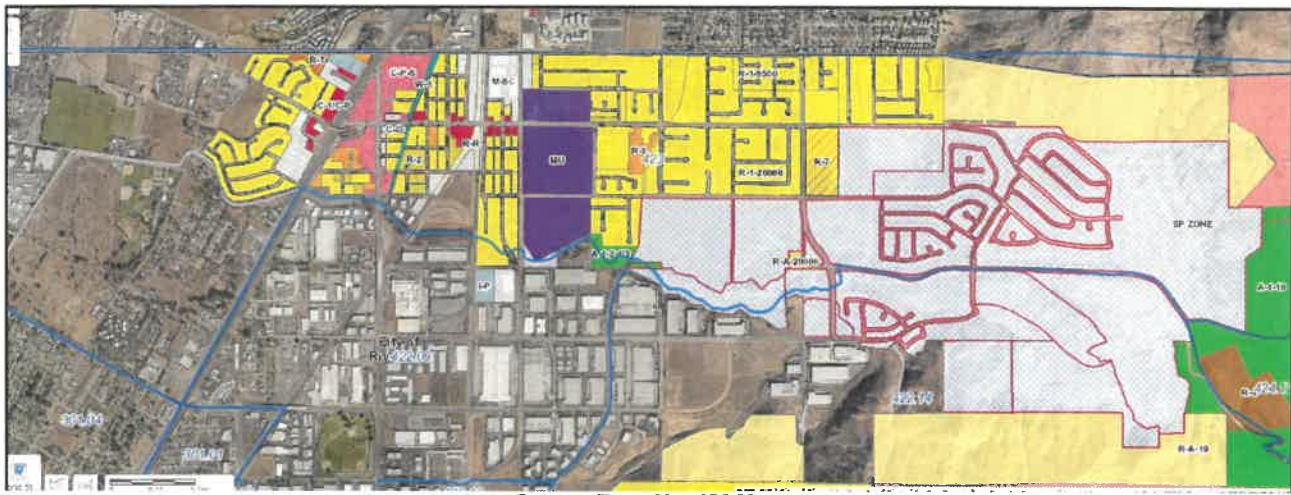
Option 2: Remove the 1,000 foot separation requirement. Establish a maximum number per boundary area, which can include: Census Tracts (100s), Area Plans (19), or Districts (5) – which are all existing and defined areas. Create a threshold based upon population or area (acres or square miles). **This is an alternative option, with a complicated implementation.**

Example based upon Department of Alcoholic Beverage Control’s concentrations by census tract:

- Census Tract No. 423, which covers the Highgrove Area and includes both City of Riverside and County of Riverside properties has a projected 2020 population of 8,190, pursuant to the US Census.
- Department of ABC allows the following:
 - 1 on-sale license type per 2,000 residents per census tract
 - 1 off-sale license type per 2,500 residents per census tract
- Under this scenario, Census Tract No. 423 could support 3 dispensaries (equivalency to an off-sale license type).
- If we choose to allow additional dispensaries beyond whatever maximum becomes established, a set of findings would need to be created, similar to Public Convenience and Necessity “PCN” findings, which ABC suggests.

The existing ABC PCN Findings are as follows:

1. In a crime reporting district that has a 20 percent greater number of reported crimes as determined from all crime reporting districts within the City;
2. In a census tract or division where the ratio of on-sale liquor licenses to population exceeds the County-wide average or where the ratio of off-sale liquor licenses to population exceeds the County-wide average.



Census Tract No. 423 Map

Things to consider: What is an appropriate ratio of cannabis licenses per population? Should cannabis dispensaries be considered to have the same potential impacts as alcohol serving facilities or are they different? What are appropriate PCN findings?

Option 3: Remove the 1,000 foot separation requirement. Establish a dynamic area with a fixed threshold. **This is an alternative option, with a relatively easy implementation, but potentially less desirable County-wide.**

Example: Utilize a circle of some diameter (1/4 mile). If proposing to establish a new cannabis retailer, there may only be 3 other retailers (or some appropriate number) inside the circle. They may physically be located right next to each other or at the opposite end of the circle. This model limits the overall number of cannabis retailers within close proximity through a concentration management method.

Things to consider: Similar to the Option 1 concept, what is an appropriate number of retailers allowed within a fixed diameter and what should the diameter distance be? Assuming there is a desire to potentially allow additional retailers when the threshold becomes met (over concentrated), do we apply a PCN process to allow additional licenses where it makes sense.

Option 4: Remove the 1,000 foot separation requirement. Allow market conditions to control the number / location / proximity of all cannabis retailers. Allow the CUP process, findings, and community compatibility to ultimately determine where the retailers get established. **This is an alternative option, with an easy implementation, but less desirable County-wide.**




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number(s):	General Plan Amendment No. 1200	Applicant(s): Johnnie and Irene Frakes
	Change of Zone No. 1700003	Representative(s): A.K.A & Associates, Inc
	Conditional Use Permit No. 170002	
EA No.:	Negative Declaration (CEQ170008)	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Area Plan:	Lake Mathews/Woodcrest	
Zoning Area/District:	Woodcrest District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	274-070-003	

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 1200 (GPA1200) proposes a regular Foundation Component Amendment to change the General Plan Foundation Component and an Entitlement/Policy Amendment to change the Land Use Designation of the project site from Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) to Community Development: Commercial Retail (CD: CR).

Change of Zone No. 1700003 proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

Conditional Use Permit No. 170002 proposes to construct a Contractor’s Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker’s unit and office; with outside storage of materials (gravel) in three walled in bins.

The project site location is north of Krameria Avenue, south of Van Buren Boulevard., west of Porter Avenue and east of Gardner Avenue. The project site address is 17333 Van Buren Boulevard.

The above is hereinafter referred to as “the project or Project”.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-008 recommending adoption of General Plan Amendment No. 1200 to the Riverside County Board of Supervisors; and

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 170008 (CEQ170008), based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE FOUNDATION GENERAL PLAN AMENDMENT NO. 1200, a regular Foundation Component Amendment that changes the land use designation on the project property from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and to Community Development: Commercial Retail (CD: CR); based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1700003 that changes the subject property zoning classification from R-A to C-P-S, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 170002, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
Proposed General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC: VLDR)
East:	Rural Community: Very Low Density Residential (RC: VLDR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)

Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Residence, Unpermitted Contractor's Storage Yard
Surrounding Uses	
North:	Single- Family Residence
South:	Single- Family Residence
East:	Existing Church
West:	Vacant Commercial Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.91 Acres	N/A
Office/Caretaker's Unit (SQFT):	608 sqft	N/A
Storage/Garage Facility (SQFT):	4,442 sqft	N/A
Floor Area Ratio:	0.21 FAR	0.20 - 0.35 FAR
Building Height (FT):	20 feet	35 feet Max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	253 sqft.	1 parking space per every 250 sqft.	1	2
Storage/ Warehouse	4,442 sqft.	1 parking space per every 2000 sqft.	2	2
TOTAL:	4,695 sqft.		3	4

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – Riverside County Flood Control
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No -- Not in Mt. Palomar Lighting Zone

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Amendment No. 1200 (GPA01200) was applied for on June 13, 2016 under the 2016 General Plan Initiation Proceeding Cycle (GPIP). The GPA was presented to the Planning Commission on October 19, 2016 and approved by a 4-0 vote. The GPA then proceeded to the Board of Supervisors on March 14, 2017 under the GPIP and was approved by a 4-0 vote. This action allowed for the applicants of the GPA, Johnnie and Irene Frakes, to apply for implementing project(s) in conjunction with GPA01200.

On December 28, 2017 the applicant, Johnnie and Irene Frakes, submitted the following applications to the County of Riverside to permit an existing contractor storage yard at the location of 17333 Van Buren

Boulevard: General Plan Amendment No. 1200, proposing to change the land use designation of the property from the existing Rural Community – Very Low Density Residential (RC: VLDR) to Community Development – Commercial Retail (CD: CR); Change of Zone No. 1700003, proposing to change the zone designation of the property from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S); and Conditional Use Permit No. 170002, to entitle an unpermitted contractor's storage yard with a two story storage and garage facility and a 608 sqft. caretaker's unit with an office.

The site is a 1.91 acre parcel with an existing residence located there. The applicants previously were approved for, by Plot Plan No. 24459 (PP24459), to construct a 4,442 sqft. detached garage; for residential purposes only.

Currently there is an unpermitted contractor's storage yard on the site, which has been in continuous operation for the past ten years. The site is unpaved and has some existing landscaping, fencing and perimeter block walls at the side, and rear of the property. The landscaping includes existing mature trees that provide screening along the westerly lot line and along Van Buren Boulevard. Additional landscaping and fencing is required to further screen the project site from public view. The site is accessed by an existing driveway from Van Buren Boulevard. The surrounding properties include residential uses to the north and south, a vacant commercial property to the west, and an existing church to the east.

General Plan Consistency

Prior to a full project submittal, a General Plan Initiation Process (GPIP) was applied for during the 2016 GPIP cycle. At this initial stage of the process, specific details of the General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors and the Board only considers whether to initiate proceedings for the proposed Foundation General Plan Amendment. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved.

On March 14, 2017, the County of Riverside Board of Supervisors adopted an order initiating proceedings for GPA No. 1200. The initiation of the General Plan Amendment authorizes the post-initiation phase of the project which is required to be coupled with an implementing project.

The proposed general plan initiation was supported because the existing business and underlying land use designation and foundation component are inconsistent with each other. The proposed foundation component and land use designation change allows the existing business to be consistent with the land use. Furthermore, the properties to the west are already in the Community Development Foundation component, but have a Commercial land use designation. Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of commercial use opportunities. With the approved General Plan Amendment, the proposed project would be consistent with the County of Riverside General Plan.

Ordinance No. 343 Consistency

Change of Zone No. 170003 proposes to change the project site's zoning classification to Scenic Highway Commercial (C-P-S). The proposed contractor storage yard can be permitted within the C-P-S zone with an approved Conditional Use Permit, since the use is considered to be similar in character and scope to

those listed as permitted uses within the C-P-S zone. County of Riverside Ordinance No. 348, Article IVb, Section 9.50.E. provides, "Any use that is not specifically listed in Subsection A and B may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections." Therefore, with the Planning Director determining the project is in similar character and intensity as those uses permitted under a Conditional Use Permit (i.e. Automobile repair garages, body shops, spray painting shops; Boat sales, rentals and services; Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers; Trailer and boat storage; Travel trailers, mobile homes and recreational vehicles sales and service; Truck sales and services; Trucks and trailers with rental of trucks not over 19,500 pounds gross weight and not exceeding 22 feet in length and rental of trailers not exceeding six feet in width or 22 feet in length); staff has processed the project under a Conditional Use Permit application. Additionally, staff has applied conditions to mitigate any concerns regarding the design and operation of the facility.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based on the findings incorporated in Environmental Assessment No. 170007 (CEQ170007) the project will not have a significant effect on the environment beyond those addressed in the Initial Study. The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

General Plan Amendment Findings:

The project site has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). On March 14, 2017, the County of Riverside Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1200 (GPA1200). The proposed foundation component and land use designation change would make the existing business to consistent with the approved entitlement. Furthermore, the properties to the west are already in the Community Development Foundation component and have a zoning classification of Scenic Highway Commercial (C-P-S). Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of commercial use opportunities. With an approval of GPA No. 1200, the project site would have a land use designation of Community Development: Commercial Retail (CD: CR) and be consistent with the proposed growth of the Woodcrest District; especially along Van Buren Boulevard. The following findings shall be made prior to making a recommendation to grant a General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Zoning Ordinance 348:

1. The Foundation Component Amendment is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

- a. Conditions Disclosed During the Review Process: The project property is an existing residence that has been operating as a contractor storage yard continuously over the past ten years. The existing unpermitted contractor storage yard is in conflict with the existing RC: VLDR land use designation of the site. The proposed project is to entitle the existing unpermitted use of a contractor's storage yard with a caretakers unit and construct a new two story garage and storage facility and include the contractor's storage yard materials in three walled-in outside storage bins on site. Uses to the west of the project site, which is along Van Buren Boulevard in the Woodcrest District, have and are growing into more Commercial Retail land use designations. To the east is another commercial business use of an existing church. By approval of the proposed GPA1200 to CD: CR; it would permit a comparable and compatible use to continue on the subject property.
 - b. Riverside County Vision: The proposed project does not conflict with the Overall Riverside County Vision because of the following:
 - i. The Riverside County Vision provides, "New growth patterns no longer reflect a pattern of random sprawl but rather follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework." The GPA accommodates the community which is maturing in its own way, at its own pace and within its own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. In other words, important open space and transportation corridors define growth areas. This is reflected in the area of this project of the Woodcrest District, along Van Buren Boulevard near Washington Street, as growth along this corridor to the west and east is growing further into a commercial designation; while allowing properties further past Van Buren Boulevard to the north and south stay rural and residential. This growth is well coordinated between Riverside County and the City of Riverside.
 - ii. The Vision also provides that "Jobs/housing balance is significantly improved overall, as well as within sub-regions of Riverside County." The GPA stimulates the growth of small-scale local commercial services. The proposed project is a small-scale local business with approximately 10 employees for the contractor's storage yard and the associated equipment and materials. Open primarily Monday thru Friday from 6 am to 6pm with periodic Saturday hours (if needed); the business's employees gather needed vehicles, equipment, and materials; then return same vehicles and equipment to the yard at the end of the business day. The approval of the existing use would sustain continued employment for the project owner and their employees and housing opportunities employment provides for the owners and employees.
 - c. Internal Consistency: This proposed GPA would not create an internal consistency among the General Plan elements. The GPA has been evaluated carefully in conjunction with each of the General Plan elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities to ensure that the GPA is in conformance with the applicable policies and objectives.
2. Entitlement/Policy Amendment. An Entitlement/Policy General Plan amendment may be approved if the change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle set forth in General Plan Appendix B, or any Foundation Component Designation in the General Plan; the proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them; and an

amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

- a. An amendment is required to expand basic job opportunities (permanent jobs, exclusive of any jobs created by construction of the project itself), that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County. The jobs created by the construction of the new two-story garage/storage facility and the continued employment opportunities of the owners and their employees to work within the County contribute directly to the ratio, even to a small degree, of the jobs to workers within the County of Riverside.

Change of Zone Findings:

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

Change of Zone No. 1700003 (CZ1700003) is a proposal to change the project site's Zoning Classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S) and is subject to the following findings:

With the approval of, the project site would become consistent with the neighboring properties to the west that are currently zoned.

1. The requested change of zone does not involve a change in or conflict with:
 - a. As stated above, in the General Plan Amendment section of this report; the Riverside County Vision provides, "New growth patterns no longer reflect a pattern of random sprawl but rather follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework." The GPA accommodates the community which is maturing in its own way, at its own pace and within its own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. In other words, important open space and transportation corridors define growth areas. This is reflected in the area of this project of the Woodcrest District, along Van Buren Boulevard near Washington Street, as growth along this corridor to the west and east is growing further into a commercial designation; while allowing properties further past Van Buren Boulevard to the north and south stay rural and residential. This growth is well coordinated between Riverside County and the City of Riverside.
 - b. The County must invest in the development and acquisition of the underlying knowledge base required to complete and maintain the General Plan. The overall context for the General Plan is encompassed in the Vision statement which underpins it. The Vision identifies the relevant questions in connection with the knowledge base which is to be developed. The County should encourage efficient land use and compact development on regional and community scales. The policy goal is to permit and encourage increased densities or intensities. The proposed project is an existing contractor's storage yard for the past 10 years. This

entitlement would allow for the continued use of the proposed project as well as permit a zoning classification that would benefit the surrounding community should the existing use no longer operate at the currently location. The proposed C-P-S zone would benefit any future commercial development similar to the current character or intensity that exists within the Woodcrest Area.

2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change would be conforming to the growth of the area along Van Buren Boulevard and in the Woodcrest Area since much of the corridor and parcels along Van Buren Boulevard are already zoned C-P-S; up to its neighboring property directly to the west. This would continue to keep commercial development to stay along Van Buren Boulevard while keeping more of the parcels further north and south from Van Buren Boulevard at a residential consistency.
3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval. No migratory wildlife corridors or nursery sites occur on site.
4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of an existing church to the east, a recently approved tractor supply store (CUP180016) less than 1000 feet from the project site to the west, on the same side of Van Buren Boulevard, and an existing shopping center further to the northwest that has been in existence for 20 plus years. This proposed project has been in operation for 10 years, even if unentitled; this project is to entitle the existing use and bring it into conformance with current County regulations and requirements, as needed.

Conditional Use Permit Findings:

The following findings shall be made prior to making a recommendation to grant the Conditional Use Permit, pursuant to the provisions of the Riverside County Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed land use designation of CD: CR allows local and regional serving service and retail uses. Just over 400 feet from the project site to the west are other properties with a land use designation of CD: CR. The CD: CR designation would accommodate community commercial services and some institutional uses. The Lake Mathews/Woodcrest Area Plan encompasses the Woodcrest District. Additionally, the properties along Van Buren Boulevard to the west, north, and south, are zoned C-P-S; with a recent project (CUP180016) approved to the west in less than 1000 feet from the project site for a tractor supply store. The proposed project would permit a small contractor's storage yard for approximately 10 employees with equipment vehicle and materials. An already approved detached garage building would store equipment and materials with some additional outside storage as well.

A caretakers unit and office would also be on site to watch over the contractor's storage yard. Furthermore, Van Buren Boulevard is an Urban Arterial roadway that provides other commercial businesses in the area with access to freeways (91 and 215 freeways) and the community at large. The proposed project would provide commercial development consistent with the Lake Mathews/Woodcrest Area Plan and along the surrounding area of Van Buren Boulevard within the Woodcrest District. This project would continue consistency of a commercial uses in the Community Development Land Use Designation of the Lake Mathews/Woodcrest Area Plan and should the business cease at this location; provide for further commercial retail development to occur.

2. The project is substantially the same in character and intensity as truck sales and services, equipment rental services, and trailer and boat storage, which are all permitted uses, subject to approval of a conditional use permit, in the C-P-S zone as provided in Ordinance No. 348. The project's hours of operation are Monday through Friday, 6am to 6pm and some Saturdays as needed, similar to that of vehicle sales and services, equipment rental services, and storage facilities. The project includes and contractor's storage yard, and is therefore visually comparable to equipment rental services. The facility will not produce more noise or traffic than the aforementioned rental and sales facilities. Therefore, the project is substantially the same in character and intensity as these other uses.
3. The overall development of the land shall be conditioned for the protection of the public health, safety and general welfare. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Riverside County Transportation, Environmental Health, Fire, Building and Safety, Grading, Environmental Programs, Landscaping, Archeology, Geology, Airport Land Use Commission. The review and regulations adopted and applied in the Conditions of Approval ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet for prior to issuance of grading permits, prior to issuance of building permits, and prior to final of building permits. In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the properties along Van Buren Boulevard have a variety of commercial uses dispersed along the thoroughfare. As stated above, properties to the west of the project site and both north and south, are currently zoned commercial (C-P-S); with many currently vacant.
5. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has taken into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project incorporates appropriate dedications and improvements.
6. A condition would be applied requiring that the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the

parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project site is just one legal lot and no subdivision is required or conditioned for this project.

Development Standards Findings:

The following development standards are applicable to the C-P-S Zones:

1. Lot Area. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. The proposed project has a lot area width of 213 feet by 394 feet in depth and is 1.91 acres net. The proposed project does not or need to establish a minimum lot area requirement.
2. Setbacks. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The height of the tallest building of the proposed project is 20 feet high.
 - a) Front Setback: The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The front setback for the project is 118 feet.
 - b) Side Setback: Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The side setback for the project is seven feet to the west and 133 feet to the east.
 - c) Rear Setback: The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. The rear setback for the project is 116 feet.

Therefore, the project meets the setback requirements.

3. Height Requirement. The C-P-S zone provides that no building or structure shall exceed fifty (50') feet unless a greater height is approved pursuant to Section 18.34 of the ordinance. The proposed structure for this project, a storage garage, does not exceed 20 feet in height. Therefore the project meets this requirement.
4. Parking. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The proposed storage garage at 4,442 sqft. requires one parking space per every 2,000 sqft. and the caretakers unit/office at 253 sqft. requires one parking space per every 250 sqft. The total parking required is three parking spaces. The proposed project would provide four parking spaces.
5. Roof Mounted Mechanical Equipment. The C-P-S zone provides that all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The proposed storage garage building and existing residence that would be entitled as the caretakers unit/office do not propose or have roof mounted mechanical equipment. Therefore, the project meets this requirement.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. Additionally, this project was provided to the City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base, Zone E and Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on April 15, 2020. On May 15, 2020 the Airport Land Use Director determined that the proposed project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").
4. In accordance with Senate Bill No. 18 (SB18), a letter was sent to the Native American Heritage Commission (NAHC) on January 26, 2018. NAHC replied by January 31, 2018 with no concerns indicated. SB18 letters were sent to the tribes on February 1, 2018 and concluded on May 2, 2018 with no concerns or comments to address regarding the Project.

Additionally, tribal consultation letters were sent regarding Assembly Bill No. 52 (AB52) on January 29, 2018 to 12 tribes. Two tribes, the Morongo Band of Mission Indians and the Soboba Band of Luiseño Indians requested further information and possible consultation. Eastern Information Center (EIC) records were provided to the Morongo and Soboba tribes. After receipt of the EIC records, no further consultations were requested by the tribes and AB52 was concluded as of November 7, 2018.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA") and is also not located within a fire hazard severity zone. The proposed project was reviewed and conditioned accordingly by the Riverside County Fire Department. The nearest fire station to the is the Riverside County Fire Department Woodcrest Station, located at 16533 Trisha Way, Riverside, CA 92504, and is located approximately 0.76 mile southwest from the project site.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

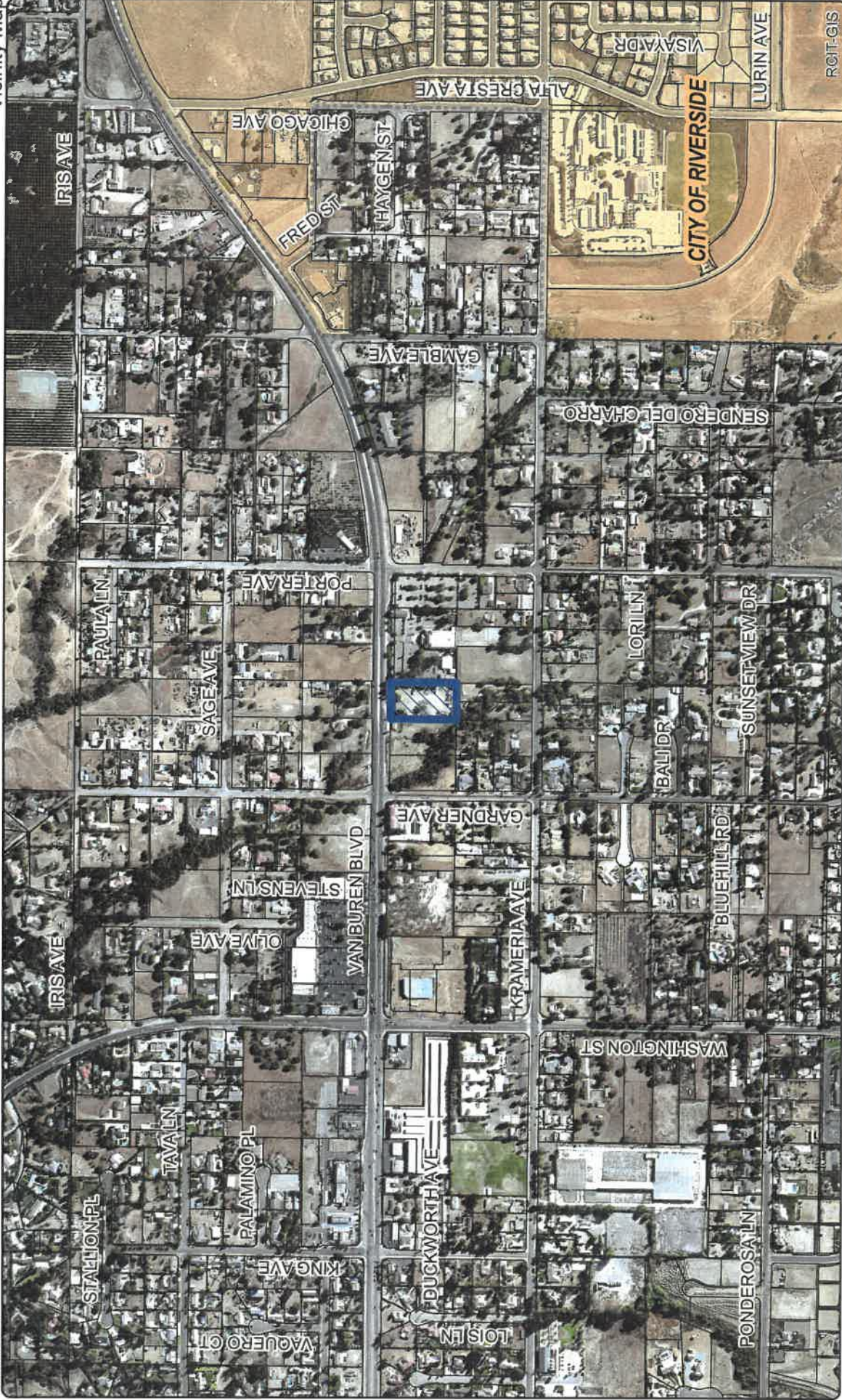
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

The City of Riverside was provided the proposed project for review and comment. No comments were received either in favor or opposition of the project from the City of Riverside.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1700003 GPA1200 CUP170002
VICINITY/POLICY AREAS

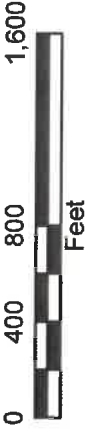
Supervisor: Jeffries
 District 1

Date Drawn: 04/08/2020
 Vicinity Map



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use designations for certain parcels. The new General Plan may contain different type of land use designations for certain parcels. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)864-7777 (Eastern County) or website: www.riversidecountyca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

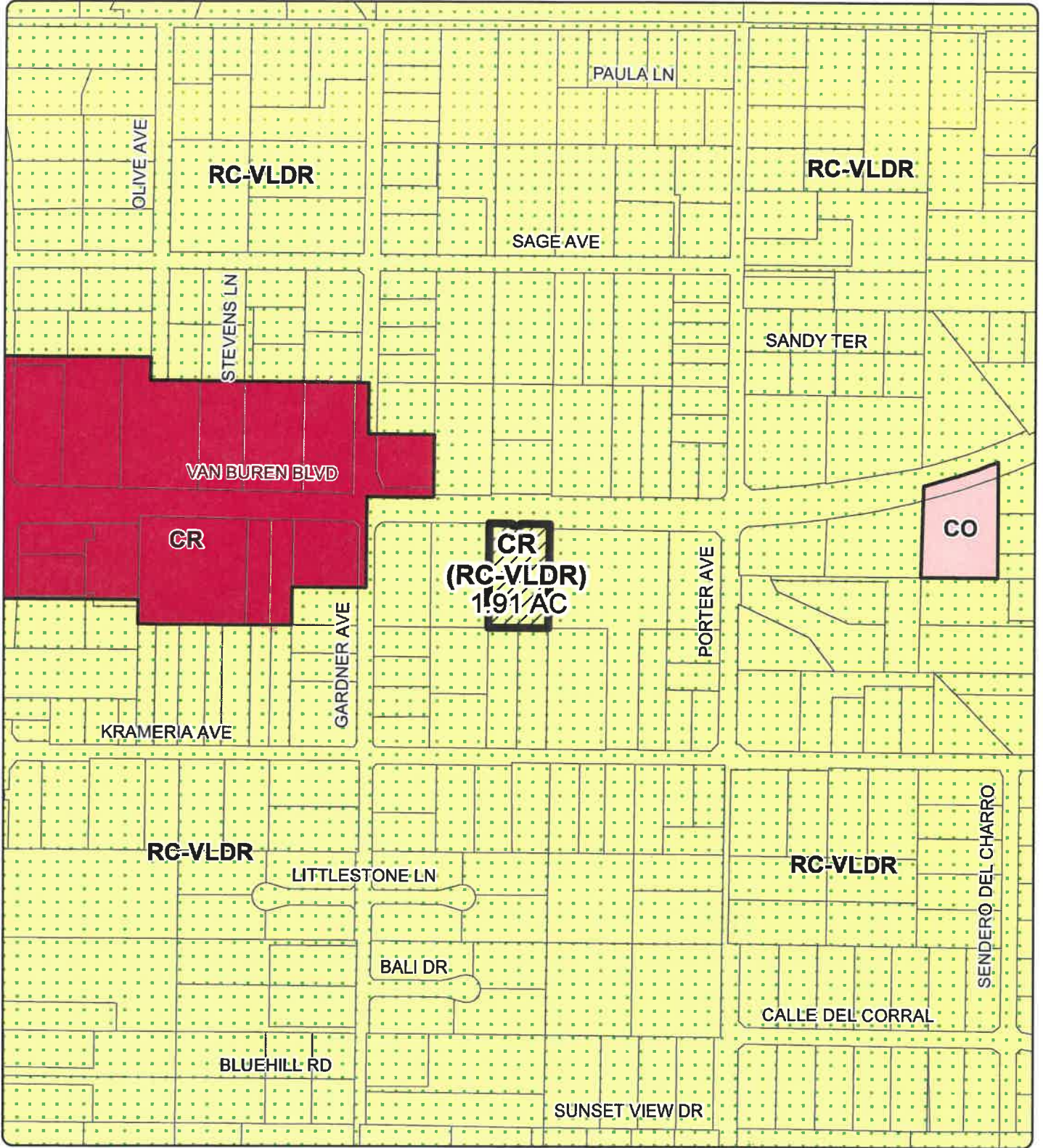
CZ1700003 GPA1200 CUP170002

PROPOSED GENERAL PLAN

Supervisor: Jeffries
District 1

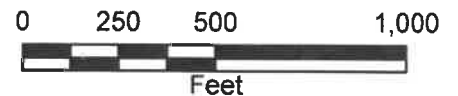
Date Drawn: 04/08/2020

Exhibit 6



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

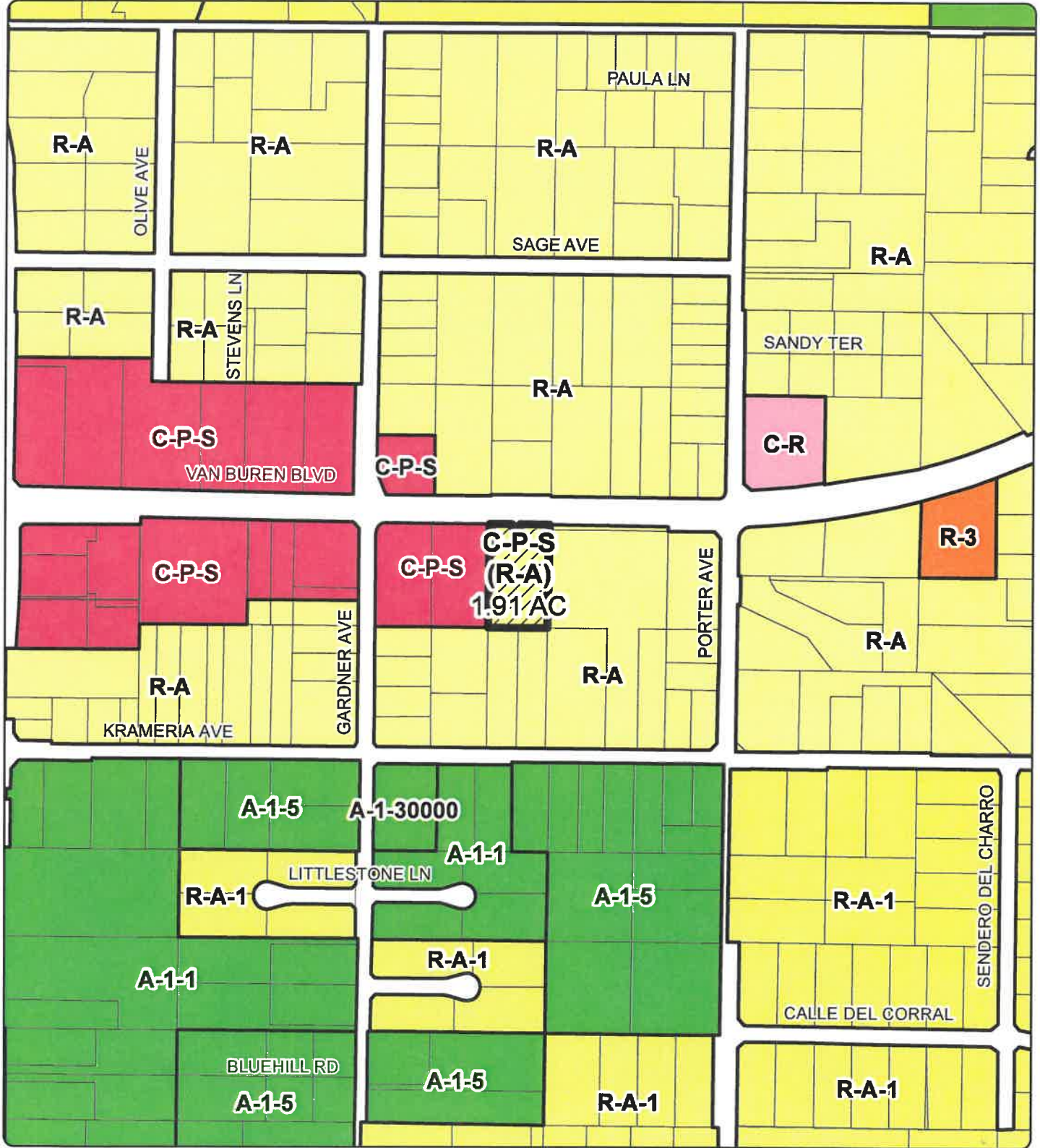
CZ1700003 GPA1200 CUP170002

Supervisor: Jeffries
District 1

Date Drawn: 04/08/2020

PROPOSED ZONING

Exhibit 3



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

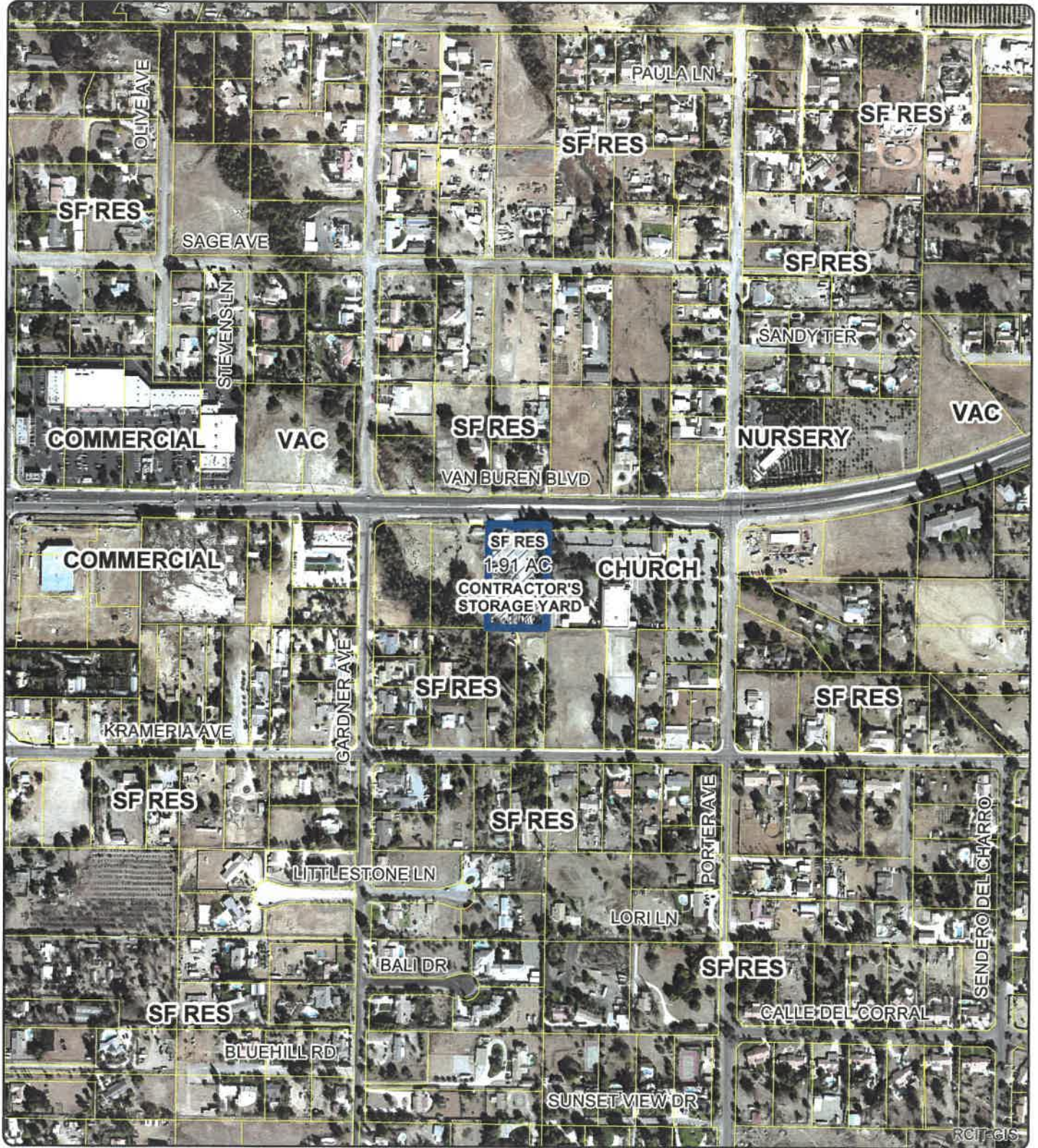
CZ1700003 GPA1200 CUP170002

Supervisor: Jeffries
District 1

Date Drawn: 04/08/2020

LAND USE

Exhibit 1



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

REVISED	DATE	BY
Δ	07-13-19	BA
Δ	09-19-19	BA
Δ	10-10-19	BA

A.K.A. & ASSOCIATES INC.
BUILDING DESIGNER / ENGINEER
2222 KATEVA AVE SUITE K
RIVERSIDE, CA 92507 (951) 684-4722

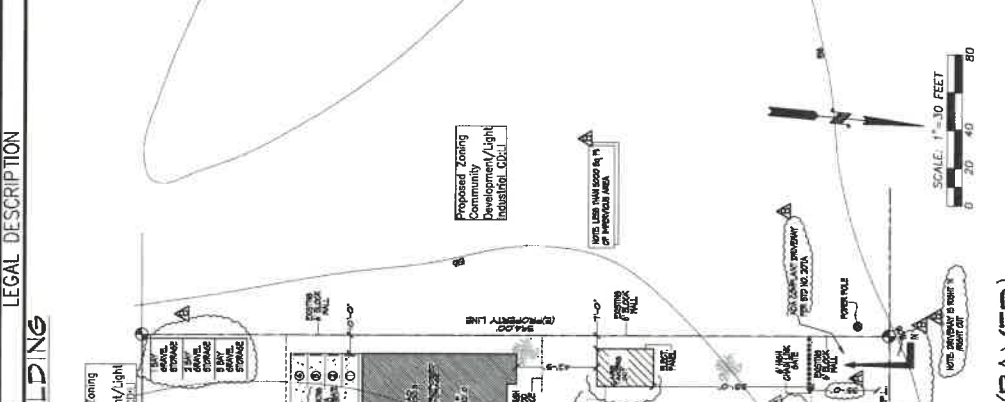
A.K.A. & ASSOCIATES INC.
2222 KATEVA AVE SUITE K
RIVERSIDE, CA 92507 (951) 684-4722

SCALE	DATE
DATE	NO.
NO.	BY
BY	1

BUILDING ANALYSIS	
Development/Light Industrial Code	CIL
BUILDING ZONE	VB
CONSTRUCTION TYPE	VB
BUILDING GARAGE	VB
OCCUPANCY BUILDING GARAGE	U
NUMBER OF STORIES	2
BUILDING GARAGE	1
BUILDING CODE 2018 CALIFORNIA BUILDING CODE 2018 CALIFORNIA MECHANICAL CODE 2018 CALIFORNIA ELECTRICAL CODE 2018 CALIFORNIA RESERVING CODE 2018 CALIFORNIA ENERGY CODE 2018 CALIFORNIA FIRE SAFETY STANDARDS 2018 CALIFORNIA REFERENCED BUILDING CODE AISC - 7-10 ACI - 318-14	

LEGAL DESCRIPTION	
LOT	57
BLOCK	--
TRACT	0
MAP BOOK	D15/024
CITY	RIVERSIDE
COUNTY	CA
STATE	CA
AP.N.	274-070-003
SQUARE FOOTAGE TOTAL FLOOR AREA - 1150 SQ FT SECOND FLOOR AREA - 1150 SQ FT GARAGE FLOOR AREA - 2425 SQ FT TOTAL AREA - 3575 SQ FT	

BUILDING SUMMARY	
C.U.P. FOR STORAGE BUILDING	C.U.P.# 170002
PROPOSED ZONING	Community Development/Light Industrial Code
EXISTING ZONING	Residential-Agricultural
EXISTING ZONE	RA
OWNER	AKA & ASSOCIATES INC.
EXHIBIT PREPARED BY	AKA & ASSOCIATES INC.
DATE EXHIBIT PREPARED	10/10/19
APPLICANT	AKA & ASSOCIATES INC.
UTILITIES	WATER, GAS, ELECTRIC, SANITARY, SEWER
STATISTICAL SUMMARY	50500 SQ. FT. (NET) 46.2%



VICINITY MAP	
(NOT TO SCALE) Aerial photograph showing the project location relative to surrounding streets and landmarks. The project is located on the east side of Van Buren Blvd.	

LEGAL DESCRIPTION

BUILDING SUMMARY

C.U.P. FOR STORAGE BUILDING C.U.P.# 170002

PROPOSED ZONING Community Development/Light Industrial Code

EXISTING ZONING Residential-Agricultural

EXISTING ZONE RA

OWNER AKA & ASSOCIATES INC.

EXHIBIT PREPARED BY AKA & ASSOCIATES INC.

DATE EXHIBIT PREPARED 10/10/19

APPLICANT AKA & ASSOCIATES INC.

UTILITIES WATER, GAS, ELECTRIC, SANITARY, SEWER

STATISTICAL SUMMARY 50500 SQ. FT. (NET) 46.2%

NOTES

- ANY OFF-SITE WORK WILL BE SUBJECT TO A SEPARATE PERMITTING PROCESS FROM THE APPLICANT'S PROPERTY OWNER.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.

LEGAL DESCRIPTION:

PROPOSED PROJECT IS SITED ON LOT 57, MAP BOOK D15/024, TRACT 0. THE PROJECT IS BOUNDARY ADJACENT TO THE COMMUNITY DEVELOPMENT/LIGHT INDUSTRIAL CODE ZONING DISTRICT. THE PROJECT SITE IS ON LOTS 57 AND 58.

NOTES:

- ANY OFF-SITE WORK WILL BE SUBJECT TO A SEPARATE PERMITTING PROCESS FROM THE APPLICANT'S PROPERTY OWNER.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.

PROJECT DESCRIPTION:

EXISTING RESIDENTIAL BUILDING TO BE DEMOLISHED AND REPLACED WITH STORAGE BUILDING.

PROPOSED BUILDING:

- HEIGHT: 30' HIGH
- NO OPEN GARAGE
- NO OVERHANGS
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.

NOTES:

- ANY OFF-SITE WORK WILL BE SUBJECT TO A SEPARATE PERMITTING PROCESS FROM THE APPLICANT'S PROPERTY OWNER.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.
- NO REMEDIATION WILL BE REQUIRED AT THIS TIME.

CASE: CUP170002
EXHIBIT A: Site Plan
PLANNER: T. Wheeler
DATE: August 5, 2020

Case: CUP170002
Exhibit: B & C: Elevation & Floor Plans
Planner: T. Wheeler
Date: August 5, 2020

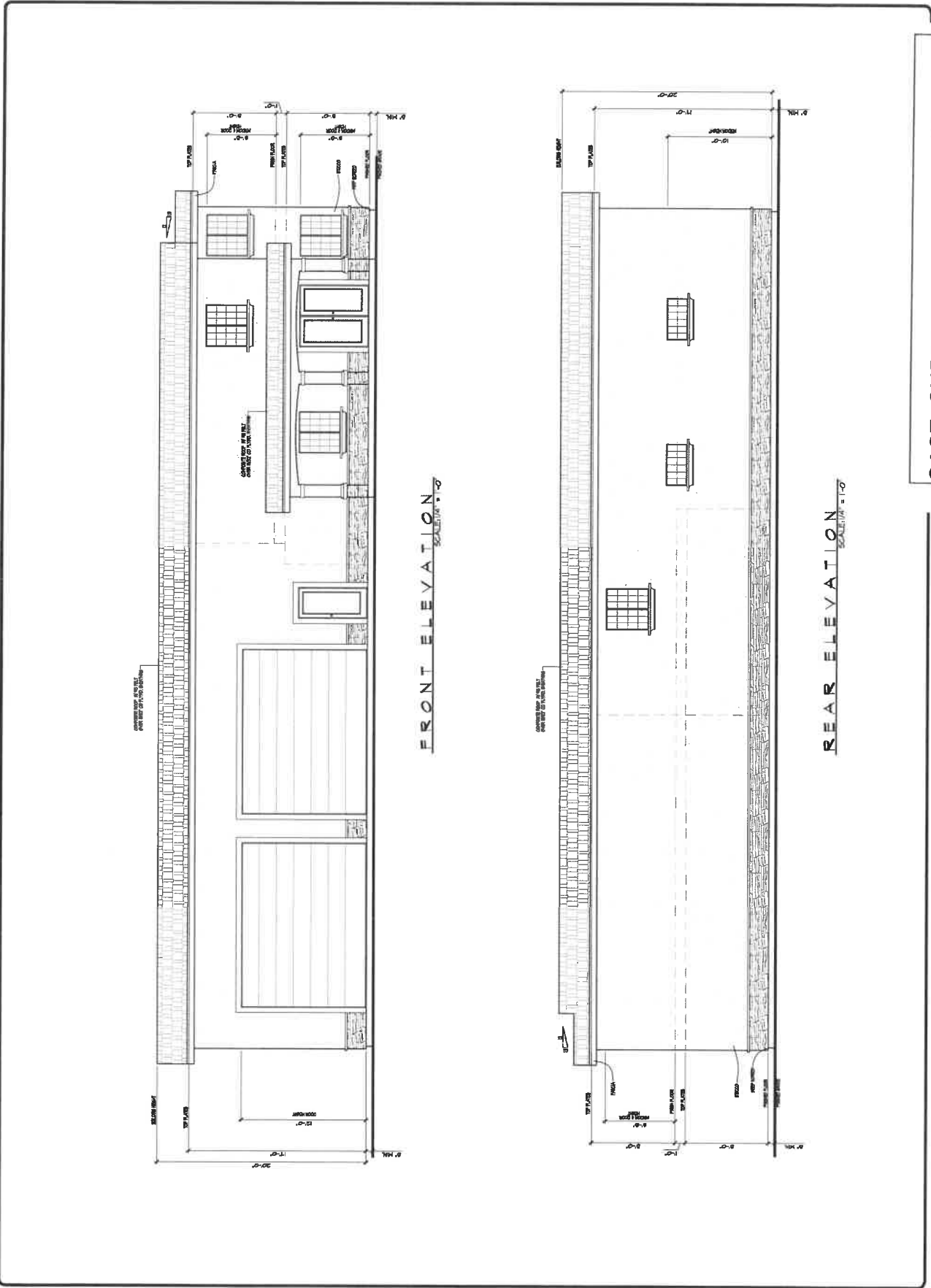


4
DATE
BY
CHECKED
SCALE
PROJECT
SHEET
TOTAL SHEETS

A.K.A. & ASSOCIATES INC.
 BUILDING DESIGNERS / ENGINEERS
 2222 KANSAS AVE. SUITE K
 RIVERSIDE, CA 92507 (951) 664-4222

ELEVATIONS

NO.	DESCRIPTION

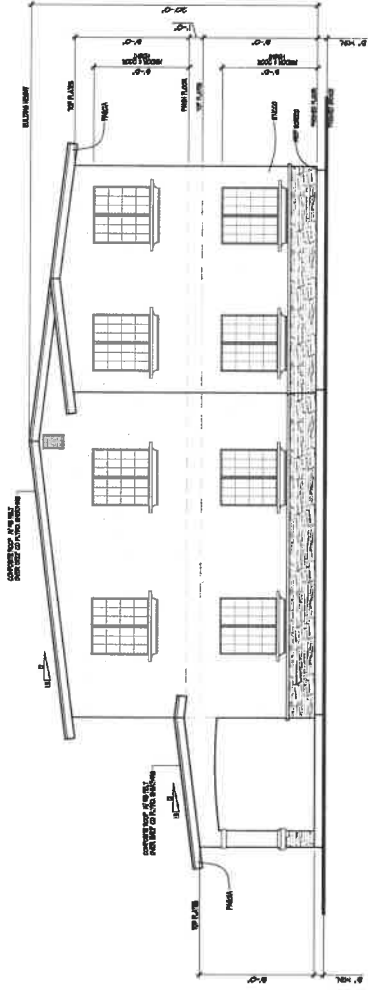


5
DATE
BY
CHECKED
APPROVED
PROJECT
NO. OF SHEETS
SHEET NO.

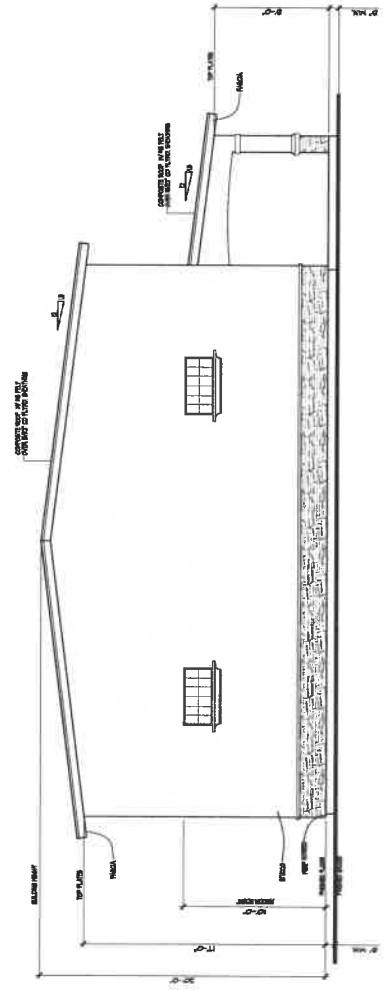
A. K. A. & ASSOCIATES, INC.
 BUILDING DESIGNERS / ENGINEERS
 2222 KANGAS AVE SUITE K
 RIVERSIDE, CA. 92507 (951) 684-4222

ELEVATIONS

REVISIONS



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



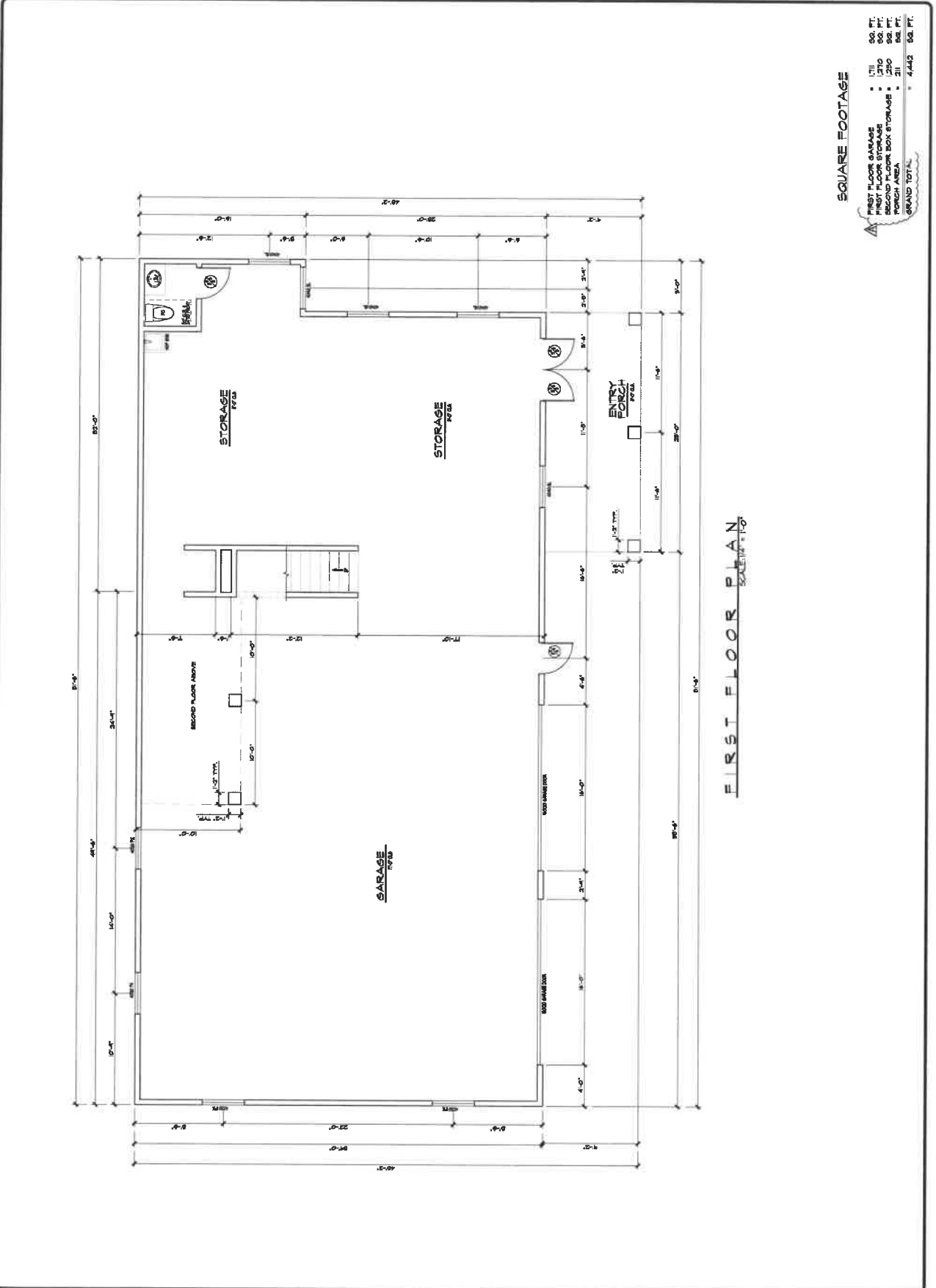
LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

NO.	REVISION	BY	DATE

TI M S T TI LOOM U PL N

A. K. K. & ASSOCIATES, INC.
 BUILDING DESIGNERS / ENGINEERS
 2222 KANSAS AVE. SUITE K
 RIVERSIDE, CA. 92507 (951) 684-4222

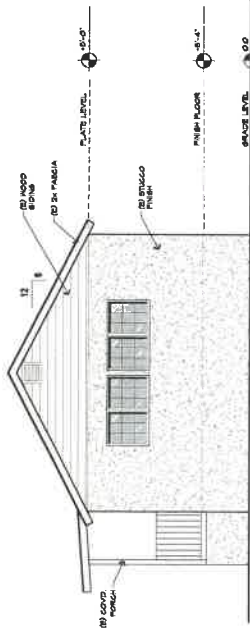
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DRAWN BY	
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TITLE	
SCALE	
DATE	
BY	
NO.	



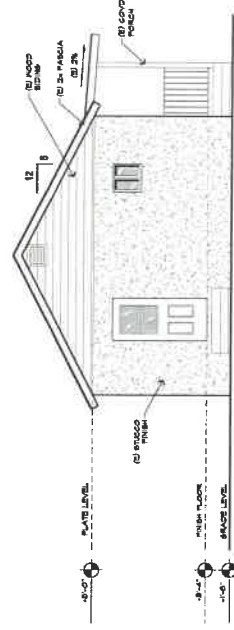
SQUARE FOOTAGE

FIRST FLOOR GARAGE	171	SQ. FT.
FIRST FLOOR STORAGE	1370	SQ. FT.
SECOND FLOOR BOX STORAGE	1290	SQ. FT.
PORCH AREA	211	SQ. FT.
GRAND TOTAL	4,442	SQ. FT.

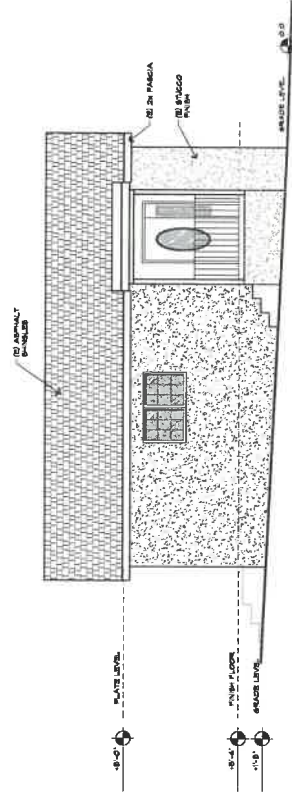
**FRONT ELEVATION
(NORTH)**



**FRONT ELEVATION
(SOUTH)**

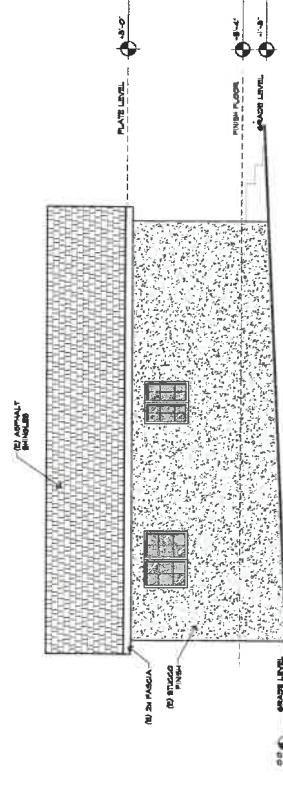


**LEFT ELEVATION
(EAST)**



**ELEVATIONS
SCALE: 1/4" = 1'-0"**

**RIGHT ELEVATION
(WEST)**



SUMMARY

1. ELEVATIONS AS SHOWN ARE FOR INFORMATION ONLY. ALL THE FEATURES AS PRESENTED ARE EXISTING.
 2. WINDOWS AND DOORS ARE EXISTING UNLESS OTHERWISE NOTED. NO CHANGES ARE PROPOSED.
 3. ALL THE STRUCTURAL ELEMENTS OF THE BUILDING LIVE FORMATION, INCLUDING FOUNDATION, FLOORING AND ROOFING, WILL REMAIN WITHOUT ANY CHANGE.
- ALL FINISH MATERIALS ARE EXISTING UNLESS OTHERWISE NOTED. CHANGES TO THE EXTERIOR FINISHES, INCLUDING PAINTING, FASCIA AND TRUCK SEATING.

edesigners
 20 BOX 561
 1402 CAROLINEHEAD, CA 92529
 (951) 941-0800
 WWW.EDDESIGNERS.COM

EDDESIGNERS.COM

ELEVATIONS

Project: **RAKES OFFICE UNIT**
 1733 VAN BUREN BLD.
 RIVERSIDE, CA

DATE: 05/20/19

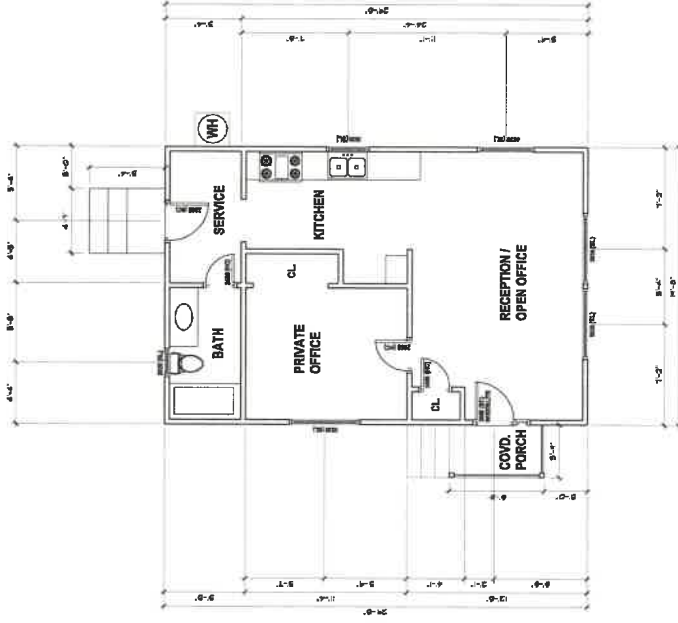
A-2

SCALE: 1/4" = 1'-0"

DATE: 05/20/19

DESIGNED BY: ED DESIGNED

OFFICE UNIT
OWNER: JOHNNIE AND IRENE FRAKES
17333 VAN BUREN BLVD.
RIVERSIDE, CA



FLOOR PLAN
SCALE: 1/4" = 1' 0"



EXISTING FLOOR PLAN

SUMMARY

1. FLOOR PLAN IS SHOWN IN AS-BUILT / EXISTING CONDITIONS. ALL THE FEATURES AS PRESENTED ARE EXISTING.
2. NEW WALLS AND DOORS ARE EXISTING AND TO REMAIN. NO CHANGES ARE PROPOSED.
3. ALL THE STRUCTURAL ELEMENTS OF THE EXISTING FLOOR PLAN, INCLUDING WALLS AND ROOF ARE ALSO EXISTING AND WILL REMAIN WITHOUT ANY CHANGES.
4. ALL MECHANICAL AND ELECTRICAL CHANGES, THIS INCLUDING EXTERIOR CHANGES, ARE TO REMAIN WITHOUT ANY CHANGES TO THE EXISTING MECHANICAL, ELECTRICAL, PIPING, FASCIA AND ROOF STRUCTURES.

AREA CALCULATIONS:

OCCUPANT GROUP: B

AREA CALCULATIONS:

OFFICE AREA:	593 SQ. FT.
COVERED PORCH:	25 SQ. FT.
TOTAL AREA:	618 SQ. FT.

DOOR & WINDOW SCHEDULE

1. ALL NEW DOORS AND WINDOWS ARE TO BE AS LOCATED NEXT TO EACH ENTRY DOOR AND WINDOW ON THE FLOOR PLAN.
2. SEE LEGEND FOR INDICATION OF TYPES AND MATERIALS.
3. ALL NEW DOORS ARE TO BE MATCH EXISTING MATERIALS AND FINISHES. HAVE THE FOLLOWING VALUES:
 - 1.52 SCHED. 215
 - 1.52 SCHED. 215
4. WINDOW SCHEDULE AT EXTERIOR WINDOWS AS INDICATED ON THIS PLAN.

LEGEND

(Symbol)	PLUMBING
(Symbol)	MECHANICAL
(Symbol)	DOOR
(Symbol)	NEW
(Symbol)	EXISTING WALL
(Symbol)	NEW WALL
(Symbol)	REMOVE WALL
(Symbol)	REMOVE WALL

FLOOR PLAN

Project: FRAKES OFFICE UNIT
 17333 VAN BUREN BLVD.
 RIVERSIDE, CA

DATE: 07/25/19

DESIGN BY: ED CEPEDA

CDR # 028593883

CDR DESIGNERS.COM

PO BOX 401
 LARE ARBOVIZUA, CA 92521
 WWW.AEDDESIGNERS.COM

CDR # 028593883

Project: FRAKES OFFICE UNIT
 17333 VAN BUREN BLVD.
 RIVERSIDE, CA

DATE: 07/25/19

DESIGN BY: ED CEPEDA

CDR # 028593883

CDR DESIGNERS.COM

PO BOX 401
 LARE ARBOVIZUA, CA 92521
 WWW.AEDDESIGNERS.COM

CONTRACTOR:
 GUNTER FRANKS
 17333 Van Buren Blvd
 Riverside, CA 92504
 PHONE 951-509-5994

APPLICANT:
 IRENE FRANKS
 5095 MAIN ST. #509
 RIVERSIDE, CA 92514
 PHONE 951-509-5916

UTILITIES:
 GUNTER FRANKS
 17333 Van Buren Blvd
 Riverside, CA 92504
 PHONE 951-509-5994

DATE:
 08/05/2020

PROJECT:
 17333 Van Buren Blvd
 Storage Building

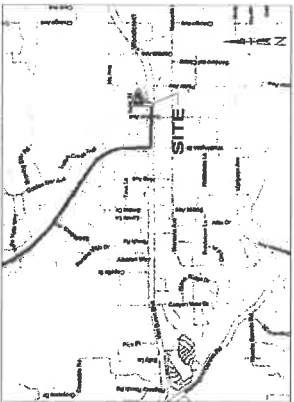
PROJECT NO:
 17333-001

DATE:
 08/05/2020

GENERAL NOTES:
 A. NO EXISTING UTILITY BANDS ARE SHOWN ON THIS PLAN.
 B. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
 C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 R. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

LANDSCAPE PLAN NOTES:
 A. PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A LANDSCAPE PLAN TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 B. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 C. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 D. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 E. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
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 G. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 H. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 I. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 J. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
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 N. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 O. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 P. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 Q. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.
 R. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE FOR REVIEW AND APPROVAL.

LEGAL DISCUSSION:
 I, GUNTER FRANKS, AS THE LANDSCAPE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA AND THAT I AM THE AUTHOR OF THIS LANDSCAPE PLAN. I AGREE TO HOLD THE CITY OF RIVERSIDE HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE CITY OF RIVERSIDE AS A RESULT OF MY NEGLIGENCE OR MALPRACTICE IN THE PERFORMANCE OF MY DUTY AS A LANDSCAPE ARCHITECT. THIS AGREEMENT SHALL BE VOID IF I AM NOT A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA AT THE TIME THIS LANDSCAPE PLAN WAS PREPARED.



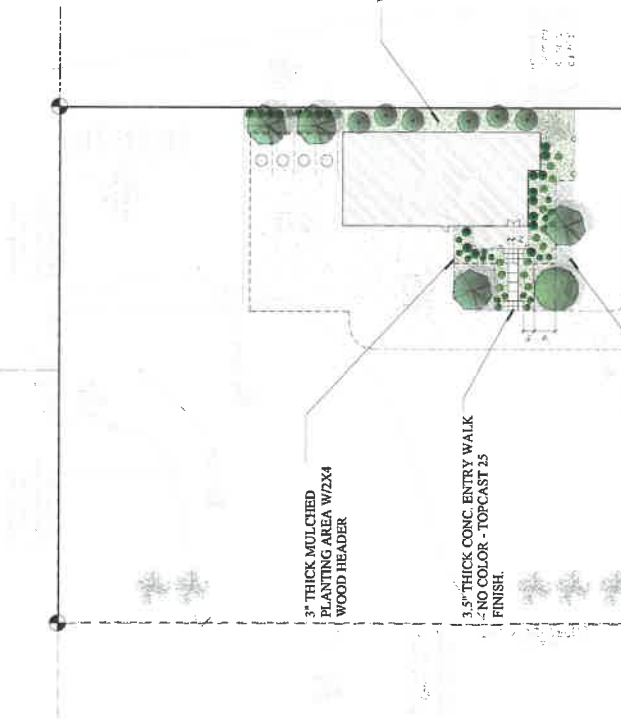
VICINITY MAP (NOT TO SCALE)

IRREVERSIBLE NOTES:
 ALL PLANTING AREAS WILL BE IRRIGATED USING DWP
 REGULATION AND IET BASED CONTROLLERS.
 IRRIGATION SYSTEMS SHALL BE DESIGNED TO
 HYDRATE PLANTS AND BE RESPONSIBLE FOR
 MAINTAINING PLANT HEALTH.
 MUST INDICATE IRRIGATION METHODS OF REGULATION.
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 MAINTAIN PLANT HEALTH.
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 MAINTAIN PLANT HEALTH.
 MUST INDICATE IRRIGATION METHODS OF REGULATION.

PLANTING LEGEND:
 SYM BOTANICAL NAME COMMON NAME SIZE QUANTITY WUCOLS
 ■ CERCIIS OCCIDENTALIS WESTERN REDBUD 24" BOX 1 L
 ■ BRACHYCHITON BOTTLE TREE 15 GAL. 4 L
 ■ PINUS ELDARICA AFGHAN PINE 15 GAL. 6 L
 ● LEUCOPHYLLUM FRUTESCENS TEXAS RANGER 15 GAL. 12 L
 ● AGAVE BLUE FLAME' AGAVE 5 GAL. 14 L
 ● CISTUS SUNSET MAGENTA ROCKROSE 5 GAL. 18 L
 ● ALYOGYNE HUBGELII BLUE HIBISCUS 15 GAL. 28 L

PLANTING LEGEND (continued):
 ■ CERCIIS OCCIDENTALIS WESTERN REDBUD 24" BOX 1 L
 ■ BRACHYCHITON BOTTLE TREE 15 GAL. 4 L
 ■ PINUS ELDARICA AFGHAN PINE 15 GAL. 6 L
 ● LEUCOPHYLLUM FRUTESCENS TEXAS RANGER 15 GAL. 12 L
 ● AGAVE BLUE FLAME' AGAVE 5 GAL. 14 L
 ● CISTUS SUNSET MAGENTA ROCKROSE 5 GAL. 18 L
 ● ALYOGYNE HUBGELII BLUE HIBISCUS 15 GAL. 28 L

PLANTING LEGEND (continued):
 ■ CERCIIS OCCIDENTALIS WESTERN REDBUD 24" BOX 1 L
 ■ BRACHYCHITON BOTTLE TREE 15 GAL. 4 L
 ■ PINUS ELDARICA AFGHAN PINE 15 GAL. 6 L
 ● LEUCOPHYLLUM FRUTESCENS TEXAS RANGER 15 GAL. 12 L
 ● AGAVE BLUE FLAME' AGAVE 5 GAL. 14 L
 ● CISTUS SUNSET MAGENTA ROCKROSE 5 GAL. 18 L
 ● ALYOGYNE HUBGELII BLUE HIBISCUS 15 GAL. 28 L



PLANTING LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
■	CERCIIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	1	L
■	BRACHYCHITON POPULNEUS	BOTTLE TREE	15 GAL.	4	L
■	PINUS ELDARICA	AFGHAN PINE	15 GAL.	6	L
●	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	15 GAL.	12	L
●	AGAVE BLUE FLAME'	AGAVE	5 GAL.	14	L
●	CISTUS SUNSET	MAGENTA ROCKROSE	5 GAL.	18	L
●	ALYOGYNE HUBGELII	BLUE HIBISCUS	15 GAL.	28	L

CASE: CUP170002
 EXHIBIT L: Concept Landscape Plan
 PLANNER: T. Wheeler
 DATE: August 5, 2020

GRAPHIC SCALE: 1" = 10'

EXHIBIT PREPARER: SJA

17333 Van Buren Blvd, Suite 200
 Riverside, CA 92504
 Phone: 951-509-5994

November 26, 2018
 SHEET 1 OF 1

17333 Van Buren Boulevard, Riverside, CA
 Irene Frakes
 LANDSCAPE CONCEPT -- STORAGE BUILDING -- C.U.P. # 170002



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: GPA01200 / CZ170003 / CUP170002 / CEQ170008

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: May 11, 2020

Applicant/Project Sponsor: Johnnie & Irene Frakes Date Submitted: December 28, 2017

ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: August 5, 2020

The 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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ170008 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ170008
Project Case Type (s) and Number(s): Conditional Use Permit No. 170002
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Johnnie and Irene Frakes
Applicant's Address: P.O. Box 4849, Riverside, CA 92514

I. PROJECT INFORMATION

Project Description:

General Plan Amendment No. 1200 (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Change of Zone No. 1700003 (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

Conditional Use Permit No. 170002 (CUP170002) proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins.

The above is hereinafter referred to as "the project or Project".

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

B. Total Project Area: 1.91 acres

Residential Acres: 1.91	Lots:	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:			

C. Assessor's Parcel No(s): 274-070-003

Street References: North of Krameria Avenue, south of Van Buren Boulevard, east of Porter Avenue and west of Gardner Avenue, within the Lake Mathews/ Woodcrest Area Plan. The project site address is 17333 Van Buren Boulevard.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Section 25 and Range 5 Northwest

E. Brief description of the existing environmental setting of the project site and its surroundings: The 1.91 acre project site is located within the Lake Mathews/ Woodcrest Area Plan of unincorporated Riverside County, north of Krameria Avenue, south of Van Buren Blvd.,

east of Porter Avenue and west of Gardner Avenue. The site is approximately 5.26 miles east of Interstate 215 at Van Buren Blvd.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the existing Riverside County General Plan land use designation of Community Development: Scenic Highway Commercial (C-P-S) and would implement the General Plan uses for the site. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The Project site is not located within a policy area. The Project is located within the City of Riverside sphere of influence. The project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project does not include any open space areas that would support the General Plan Multipurpose Open Space Policies.
4. **Safety:** The proposed project is not located within a Federal Emergency Management Agency (FEMA) flood zone, fault zone, or area with high landslide, mudslide, or liquefaction potential. The project site is identified by the CalFire Riverside County (West) Fire Hazard Map as being within a very high fire hazard area. Since the project site is located within a partially developed area, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires to a less than significant impact. Therefore, the project would not expose people or structures to significant risks related to flooding. The proposed project has also 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:** 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 applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality policies.
8. **Healthy Communities:** The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

B. General Plan Area Plan(s): Lake Mathews/ Woodcrest Area Plan

C. Foundation Component(s): Existing: Rural Community

Proposed: Community Development

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

Proposed: Commercial Retail (CR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

6. General Plan Area Plan(s): Lake Mathews/ Woodcrest Area Plan

7. Foundation Component(s): Rural Community: Very Low Density Residential (VLDR) (1 acre minimum)

8. Land Use Designation(s): Very Low Density Residential (VLDR) (1 acre minimum)

9. Overlay(s), if any: N/A

10. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

6. Name and Number of Specific Plan, if any: N/A

7. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Agricultural (R-A)

J. Proposed Zoning, if any: Scenic Highway Commercial (C-P-S)

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A) to the north, east, and east. Scenic Highway Commercial (C-P-S) to the 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 |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

May 11, 2020

Date

Project Planner

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) **No Impact.** The project site is located in a rural and generally developed area. There are no scenic highway corridors that would be able to view the project site. El Sobrante Road is the closest County eligible scenic roadway approximately 6.2 miles southwest of the site. Due to the distance of the project site from El Sobrante Road and the developed terrain that is between the project site and the roadway, the project site would not be visible from a scenic roadway. As such, the project would not have a substantial adverse effect upon views from a scenic highway corridor. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact. The project site is located in a rural and generally developed residential and commercial area. The proposed project would provide improvements to an existing structure and add a storage building. This type of development would be typical and not out of the ordinary for the surrounding community. Project development would be required to comply with County and Agency development regulations and approvals. Architectural design would require review and approvals. Because minimal grading would occur on a small portion of the site, it is not anticipated that project implementation would 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. As such, the project would not have a substantial adverse effect upon scenic views and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact. The project site is located in a rural and generally developed residential and commercial area. Project development would be required to comply with County and Agency development regulations and approvals. Architectural design would require review and approvals. It is not anticipated that project implementation would substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 1.73 miles outside the Mt. Palomar Observatory influence zones. The project is not subject to the provisions of Ord No. 655. The project would be reviewed and approved by the County regarding lighting. No impacts are anticipated.

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

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project would be required to comply with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 (and Ordinance No. 655) along with design review and approvals by the County would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) No Impact. According to the California Department of Conservation, Farmland Mapping and Monitoring Program, California Important Farmland Finder tool, the project site and surrounding land uses are categorized as “Urban and Built Up Land,” which is land used for, but not limited to, residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, cater control structures and other development purposes. The project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The project would have no potential to convert Farmland to non-agricultural use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact. The Project site is zoned as Residential Agricultural (R-A). The General Plan land use designation is Rural Community (VLDR). The project proposes a General Plan Amendment to Community Development – Light Industrial and a zone change to Scenic Highway Commercial (C-P-S). The project site has some existing structures and is not utilized for agricultural production. The adjacent properties (east and west) are not utilized for agricultural production. The properties north of the site are not utilized for agricultural production. According to the Riverside County GIS “Map My County” Riverside County Parcel Report, the project site is not in an agricultural preserve. The GIS program also indicated that no Williamson Act contract exists on the parcel. The Project would not conflict with existing agricultural zoning or existing agricultural use and impacts would be less than significant. Additionally, the existing land uses surrounding the site are not producing agricultural products, and properties along Van Buren Boulevard is a good location for commercial retail. Neither the land use changes, nor the proposed project, will cause a physical environmental impact and there would be no conflict with changing the R-A zone to C-P-S, nor RC VLDR to Commercial Retail. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) No Impact. There are no properties within 300 feet of the project site are being utilized for agricultural purposes. To the north is existing single family development and vacant land. To the east is an existing church facility. To the south is existing single family development and vacant land. To the west is vacant land. Thus, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

d) No Impact. Refer to impact analysis a) and b) above. There are no properties in the vicinity of the project site that are designated as Farmland and no properties used for agricultural purposes. Thus, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) No Impact. The Cleveland National Forest boundary is approximately 10 miles southwest of the project site. The project site and lands within the project area are not zoned for forest land, timberland, or timberland production, nor are any lands within the Project vicinity is used for timber production. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) No Impact. The project site and lands within the project area are not zoned for, nor located within forest land. Project implementation would not result in any loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

c) No Impact. Refer to response 5 b) above. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

CEQA Guidelines indicate 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.

Findings of Fact:

a - b) Less Than Significant Impact. The project would construct a storage building on a site that is already utilized by the applicant for similar uses. Construction of the storage building is considered a small development that would cause a minimal direct physical change in the environment in regard to air quality and any resulting pollutant emissions would not result in either a regional or site-specific impact. The project site is located in an existing mostly developed area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District’s air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because the construction of the storage building and improvements to the existing building would be considered diminutive. Project implementation would not result in a substantial increase in vehicle emissions because the project is a small development and would continue to operate with minimal and periodic vehicular traffic. Due to technological advancements, vehicle emissions have improved and have fewer emissions, which reduce air quality impacts. Thus, the proposed project would not have a substantial effect upon air quality emissions, would not conflict with an air quality plan, would not result in a cumulatively considerable net increase of criteria pollutants. Compliance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with air quality regulations pertaining to construction and operation of the facility would reduce any impacts to less than significant levels. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) Less Than Significant Impact. The project site is located in a mostly developed/urbanized area. The development of the storage building and improvements to the existing structure is considered diminutive because it does not exceed 10,000 square feet as a new construction or conversion of small structures, and would not involve hazardous substances. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. The closest existing residential building would be over 188 feet from the project site property boundary. No substantial pollutant concentrations would be emitted into the project vicinity during construction or occupancy. Thus, the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) Less Than Significant Impact. The project development will involve a minimal short term grading effort for the building pad and driveway. Improvements to the existing building and construction of the storage building would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to generate emissions or odors that would not adversely affect a substantial number of people. The closest existing residential building would be over 188 feet from the project site property boundary. No substantial pollutant concentrations would be emitted into the project vicinity during construction or occupancy. Construction emissions at the site would dissipate rapidly and would be diluted within the air near the equipment, which would not create any significant emissions. Thus, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP

Findings of Fact:

a-b) This project includes a contractor's storage yard with a two story office, caretaker's facility at 600 square feet and a 4,441 square foot storage facility and is currently vacant. The project is an existing facility in an urban, built out area. 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. Per the Searl Biological Services study, there is no habitat on site for any endangered, or threatened species. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Wildlife Service. The project will pay a SKR fee for commercial development as part of building permit processing. There will be no impacts.

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 corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. There will be no impacts to wildlife or vegetation.

c) The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would prevent impacts to special-status species from rising to a level of significance. Grading would not be allowed within a buffer area of the nest until the young fledge (see discussion under subchapter d) below). Impacts would be less than significant

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. The project supports suitable nesting bird habitat (mature trees). Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. However, if habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to ground disturbance or vegetation removal.

The County of Riverside has conditioned the project prior to grading permit issuance for the completion of a pre-construction nesting bird survey. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Environmental Programs Department/County Biologist for review and approval. (60. Planning-EPD)

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval. No migratory wildlife corridors or nursery sites occur on site. Impacts are considered less than significant.

e-f) According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property do not exist at the project site. There are no sensitive natural communities on site. There are no impacts.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

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

Source(s): On-site Inspection, Project Application Materials, Riverside County General Plan Multipurpose Open Space Element, Figure OS-7, Historical Resources, Riverside County "Map My County" GIS program.

Findings of Fact:

a) No Impact. According to the Riverside County General Plan Multipurpose Open Space Element Figure OS-7, Historical Resources, no historical resources are located within the vicinity of the project site. The site has an existing structure that Riverside County GIS states was built in 1946, but the structure is not listed as a historical resource. A records search conducted by the Eastern Information Center indicated that the Office of Historic Preservation determined that no listed properties are located within the boundaries of the project area. Riverside County GIS also states that the project site is not within a historic preservation district. There would be no impact to historic sites or historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) No Impact. Refer to response 8 a) above. There would be no impact to historic sites or historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source(s): On-Site Inspection, 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-b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to any archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. A records search at the Eastern Information Center indicated that 30 cultural resources studies have been conducted within a one mile radius of the project area and no cultural resources involve the project area. The project site is an existing facility that has been in operation and is completely disturbed. The grounds are covered in grey gravel and numerous vehicles and truck trailers exist on site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no such archaeological resources onsite. Therefore, the impacts are considered less than significant relating to the alteration or destruction of an archaeological resource.

c) Based on an analysis of records of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Implementation of the proposed Project will comply with the California Green Building Standards Code and will not potentially create significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. The Project is considered a minor development project and does not anticipated to utilize a significant amount of resources, including energy resources, during project construction or operation. In addition, the project would be required to comply with the California Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

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

Monitoring: No monitoring is required.

Findings of Fact:

- b) The Project would be required to comply with any County ordinances or regulations pertaining to renewable energy or energy efficiency. Further, the Project would be required to comply with all Title 24 and CALGreen standards. Compliance with Title 24 and CALGreen standards would ensure the Project incorporates energy efficient windows, insulation, lighting, ventilation systems, as well as water efficient fixtures and electric vehicles charging infrastructure (if required). Adherence to the Title 24 energy requirements will ensure conformance with the State’s and County’s goal of promoting energy and lighting efficiency. Therefore, the project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database

Findings of Fact:

- a) No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault is the Elsinore Fault located approximately 13 miles west of the site. The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to structural developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The County GIS "Map My County" indicated that the project site is not located in an area of liquefaction potential. Structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the County's Municipal Code as Chapter 15.12 and provides provisions for soils conditions. Compliance with the CBC, would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process would ensure that impacts related to liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The project is located in a seismically active region. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest know active fault is the Elsinore Fault located approximately 13 miles west of the project site. The proposed structure will be in compliance with California Building Codes/Regulations, which will reduce impacts related to strong seismic ground shaking to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The site is flat and is not in an area that contain slopes that would be susceptible to landslides. No ancient landslides are known to exist on the project site. The surrounding area is relatively flat and mostly developed. No landslides are known to exist, or have been mapped in the vicinity of the site. Impacts to landslide risk are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," County GIS

Findings of Fact:

a) The Riverside County GIS Parcel Report stated that the project site is not in an area of subsidence. Riverside County General Plan Safety Element Figure S-7 shows that the project site is not in a susceptible subsidence area or within an area of documented subsidence. Impacts due to ground subsidence are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): Project Application Materials, Google Earth

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. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) There are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. The project site is flat and developed. Furthermore, no grading is proposed and if grading were to occur; said grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. The existing septic system on site would continue to serve the site. Therefore, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials

Findings of Fact:

- a) Grading during the construction phase of the project would displace soils in the storage building and septic areas and temporarily increase the potential for soils to be subject to wind and water erosion. The project would require compliance with standard engineering practices for erosion control. All grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. Thus, impacts would be considered less than significant.
- b) The project may be located on expansive soil; however, the Riverside County Building Code and the California Building Code (CBC) requirements pertaining to commercial development will prevent any potential impact from rising to a level of significance. As Riverside County and CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. 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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- c) The project currently utilizes an existing septic system to serve the site. The Riverside County Health Department would have reviewed and approved the system and site soils prior to installation and use. The project will continue to use the existing septic system. Because the system exists, is functioning and has been County approved, impacts are considered as less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

- a) The site is located in a Moderate Wind Erodibility rating area. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). 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 a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

3. 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(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

- a) The type of small-scale storage yard development proposed 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type of storage yard development proposed by this project would not exceed 2 units (existing structure remodel and new storage building), 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. The impact is considered less than significant.

- b) The project would not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Due to the relatively small size of the project, the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32 and SB 32's goal of achieving a 15 percent reduction below 2005-2008 baseline levels by 2020, a 49 percent reduction below 2008 levels by 2030, and an 80 percent reduction below 2008 levels by 2050. This project does not conflict with the requirements of SB 32. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
4. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Riverside Department of Waste Resources Countywide Integrated Waste Management Plan. County of Riverside Emergency Management Department. Riverside County General Plan. California Department of Toxic Substance Control.

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 is a small storage yard development that is not anticipated to create a significant hazard to the public or the environment, and would not routinely be transporting, using or disposing hazardous materials. Typical of construction projects, project equipment would use diesel fuel and other common petroleum-based products, but not in quantities that would be considered beyond that of any standard construction project and not of the quantities that would present any danger to the public. All materials would be transported and used in accordance with standard practices and regulations. Impacts would be less than significant.

Findings of Fact:

- b) The proposed project is not anticipated to result in a release of hazardous materials into the environment. However, during the short-term period of project construction, there is the possibility of accidental release of hazardous substances such as spilling of petroleum-based fuels used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The contractor would be required to use standard construction controls, abide by standard regulations, and safety procedures, which would avoid and minimize the potential for accidental release of such substances into the environment. Because of the low chance that a hazardous substance spill would occur and standard construction practices would be implemented such that any materials released are appropriately contained and remediated as required by local, state, and federal law, impacts are not anticipated and are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) The proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The County of Riverside maintains an emergency operations center that is staffed by the County of Riverside Emergency Management Department. The Emergency Operations Centers are maintained in a constant state of readiness to activate quickly once the need arises to share information, coordinate resources and create situational awareness among response agencies and local jurisdictions. Due to the relatively small size of the development project within an existing developed community and that the development is consistent with the land uses planned for in the Riverside County's General Plan Land Use Element, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The closest school to the project site is Somerset (17241 Van Buren Blvd., Riverside, CA 92504), which is approximately 0.13 mile from the project site. The proposed project is an existing small storage yard development in an existing community. Project operation would not require the release or transport of hazardous materials, substances or waste. Project operation is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

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 would not create a significant hazard to the public or the environment. A search on the EnviroStor search engine on the California Department of Toxic Substance Control’s website (accessed on March 10, 2020) revealed that no hazardous materials issue records were found on the project site or project area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” GIS database, Google Earth, Lake Mathews/Woodcrest Area Plan

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Airport Influence Area. The project would be required to comply with the regulations for Zone E pursuant to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Zone E regulations require airspace review for objects 35 feet tall, which is not proposed as part of the project. The project does not propose any features that would attract a significant number of birds, which is another restriction for Zone E development. The project would also be required to comply with any conditions provided by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Airport Land Use Commission (ALUC), should the ALUC require project review. Therefore, impacts are considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area, because the project is not located within two miles of a public airport, it's not located within the vicinity of a private airstrip or heliport. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Surface water quality is subject to federal, state, and local water quality requirements administered and enforced by the U.S. Environmental Protection Agency (USEPA), the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California State Water Resources Control Board (SWRCB), and the California RWQCB with cooperation from each County. For the advanced treatment sewage disposal system, the Onsite Wastewater Treatment System Report concluded that the ground water table will not encroach within the current allowable limit set forth by Riverside County and California State requirements.

Construction staging would occur on the project site and temporary parking of vehicles for construction purposes would be on the project site. Any residual oil, grease, and other fuel products from equipment would be maintained onsite and would not affect surface waters. Equipment would be inspected and maintained on a regular basis. Therefore, leaks of oil, grease, and other fuel products from equipment are expected to be negligible and would not affect surface or groundwater.

Operation/occupancy of the proposed project would not violate any water quality standards or waste discharge requirements because of the strict requirements and regulations discussed above that the project would be required to comply with during operation/occupancy. Adherence to the current codes and standards of the County Health Department Manual for the advanced sewage disposal system would reduce impacts to potential groundwater pollution to less than significant levels.

Because the proposed project is subject to the requirements and regulations stated above, the proposed project is anticipated to result in a less than significant impact related to a violation of water quality standards or waste discharge requirements.

- b) The proposed project would receive its potable water from Western Municipal Water District (WMWD). WMWD's current water supplies mostly come from imported water from Metropolitan Water District, which transports water from Northern California via the California Aqueduct. Due to the relatively small nature of the proposed development, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. WMWD and the owner would continue to abide by an agreement/contract to serve the project site. Impacts are considered less than significant.
- c) The proposed project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Project development would include minimal grading for the proposed storage building in a relatively small eastern portion of the site and would not create a substantial amount impervious surfaces. The majority of the site would remain untouched and in its natural condition. Because of the implementation of Best Management Practices (BMPs) and compliance with relevant regulating agencies, impacts would be considered less than significant.
- d) The proposed project is not anticipated to result in substantial erosion or siltation on-site or off-site. Project development would include minimal disturbance in a relatively small eastern portion of the site for the storage building and would not create areas that would erode or cause siltation because of compliance with relevant regulations preventing such conditions. The majority of the site would remain untouched and in its original condition. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Project development would include minimal disturbance for the storage building in a relatively small eastern portion of the site. Because most of the site would be left untouched and the small scale of disturbance that would support the development of the storage structure, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site create areas that would erode or cause siltation. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.
- f) Project development would include minimal site disturbance in a relatively small portion of the site. Because most of the site would be left untouched and the small scale of the storage building, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site create areas that would erode or cause siltation. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.
- g) According to Riverside County GIS (Map My County), the south western portion of the project site is potentially within an area prone to flooding. A drainage is indicated on the two lots east of the project site, but is not located within the project boundary. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, indicates that the project could be potentially within a Special Flood Hazards Area. If determined necessary, the project would be required to flood proof the storage building pursuant to County of Riverside regulations so that the structure would no contribute to property damage or risks to public safety. Compliance with County regulation would ensure that the storage building would not impede or redirect flood flows. The project may require review and approval from the Riverside County Flood Control District and comply with any conditions imposed by the District. As such, compliance with County and Flood Control regulations and conditions would reduce impacts to less than significant levels.
- h) Refer to 23 g) above. Compliance with County and Flood Control regulations and conditions would reduce water quality and potential flood impacts to less than significant levels. The proposed project is a storage yard development that is not anticipated to contain materials that could release pollutants due to project inundation. As such, less than significant impacts would occur.
- i) Refer to response 23 a) above. Because the proposed project is subject to the requirements and regulations stated above, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As such, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
7. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is not consistent with the site's current zoning. The proposed project is a General Plan Amendment and Change of Zone. With the approval of these applications, the proposed project will be consistent with the proposed zoning. As a result, the proposed project will be consistent with the land use designations and policies of the General Plan. There is no applicable Specific Plan that would apply to the proposed project site. Any impacts will be considered less than significant. No mitigation is required.

As discussed above, while the proposed project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. Therefore, the proposed project will be compatible with existing surrounding zoning, and be compatible with existing and planned surrounding land uses.

b) The proposed project site is located within the City of Riverside Sphere of Influence. The Riverside County General Plan Land Use Map identifies the surrounding and neighboring sites as Commercial Retail or residential. The project will not disrupt or divide the physical arrangement of an established community as the surrounding area along this section of Van Buren Boulevard includes commercial and the potential for commercial development. For these reasons, the impacts are considered less than significant. The proposed project site is not within proximity to any other County boundary. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
8. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

- a) According to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-6, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource deposits are undetermined. No mining facilities are located within the vicinity of the project site and the closest surface mining facility in proximity to the project site is approximately 11.6 miles to the north. Implementation of the project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State and impacts are considered to be less than significant.
- b) Refer to response 25 a) above. The project site is not delineated on the County’s General Plan or any other land use plan as a mineral resource site. The project is within an area of existing urban developed land. Project implementation would not result in the loss of availability of a local mineral resource recovery site. Impacts would be less than significant.
- c) Refer to response 25 a) and b) above. The project site is not in an area that is known to have abandoned quarries or mines. No mining operations occur within the vicinity of the project site. Implementation of the project would not have the potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

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

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map. March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Findings of Fact:

- a) The project site is located within the March Air Reserve Base Airport Influence Area. The project would be required to comply with the regulations for Zone E pursuant to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Zone E has a low noise overflight factor beyond a 55-CNEL contour. The occasional overflights could potentially cause an intrusive noise level to some outdoor activities. The project is an existing facility and current airport noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions would not change in Zone E. March Airport Reserve Base is located approximately 5.25 miles east of the site. The closest public airport is Riverside Municipal Airport, which is over 6 miles northwest of the site. The project is not located within 2 miles of a public airport so no people residing or working in the project area would be exposed to excessive noise levels. Therefore, impacts are considered less than significant.

- b) Refer to responses in issue area 22 and 26 a) above. The project is not located within the vicinity of a private airstrip. There would be no impact in regards to exposing people to excessive noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

- a) Construction of the proposed project would include minor site preparation, minimal ground disturbance, and construction of the storage building, renovation of the existing residential structure and potential application of architectural coatings. The nearest existing residence would be over 300 feet from the focused construction area of storage building. Temporary construction noise will be required to comply with the County of Riverside Ordinance No. 847. The project is an existing operational storage facility. No new noise would be introduced with future operations. Because of the distance of the existing residence from the focused construction area, temporary nature of construction activities, no increase in operational noise, and compliance with Riverside County construction operational hours and regulations, impacts to ambient noise levels are considered to be less than significant.
- b) Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered to be less than significant.

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

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

3. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The site is an existing storage facility that is topographically flat and no unique geologic features exist on the site. Construction of the storage building would require minimal ground disturbance for the storage building foundation. The County would condition the project to report any identified paleontological resource if discovered. Therefore, the proposed project will not directly or indirectly destroy any unique paleontological resources on the site. Impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

4. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The current site is an operational storage facility. There is a building on the site that was a residential home, but it will be converted to office space/use. No people live in the building or on the site. A caretaker may reside in the building to oversee the storage yard. No people will be displaced with project implementation. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would add a storage building and renovate an existing building within an existing storage yard. Due to the relatively small nature of the project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.
- c) The proposed project would continue to operate as a storage facility. The continued operation is considered a small business and would not have the capacity to induce substantial unplanned population growth in the area. The addition of the storage building and renovation of the existing structure would not induce substantial unplanned population growth in the area. The project has an existing driveway that takes vehicular access off of Van Buren Boulevard, which will not be altered. The project would not be required to extend any roads or other infrastructure. Due to the relatively small nature of the project development, the project would not induce substantial unplanned population growth in the area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 following public services:

5. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

Fire protection and suppression services for the project would be provided by the Riverside County Fire Department. The nearest fire station to the project site is the Riverside County Fire Department Woodcrest Station, located at 16533 Trisha Way, Riverside, CA 92504, and is located approximately 0.76 mile southwest from the project site. The development of the storage building and remodel of the existing structure would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered fire protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional fire facilities. The Riverside County Fire Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to fire protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

6. Sheriff Services

Source(s): Riverside County General Plan

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

The Riverside County Sheriff Department serves the Woodcrest community where the project is located. The development of the storage building and renovation of the existing structure would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered sheriff or police protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional sheriff or police facilities. The Riverside County Sheriff Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to sheriff or police protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside Unified School District correspondence, GIS database

Findings of Fact:

The development of a storage building and renovations to an existing structure would not directly or indirectly induce significant population growth. The project would not add additional students to the Riverside Unified School District. Impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The development of a storage building and renovation of an existing structure would not directly or indirectly induce significant population growth. The project is an existing facility in a developed area. Project implementation is not anticipated to add additional people who would use library services. Impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Google Maps

Findings of Fact:

The project would not directly or indirectly induce significant population growth. The project is not anticipated to add additional people who might use available health services in the project area. The project site is located within the service area of several hospitals. If required, compliance with County Ordinance No. 659 requires a development impact fee payment to the County, of which funds may be partially allocated to public health services and facilities. Impacts to public medical facilities and resources associated with the proposed project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
10. Parks and Recreation				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) The development of the storage building and renovation of the existing structure would not directly or indirectly induce significant population growth. The project is an existing facility and is not anticipated to add additional people who might use existing parks and recreational facilities within the project area. Because the project would not be adding people to the area, the project would not result in the need for additional new or altered recreational facilities. The project would be required to comply with Riverside County Ordinance No. 460 with regards to payment of park fees. The project is not located within a recreation and park district. The project is within CSA 152, but this pertains to street sweeping and not parks and recreation. Therefore, less than significant impacts to recreational facilities would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. Recreational Trails

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Lake Mathews/Woodcrest Area Plan Figure 8, Lake Mathews/Woodcrest Area Plan Trails and Bikeway System.

Findings of Fact:

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there is a Community Trail approximately 0.5 mile south of the project site along Mariposa Avenue. No other trail system exists within the vicinity of the project site. The project does not propose a trail system, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

12. Transportation

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

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

Findings of Fact:

a) The proposed project will be adding a new storage building and renovating an existing structure on an existing storage facility. Due to the relatively small size of the project, the project is not anticipated to add a significant amount of traffic to the existing circulation system. The project is not expected to result in a substantial increase in vehicle trips and congestion to the areas circulation system because construction and operations will not substantially increase traffic to and from the site or increase traffic in the project area. And one construction is complete, the use of the site will continue to operate in a similar manner. No level or service or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vehicle miles travelled impacts would occur. All vehicles will be located within the project site during construction. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- b) The proposed project is not anticipated to exceed either individually or cumulatively a level of service standard established by the County nor will it create a significant impact related to vehicle miles travelled. According to Google Earth, Van Buren Boulevard has seven transit stops located within one-half mile of the project site. CEQA Guidelines section 15064.3 (b)(1) indicates that projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- c) The proposed project would continue to utilize an existing driveway to access the site. The County's Transportation Department would review and approve the project plans and the project would be required to comply with State and County regulations. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- d) The proposed project is considered a minimal development that would continue to be accessed by a private driveway off of Van Buren Boulevard. The project site would be entirely private and no roadways are proposed or required for project implementation. Implementation of the project would not cause an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

- e) The project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction would be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- f) The project would be located off of the existing and improved Van Buren Boulevard, which is built to County standards. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading permits would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Bike Trails

- a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

No designated bicycle trails/lanes are along the improved Van Buren Boulevard along the project site's frontage. The project does not propose a bicycle trail system or bike lanes, nor is the project required to construct or expand any of the existing bike trail/lane systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

14. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The intent of Senate Bill 18 is to require local governments to consult with California Native American Tribes identified by the Native American Heritage Commission (NAHC) and to provide the Tribes with an opportunity to participate in local land use decisions early in the planning process for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places in the context of broad local land use policy changes, such as the creation or amendment of general plans, including specific plans. As part of the SB-18 compliance, the State sent to the County of Riverside a list of 23 tribes to send SB-18 consulting information to regarding the project. Of the 23 tribes, Agua Caliente Band of Cahuilla Indians the required SB-18 consultation, and the Tribe requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally requested to participate in all future CEQA analysis (AB 52).

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated.

Since archaeological and cultural resources may potentially be located sub-surface, and are not discovered until ground disturbing activities commence, the County requires standard conditions of approval to address inadvertent cultural resources that may be discovered on any proposed project site.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on February 12, 2018. Consultations were requested by four tribes, the Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Mission Indians and the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Soboba Band of Luiseno Indians. Two tribes, Morongo and Soboba, requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribes on June 13, 2018. Consultation with Soboba was concluded on June 14, 2018. A closure letter was received from Pechanga on June 13, 2018. No tribal cultural resources were identified by any of the tribes because there are none present. Therefore there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
15. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Western Municipal Water District

Findings of Fact:

- a) Less Than Significant Impact. The project will ultimately construct a storage building and remodel an existing structure which is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. The project would continue to obtain potable water from Western Municipal Water District (WMWD). Wastewater would be treated on site via an individual septic system. No wastewater facility would be impacted. The site would keep similar impervious areas and the additional storage building footprint (approx. 82' X 49') is not large enough to create significant impervious surfaces that would generate the need for a storm water drainage system and storm flows would utilize the existing storm water facilities/drainage system within the surrounding community. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- a) Less Than Significant Impact. The proposed project is to allow for a zone change and improvements to an existing facility. The site currently receives service, and will continue to receive service from WMWD. It is the responsibility of the developer to ensure that all requirements to obtain or revise the potable water service are communicated with WMWD as well as all other applicable agencies as necessary. Given the size of the project and the fact the project will continue to operate in the same manner as it currently does, it is anticipated that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would not impact the district significantly for water demand and water delivery is expected to continue in compliance with WMWD's and the County's requirements. It is anticipated that WMWD will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Sewer

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

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

Source(s): Department of Environmental Health Review

Findings of Fact:

a) Less Than Significant Impact. The project would continue to utilize the existing septic system, which will treat and dispose of wastewater. The septic systems will be in compliance with Riverside County Department of Environmental Health regulations. An Onsite Wastewater Treatment System plan will be presented to the County to ensure that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with system maintenance recommendations and Riverside County Department of Environmental Health regulations will ensure that the septic system continued use will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) No Impact. The proposed project will not be utilizing a wastewater provider. The project will be utilizing an existing wastewater treatment system that currently serves the site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Solid Waste

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence, Waste Management Inland Empire, El Sobrante Landfill website.

Findings of Fact:

a) Less Than Significant Impact. The project will not substantially alter existing or future solid waste generation patterns and disposal services. Waste disposal services from the project area is currently served by Waste Management Inland Empire, which utilizes the El Sobrante Landfill located in Corona. El Sobrante accepts up to 70,000 tons per week of in-county solid waste and is anticipated to close in approximately 50 years. The facility consists of 1,322 acres and has a remaining permitted capacity of 209 million cubic yards. Waste Management Inland Empire provides sustainable waste and recycling services. Waste Management Inland Empire acceptable materials include construction and demolition debris, municipal solid waste, non-hazardous soil, off-spec consumer products, treated wood waste and yard waste. Because the El Sobrante Landfill has capacity to serve the site, and is required to be in compliance with numerous regulating agency regulations, project implementation would not impair the attainment of solid waste reduction goals. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact. The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because Waste Management Inland Empire has many sustainability services to provide the development and occupation of the proposed project, the project would not impact Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) **Less Than Significant Impact.** The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project area. The site is currently served by Southern California Edison, The Gas Company, and Pacific Bell. The applicant shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Thus, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Areas", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located on a parcel surrounded by developed and vacant land that has an existing developed road system adjacent to it. The proposed project will not substantially interfere with the existing roads. Therefore, impacts are considered less than significant.

b) The Project site appears to have a "moderate" susceptibility to wind erosion (Riverside County, 2019, Figure S-8) relative to the amount of winds typically present in the area. The project is surrounded by developed and vacant land and is not located within a Fire Hazard Classification. The project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

c) The proposed project is being developed on a parcel surrounded by developed and vacant land uses and by an existing developed roadway system that will not be impacted. The project does not propose any new above ground utility lines or other infrastructure that may exacerbate fire risk. As discussed above the project site is surrounded by existing developed and vacant land and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) According to "Map My County," the Project site is not located within a High Fire Area and the nearest high fire area is located on the north side of Van Buren Boulevard. The proposed project is an existing facility that has a building on site that would potentially house a care taker. The site is relatively flat and is not located within a Fire hazard area, which will limit exposure to people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The surrounding area is mostly developed and is located in a relatively flat area with no hilly terrain, which limits the risk of wildfires, landslides or flooding in the vicinity. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

20. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

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

Less Than Significant Impact with Mitigation: Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Energy, Cultural Resources (Historic and Archaeological Resources), Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Paleontological Resources, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment. Some of the issue areas will have no impact.

Therefore, 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. All environmental topics analyzed within this document are either considered to have No Impact or Less Than Significant Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

21. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact. The environmental analysis conducted in this Initial Study determined that the land uses, once approved, would continue to be consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project is in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were determined to be less than significant or there would be no impact. Given the small size of the project and the fact the project would continue to operate in a similar manner as it currently does, no potential cumulative impacts are anticipated. Thus, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. 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 type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact: The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts were identified to have no impact or a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

V. 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: N/A

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505



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

Juan C. Perez
Agency Director



07/29/20, 4:30 pm

CUP170002

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP170002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP170002) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 170002 proposes to construct a Contractor's Storage Yard with a 4,442 sqft. two story storage and garage facility and a 608 sqft. caretaker's unit and office; with outside storage of materials (gravel) in three walled in bins.

The project site location is north of Krameria Avenue, south of Van Buren Boulevard., west of Porter Avenue and east of Gardner Avenue. The project site address is 17333 Van Buren Boulevard.

Associated with this CUP entitlement was a GPA & CZ:

General Plan Amendment No. 1200 (GPA1200) proposes a regular Foundation Component Amendment to change the General Plan Foundation Component and an Entitlement/Policy Amendment to change the Land Use Designation of the project site from Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) to Community Development: Commercial Retail (CD: CR). Change of Zone No. 1700003 proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated December 11, 2018.

Exhibit B (Elevations), dated March 31, 2020.

Exhibit C (Floor Plans), dated March 31, 2020.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 28, 2019.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - current California Building Code (CBC)
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health**E Health. 1 Septic System**

The leach line location should remain free of all vehicular traffic. Any additional waste water flow will

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 Septic System (cont.)

require evaluation of the existing septic system.

Planning

Planning. 1 USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1) The proposed project (contractor's storage yard) will consist of 4 parking spaces; including 1 ADA parking space. No electric vehicle parking spaces are required.

Planning. 2 USE - BUSINESS LICENSING

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 at www.rctlma.org.buslic.

Planning. 3 USE - CAUSES FOR REVOCATION

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

Planning. 4 USE - EXTERIOR NOISE LEVELS

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

Planning. 5 USE - HOURS OF OPERATION

The hours of operation for the contractor's storage yard under CUP170002 are as follows:
Generally 7 am to 6 pm Monday through Friday. *There may be an occurrence of Saturday operations from time to time.

Planning. 6 USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 7 USE - MAINTAIN LICENSING**

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Federal, State, Local, and Regulatory agencies or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 8 USE - MT PALOMAR LIGHTING AREA

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 luminaries, shall be utilized.

Planning. 9 USE - RECLAIMED WATER

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.

Planning. 10 USE CASE

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning-PAL**Planning-PAL. 1 Gen - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development: 1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site. 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery. 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside. 4. The paleontologist shall determine the significance of the encountered fossil remains. 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped

ADVISORY NOTIFICATION DOCUMENT**Planning-PAL****Planning-PAL. 1****Gen - LOW PALEO (cont.)**

below an acceptable level. 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains. 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Plan: CUP170002

Parcel: 274070003

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1 USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for CUP170002, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 USE - SKR FEE CONDITION Not Satisfied

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 1.91 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.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential

Plan: CUP170002

Parcel: 274070003

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

80. Prior To Building Permit Issuance

BS-Grade

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

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Plan: CUP170002

Parcel: 274070003

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 **Prior to permit (cont.)** **Not Satisfied**

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. The project is located in the "State Responsibility - High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

080 - Planning. 1 **Minor Plot Plan for Landscaping** **Not Satisfied**

Prior to issuance of a building permit, a minor plot plan will be submitted to the Transportation Department - Landscape Division. All appropriate fees will be paid.

This condition of approval will be cleared by the Landscape Division.

080 - Planning. 2 **USE - CONFORM TO ELEVATIONS** **Not Satisfied**

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s)

080 - Planning. 3 **USE - CONFORM TO FLOOR PLANS** **Not Satisfied**

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

080 - Planning. 4 **USE - FEE STATUS** **Not Satisfied**

Prior to issuance of building permits for CUP170002, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 5 **USE - LIGHTING PLANS** **Not Satisfied**

All parking lot lights and other outdoor lighting shall 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 Comprehensive General Plan. Lighting shall be shielded and directed down as to not cause light spillage into neighboring properties or into the road-right-of-way (ROW).

080 - Planning. 6 **USE - ROOF EQUIPMENT SHIELDING** **Not Satisfied**

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

Plan: CUP170002

Parcel: 274070003

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 USE - SCHOOL MITIGATION Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 USE - ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a

Plan: CUP170002

Parcel: 274070003

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 USE - ACCESSIBLE PARKING (cont.) Not Satisfied

minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 USE - ORD 810 O S FEE Not Satisfied

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 CUP170002 is calculated to be at a total of 1.91 acres.

090 - Planning. 3 USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this 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 CUP170002 has been calculated to be at a total of 1.91 acres.

090 - Planning. 4 USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of four (4) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with DG or asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 6 USE - SKR FEE CONDITION Not Satisfied

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

Plan: CUP170002

Parcel: 274070003

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 USE - SKR FEE CONDITION (cont.) Not Satisfied

contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.91 acres (gross) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 7 USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which are adequate to enclose a minimum of two (2) waste containers shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with chain-link fencing with landscape screening which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 8 USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 9 USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: January 10, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer
Riverside Sphere of Influence

GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A) - **REQUEST:** A Foundation and Land Use Designation amendment from RC:VLDR to Community Development: Light Industrial (CD:LI). A Change of Zone from R-A to Scenic Highway Commercial (C-P-S), and to establish a Contractors Storage Yard with a two story Garage and Storage Facility totaling 4,441 square feet.. – APN: 274-070-003. **BBID: 625-425-510**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC 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 LMS routing on or before the above date. This case is scheduled for a **DAC internal review on January 25, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 14, 2020

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VICE CHAIR
Russell Betts
Desert Hot Springs

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Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

~~(VIA HAND DELIVERY)~~

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1416MA20 – Letter 1 of 2
Related File Nos.: GPA1200 (General Plan Amendment), CZ1700003 (Change of Zone)
APN: 274-070-003
Airport Zone: Compatibility Zone E

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case Nos. GPA1200 (General Plan Amendment), a proposal to amend the Lake Mathews/Woodcrest Area Plan (General Plan) land use designation of 1.91 acres (Assessor’s Parcel Number 274-070-003) located on the southerly side of Van Buren Boulevard, easterly of Gardner Avenue in the unincorporated community of Woodcrest from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Commercial Retail (CD:CR), and CZ1700003 (Change of Zone), a proposal to change the zoning of the same parcel site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”).

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Johnnie and Irene Frakes (applicant/property owner) (P.O. Box address)
Johnnie and Irene Frakes (Swallowtail Lane address)
A.K.A. & Associates Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Chief Engineering Flight/Deputy Base Civil Engineer, March ARB
ALUC Case File

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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 14, 2020

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www.rcaluc.org

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1416MA20 – Letter 2 of 2
Related File Nos.: CUP170002 (Conditional Use Permit)
APN: 274-070-003
Airport Zone: Compatibility Zone E

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP170002 (Conditional Use Permit), a proposal to establish a contractors storage yard with a new 4,441 square foot two-story building and an existing 608 square foot residence that will become a caretaker’s dwelling unit on 1.91 acres located on the southerly side of Van Buren Boulevard, easterly of Gardner Avenue, in the unincorporated community of Woodcrest.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 27,000 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures with an elevation at top of roof exceeding 1,805 feet AMSL. The site’s finished floor elevation is 1,521 feet AMSL, and the building height is 20 feet, resulting in a top point elevation of 1,541 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

AIRPORT LAND USE COMMISSION

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; and hazards to flight.
4. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings.
5. All new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

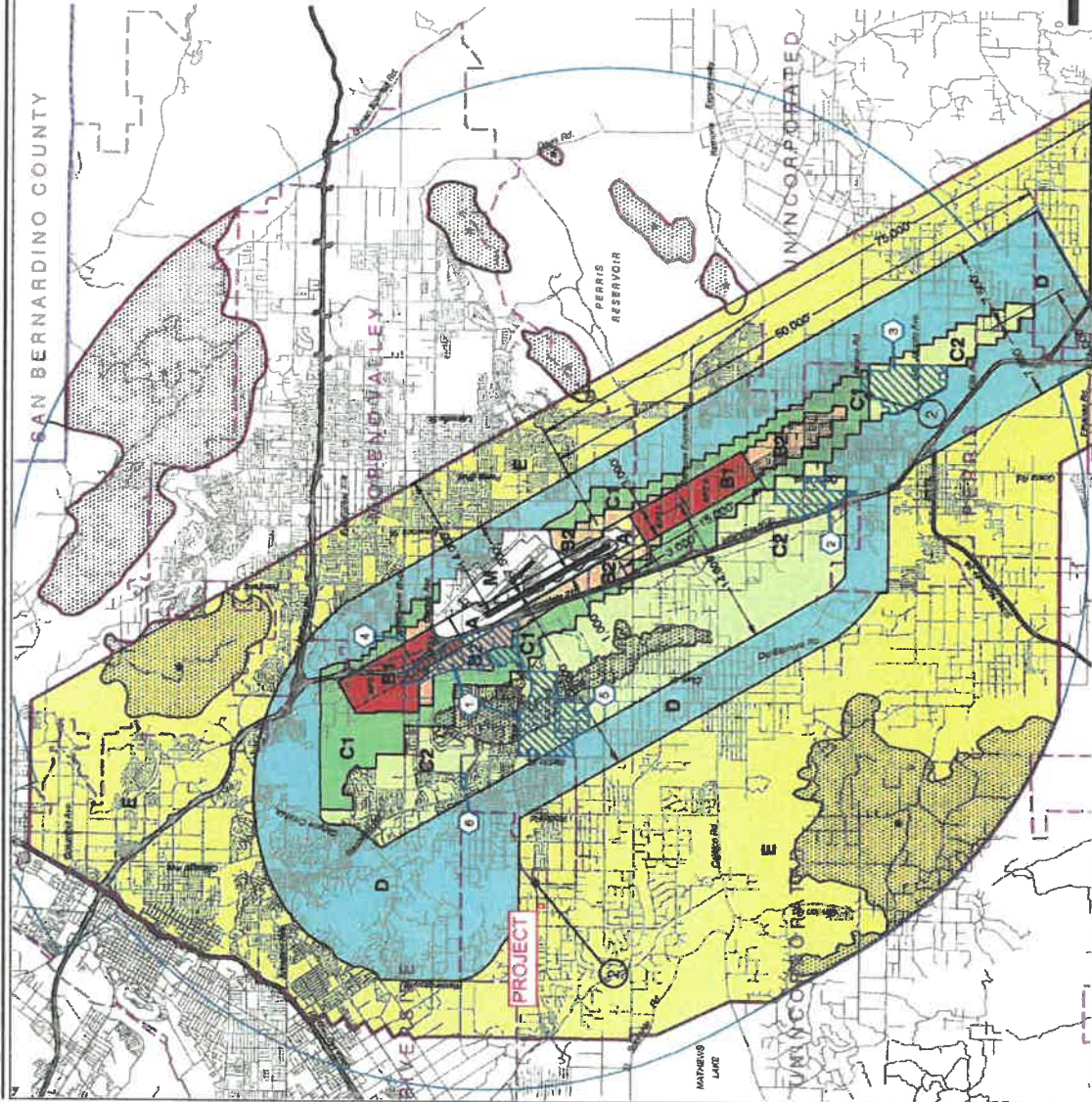
Attachments: Notice of Airport in Vicinity

cc: Johnnie and Irene Frakes (applicant/property owner) (P.O. Box address)
Johnnie and Irene Frakes (Swallowtail Lane address)
A.K.A. & Associates Inc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Chief Engineering Flight/Deputy Base Civil Engineer, March ARB
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1416MA20\ZAP1416MA20CUP.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Obstacle Horizontal Surfaces Limits
- FAR Part 77 Notification Area

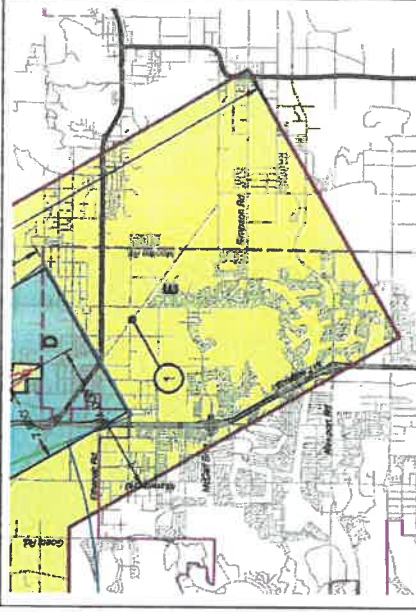
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note:
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

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Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Sincerely,
Riverside County Planning Department

A handwritten signature in purple ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Kevin White, kewwhite@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Cahuilla Band of Indians
Daniel Salgado, Chairperson
52701 U.S Highway 371
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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Email CC: Kevin White, kewwhite@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

February 1, 2018

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Vice Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department



Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Jamul Indian Village
Erica Pinto, Chairperson
P.O Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Tribal Administrator,

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Sincerely,
Riverside County Planning Department



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Kevin White, kewwhite@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O Box 189
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Pala Band of Mission Indians
Robert Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Pauma Band of Luiseno Indians -Pauma & Yulma Reservation
Temet Aguilar, Chairperson
P.O Box 369, Ext. 303
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Planning Specialist,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O Box 1477
Temecula, CA 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Ramona Band of Mission Indians
Joseph Hamilton, Chairperson
P.O Box 391670
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Rincon Band of Mission Indians
Jim McPherson, Tribal Historic Preservation Officer
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Tribal Historic Preservation Officer,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or email at hthomson@rivco.org by May 2, 2018.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Sincerely,
Riverside County Planning Department

A handwritten signature in purple ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Kevin White, kewwhite@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O Box 391820
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1200**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)

Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

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Sincerely,
Riverside County Planning Department



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Kevin White, kewwhite@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Torres- Martinez Desert Cahuilla Indians
Thomas Torte, Chairperson
P.O Box 1160
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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Email CC: Kevin White, kewwhite@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 1, 2018

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1200**

Dear Chairperson,

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Sincerely,
Riverside County Planning Department

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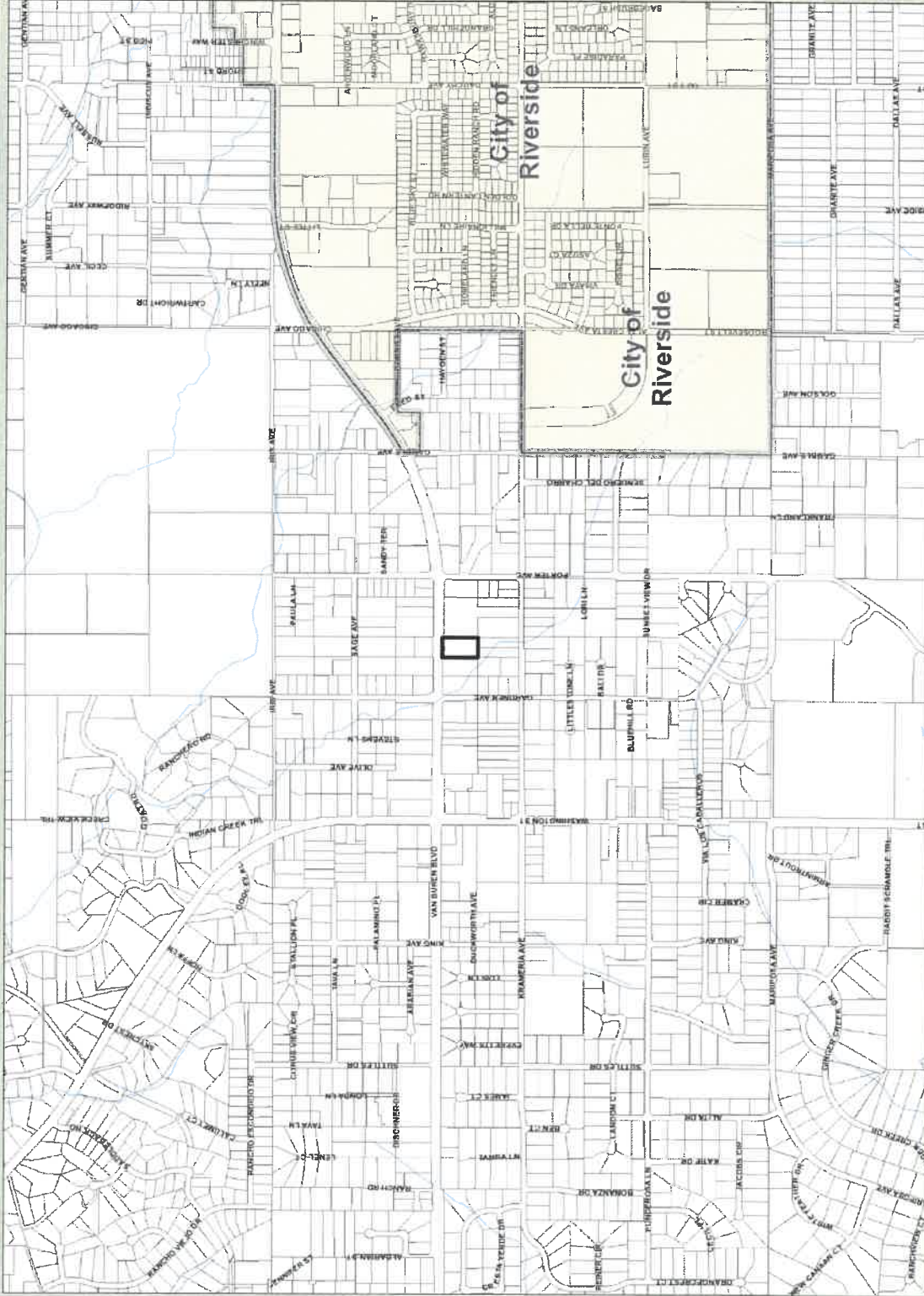
Heather Thomson M.A, RPA
County Archaeologist

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GPA01200




- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers




Notes

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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REPORT PRINTED ON... 1/26/2018 2:42:42 PM

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NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



January 31, 2018

Heather Thomson
Riverside County

Sent by E-mail: hthomson@rctlma.org

RE: Proposed GPA01200 Project, City of Riverside/ Community of Woodcrest; Riverside West and Riverside East USGS Quadrangles, Riverside County, California

Dear Ms. Thomson:

Government Code §65352.3 requires **local governments** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes traditionally and culturally affiliated with the area that may have cultural places located within the boundaries of the project referenced above.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of tribal cultural resources.

The list should provide a starting place to locate areas of potential adverse impact within the APE. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes on the attached list, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

**Native American Heritage Commission
Tribal Consultation List
Riverside County
1/31/2018**

**Agua Caliente Band of Cahulla
Indians**

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Cahuilla
Luiseno

Ewilaapaayp Tribal Office

Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaalg@leaningrock.net

Kumeyaay

**Augustine Band of Cahulla
Mission Indians**

Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161

Cahuilla

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817

Kumeyaay

**Cabazon Band of Mission
Indians**

Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880

Cahuilla

**La Jolla Band of Luiseno
Indians**

Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

Luiseno

Cahuilla Band of Indians

Daniel Salgado, Chairperson
52701 U.S. Highway 371
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

Cahuilla

**La Posta Band of Mission
Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

Kumeyaay

Campo Band of Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Kumeyaay

**La Posta Band of Mission
Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmillier@LPtribe.net

Kumeyaay

Ewilaapaayp Tribal Office

Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126

Kumeyaay

**Los Coyotes Band of Mission
Indians**

Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712
Chapparosa@msn.com

Cahuilla

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.84 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65362.3 and 65362.4 et seq for the proposed GPA01200 Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
1/31/2018**

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Kumeyaay
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**Ramona Band of Cahuilla
Mission Indians**

Joseph Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramonatribe.com

**Morongo Band of Mission
Indians**

Robert Martin, Chairperson
12700 Pumarra Rroad Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146

Rincon Band of Mission Indians

Jim McPherson, Tribal Historic
Preservation Officer
1 West Tribal Road Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
vwhipple@rincontribe.org

Pala Band of Mission Indians

Robert Smith, Chairperson
12196 Pala Mission Road Cupeno
Pala, CA, 92059 Luiseno
Phone: (760) 891 - 3500
Fax: (760) 742-3189
rsmith@palatribe.com

Rincon Band of Mission Indians

Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

**Pauma Band of Luiseno Indians
- Pauma & Yuima Reservation**

Temet Aguilar, Chairperson
P.O. Box 369 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422

**San Pasqual Band of Mission
Indians**

Allen E. Lawson, Chairperson
P.O. Box 365 Kumeyaay
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

**Pechanga Band of Mission
Indians**

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

**Santa Rosa Band of Mission
Indians**

(951) 659-2700 Steven Estrada,
Chairperson
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228

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**Native American Heritage Commission
Tribal Consultation List
Riverside County
1/31/2018**

***Sycuan Band of the Kumeyaay
Nation***

Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

Kumeyaay

***Torres-Martinez Desert Cahulla
Indians***

Thomas Torte, Chairperson
P.O. Box 1160
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
tmchair@torresmartinez.org

Cahuilla

***Viejas Band of Kumeyaay
Indians***

Robert Welch, Chairperson
1 Viejas Grade Road
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337
jhagen@viejas-nsn.gov

Kumeyaay

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 28, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chair
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 28, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, CONDITIONAL USE PERMIT NO. 170002 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc - First Supervisorial District - Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Krameria Avenue, east of Porter Avenue, south of Van Buren Avenue, and west of Gardner Avenue – 2 Gross Acres - Zoning: Residential-Agriculture (R-A)

REQUEST: A Foundation and Land Use Designation amendment from RC:VLDR to Community Development: Light Industrial (CD:LI). A Change of Zone from R-A to Scenic Highway Commercial (C-P-S), and to establish a Contractors Storage Yard with a two story Garage and Storage Facility totaling 4,441 square feet.. – APN: 274-070-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 28, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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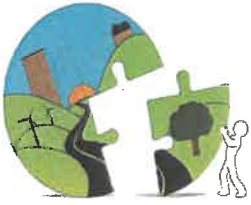
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

January 29, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Kevin White, kewwhite@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 29, 2018

Gabrieleno-Tongva
San Gabriel Band of Mission Indians
Anthony Morales, Chief
P.O Box 693
San Gabriel, CA 91778

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP170002, GPA01200)

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Email CC: Kevin White, kewwhite@rivco.org

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CUP170002



Legend

- Blueline Streams
- City Areas
- World Street Map



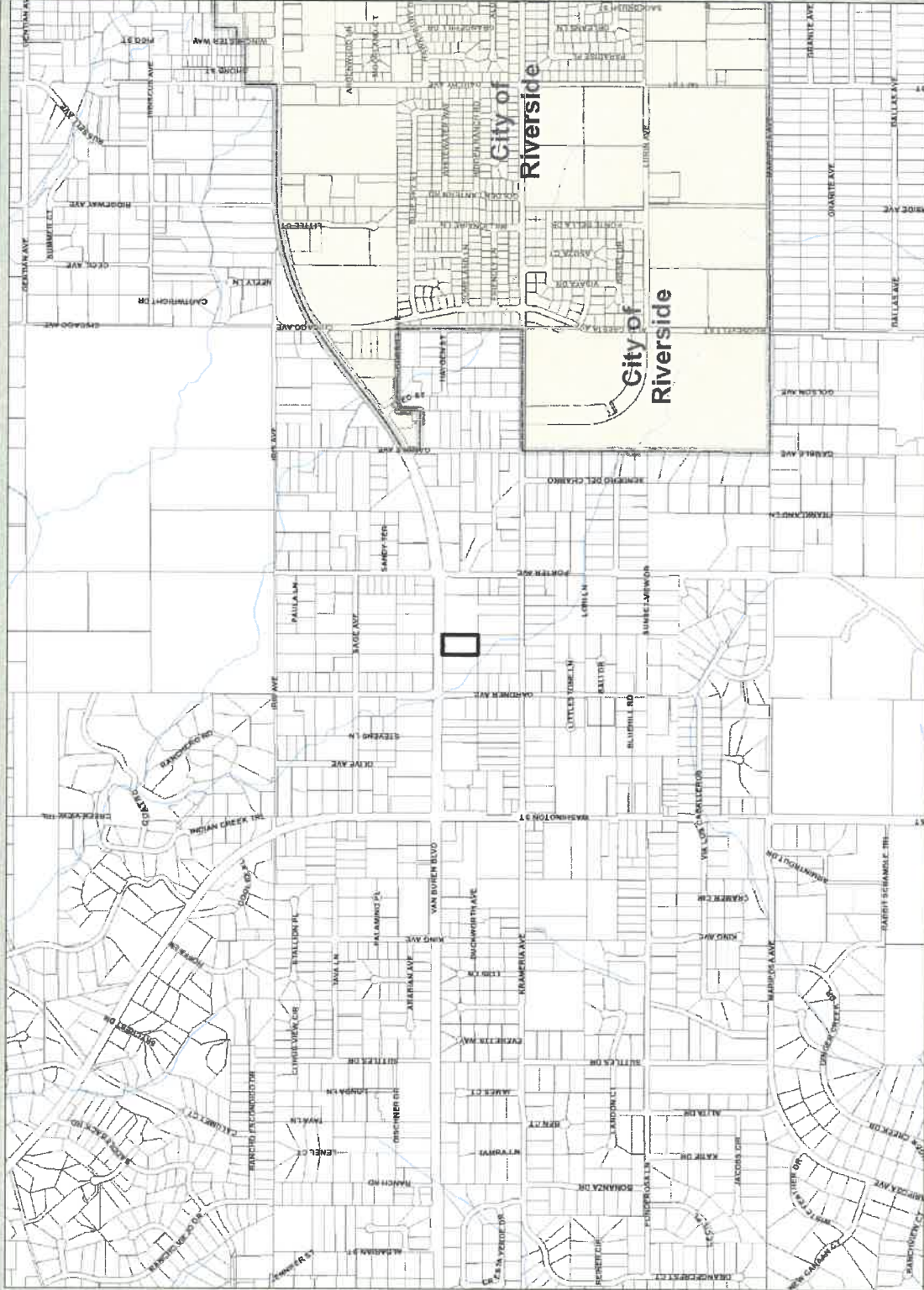
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REPORT PRINTED ON... 1/18/2018 2:31:32 PM

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Notes

CUP170002



- Legend**
- City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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REPORT PRINTED ON... 1/26/2018 2:52:50 PM

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Wheeler, Timothy

From: Jessica Mauck <JMauck@sanmanuel-nsn.gov>
Sent: Monday, January 29, 2018 9:00 AM
To: Sierra, Felicia
Cc: Thomson, Heather
Subject: RE: CUP170002/GPA01200 AB52 Formal Notification

Hi Felicia,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above-referenced project. The project area is just outside of Serrano ancestral territory and, as such, SMBMI does not elect to be a consulting party on this project.

Regards,

Jessica Mauck

CULTURAL RESOURCES ANALYST

O: (909) 864-8933 x3249

M: (909) 725-9054

26569 Community Center Drive, Highland California 92346

SAN MANUEL
BAND OF MISSION INDIANS

From: Sierra, Felicia [mailto:FSierra@RIVCO.ORG]
Sent: Monday, January 29, 2018 8:55 AM
To: Lee Clauss
Cc: Jessica Mauck
Subject: CUP170002/GPA01200 AB52 Formal Notification

Good Morning,

Please see attachment for CUP170002/GPA01200 AB52 Formal Notification, Aerial and TOPO. If you wish to consult, please send a response no later than February 28, 2018.

Respectfully,

Felicia Sierra

County of Riverside

TLMA-Planning Dept.

Desk: (951) 955-8632

Email: FSierra@rivco.org

How are we doing? [Click the link to tell us](#)

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



February 6, 2018

Heather Thomson
Riverside County
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation: CUP170002, GPA01200

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004**

Date: 2/12/2018

Re:

AB 52 (ASSEMBLY BILL 52) NOTIFICATION (CUP170002, GPA01200)

Dear,
Heather Thomson
County Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

Wheeler, Timothy

From: Erica Martinez <emartinez@RinconTribe.org>
Sent: Thursday, March 1, 2018 3:34 PM
To: Thomson, Heather
Cc: Destiny Colocho
Subject: General Plan Amendment No. 1200, CZ No. 1700003, CUP No. 170002

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notifications regarding the above referenced project and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. We do not have knowledge of any cultural resources within or near the proposed project area. AB52 Consultation is not requested at this time.

If there are any additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Erica A. Ortiz-Martinez

Administrative Assistant

For Destiny Colocho, Manager

Cultural Resources Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635

Fax: 760-692-1498

Email: emartinez@rincontribe.org



*Rincon Band of
Luiseño Indians*

www.rincontribe.org

March 6, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP170002, GPA01200

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,



Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Wheeler, Timothy

From: Lopez, Valentina
Sent: Monday, May 11, 2020 3:49 PM
To: Wheeler, Timothy
Cc: Edgington, Darren
Subject: RE: CUP170002 - AB52/SB18
Attachments: CUP170002 AB52 Tracking.xlsx; GPA SB18 TRIBAL COORD TRACKING_2018.xlsx

I show all have been concluded for AB52. Same for SB18 all seem to have concluded.

Valentina Lopez

Office Assistant III

COUNTY OF RIVERSIDE

Planning Department

4080 Lemon St., 12th Fl., Riverside, CA 92501

Tel. #: (951) 955-8632

vslopez@rivco.org

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www.IECounts.org

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From: Wheeler, Timothy
Sent: Monday, May 11, 2020 3:36 PM
To: Lopez, Valentina <VSLOPEZ@RIVCO.ORG>
Cc: Edgington, Darren <DEdgingt@rivco.org>
Subject: CUP170002 - AB52/SB18
Importance: High

Hey Valentina,

Rob was assisting me with the Staff Report for this project and he stated that you were looking into the status of the project conclusions for AB52/SB18. From what I can gather, all has been resolved except I do not know about Morongo or Soboba. Did you have their status?

Kind Regards,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Johnnie Frakes Jr.

Contact Person: Johnnie Frakes Jr. E-Mail: wcsanitation@gmail.com

Mailing Address: P.O. Box 4849
Riverside CA 92514
City State ZIP

Daytime Phone No: (951) 830-5946 Fax No: (951) 780-9320

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner Name: Johnnie Frakes Jr.

Contact Person: Johnnie Frakes Jr. E-Mail: wcsanitation@gmail.com

Mailing Address: PO Box 4849
Riverside CA 92514
City State ZIP

Daytime Phone No: (951) 830-5946 Fax No: (951) 780-9320

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-1811

Desert Office - 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7555

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Johnnie Frakes Jr.
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Irene Frakes
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 274-070-003

Approximate Gross Acreage: 1.91

General location (nearby or cross streets): North of Krameria Ave, South of Van Buren Blvd East of Porter Ave, West of Gardner Ave.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): CD ~~SP~~

Existing General Plan Land Use Designation(s): RC-VLDR

Proposed General Plan Land Use Designation(s): LI

General Plan Policy Area(s) (if any): _____

Existing Zoning Classification(s): R-A

Provide details of the proposed General Plan Amendment (attach separate pages if needed):
Contractor storage yard.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	<u>So Cal Edison</u>	<input checked="" type="checkbox"/>
Gas Company	<u>None/Propane</u>	<input checked="" type="checkbox"/>
Telephone Company	<u>AT&T</u>	<input checked="" type="checkbox"/>
Water Company/District	<u>WMWD</u>	<input checked="" type="checkbox"/>

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
Sewer District	none / septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewor/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date _____

Owner/Representative (2) Irene Frakes Jfrakes Date _____

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Johnnie + Irene Frakes

Contact Person: Irene Frakes E-Mail: rocketmama55@gmail.com

Mailing Address: PO Box 4849
Riverside CA 92514
City State ZIP

Daytime Phone No: (951) 830-4841 Fax No: (951) 780-9320

Engineer/Representative Name: SELF

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner Name: Johnnie + Irene Frakes

Contact Person: Irene Frakes E-Mail: rocketmama55@gmail.com

Mailing Address: PO Box 4849 Riverside CA 92514
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

<u>Johnnie Frakes Jr.</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u></u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Irene Frakes</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u></u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 274-070-003-1

Approximate Gross Acreage: 1.91 AC.

General location (nearby or cross streets): North of Krameria Ave., South of

APPLICATION FOR CHANGE OF ZONE

Van Buren Blvd East of Porter Ave., West of Gardner Ave

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of zone R-A to C-P-S

Related cases filed in conjunction with this request:

COP

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Johnnie and Irene Frakes

Contact Person: Irene Frakes E-Mail: rocketmama55@gmail.com

Mailing Address: PO Box 4849
Riverside CA 92514
City State ZIP

Daytime Phone No: (951) 830-4841 Fax No: (951) 780-9920

Engineer/Representative Name: SELF

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner Name: Johnnie + Irene Frakes

Contact Person: Irene Frakes E-Mail: rocketmama55@gmail.com

Mailing Address: P.O. Box 4849
Riverside CA 92514
City State ZIP

Daytime Phone No: (951) 830-4841 Fax No: (951) 780-9320

Riverside Office · 4080 Lemon Street, 12th Floor
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

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


SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 274-070-003-1

Approximate Gross Acreage: 1.91 Ac.

General location (nearby or cross streets): North of Krameria Ave., South of Van Buren Blvd., East of Porter Ave., West of Gardner Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Contractors Storage Yard

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	6000		1	SFD Built 1946	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	4400		2	warehouse
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		contractors storage yard
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 11.1.17

Owner/Authorized Agent (2) [Signature] Date 11.1.17

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Johnnie Frances, Irene Frances
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- **If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.**
- **If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.**
- **If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.**
- **If the property owner is a trust, provide a copy of the trust certificate.**

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO.1200, CHANGE OF ZONE NO. 1700003, and CONDITIONAL USE PERMIT NO. 170002 – Intent to Adopt a Negative Declaration – CEQ170008 – Applicant: Irene Frakes – Engineer/Representative: A.K.A and Associates, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Krameria Avenue, easterly of Porter Avenue, southerly of Van Buren Avenue, and westerly of Gardner Avenue – 2 Gross Acres – Zoning: Residential-Agriculture (R-A) – REQUEST: General Plan Amendment No. 1200 (GPA1200) proposes a regular General Plan Foundation Component Amendment to change the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR). The project site is within the Lake Mathews/Woodcrest Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle. Change of Zone No. 1700003 (CZ170003) proposes to change the Zoning Classification of the project site from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). Conditional Use Permit No. 170002 (CUP170002) proposes to construct a Contractor’s Storage Yard with a 4,442 sq. ft. two (2) story storage and garage facility and a 608 sq. ft. caretaker’s unit and office; with outside storage of materials (gravel) in three (3) walled in bins.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 5, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission, and all correspondence received will be retained for the official record.

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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 08, 2020,

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

APN (s) or case numbers CZ1700003 / GPA1200 / CUP170002 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

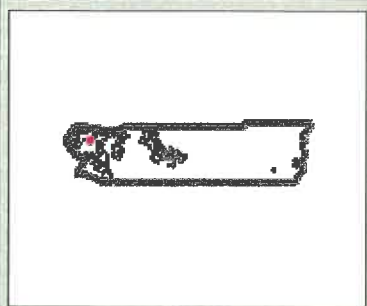
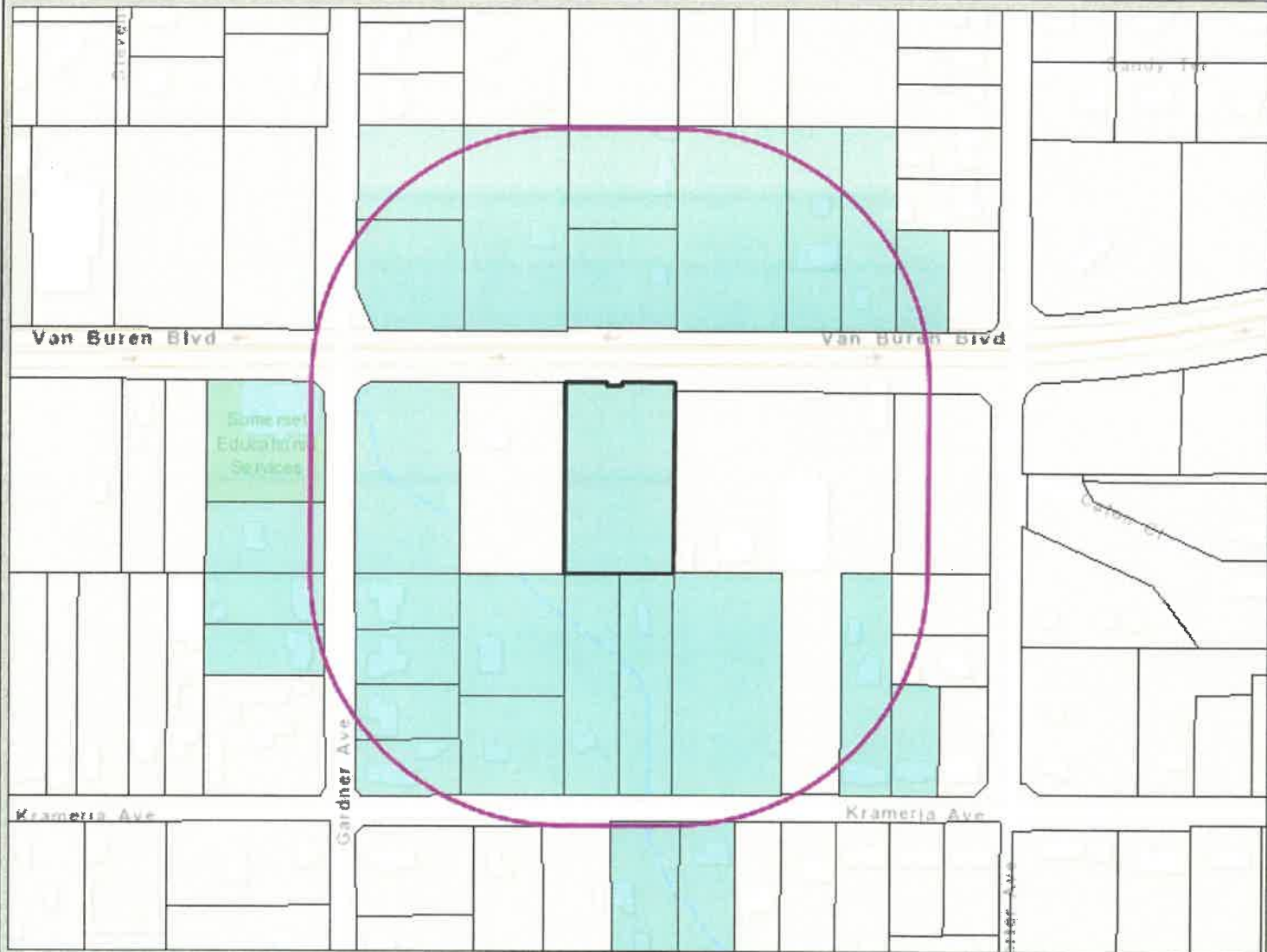
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1700003 / GPA1200 / CUP170002

(600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 376 752 Feet

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... 4/8/2020 10:59:37 AM

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274040016
JOYCE A. WESCHE
498 HUDSON LN
VICTOR MT 59875

274040017
ANN PATTINSON
16365 GARDNER AVE
RIVERSIDE CA 92504

274040018
SOMERSET INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274040023
JULIO R. SALAS
16455 GARDNER AVE
RIVERSIDE CA 92504

274060015
NHO XUAN LE
17440 VAN BUREN BLVD
RIVERSIDE CA 92504

274060016
WILLIS G. MOORE
17408 VAN BUREN BLVD
RIVERSIDE CA 92504

274060017
SOMEREST INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274060018
RICHARD HERGENREDER
17354 SAGE AVE
RIVERSIDE CA 92504

274060019
PETER PHAM
15987 WASHINGTON ST
RIVERSIDE CA 92504

274060020
GEORGE F. HOANZL
16090 RAWHIDE LN
RIVERSIDE CA 92504

274060021
LARRY EUGENE MCCRAY
16250 GARDNER AVE
RIVERSIDE CA 92504

274060022
ZIPLINEEXPRESS
2872 TIGER TAIL
ROSSMOOR CA 90720

274060025
HASSAN TAHERI
16790 TREETOP LN
RIVERSIDE CA 92503

274070001
KEVIN THANH DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

274070003
JOHNNIE L. FRAKES
18354 SWALLOWTAIL LN
RIVERSIDE CA 92504

274070011
ROSALINA QUINTERO
17460 KRAMERIA AVE
RIVERSIDE CA 92504

274070013
SANDALS CHURCH
150 PALMYRITA AVE
RIVERSIDE CA 92507

274070017
TSUNG HUANG LIANG
16428 GARDNER AVE
RIVERSIDE CA 92504

274070018
MURIEL L. JOHNSON
16450 GARDNER AVE
RIVERSIDE CA 92504

274070019
RICARDO G. FLORES
PO BOX 4564
RIVERSIDE CA 92514

274070020
ROGER D. SCHNABEL
17260 KRAMERIA AVE
RIVERSIDE CA 92504

274070022
WILFRIED CIESIELSKI
17470 KRAMERIA AVE
RIVERSIDE CA 92504

274070026
RICHARDO MENDEZ
17350 KRAMERIA AVE
RIVERSIDE CA 92504

274070027
MARGERY M. NELSON
17340 KRAMERIA AVE
RIVERSIDE CA 92504

274070030
LUIS C. PEREZ
17316 KRAMERIA AVE
RIVERSIDE CA 92504

274070031
JIMMY C. KENDALL
17306 KRAMERIA AVE
RIVERSIDE CA 92504

274190004
P VERA HILLS
17345 KRAMERIA AVE
RIVERSIDE CA 92504

274190005
JANET C. HENDERSON
17355 KRAMERIA AVE
RIVERSIDE CA 92504

A.K.A. & Associates Inc.
2222 Kansas Avenue, Suite K
Riverside, CA 92507
Project: CUP170002 (Frakes)

Johnnie & Irene Frakes
17333 Van Buren Boulevard
Riverside, CA 92504

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Morongo Band of Mission Indians
Tribal Historic Preservation Office
12700 Pumarra Road
Banning, CA 92220
Attn: Raymond Huaute

Soboba Band of Luiseño Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Native American Heritage Commission
Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

**INVOICE (INV-00035598)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Irene Frakes

P.O Box 4849 Van Buren
Riverside, Ca 92514

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00035598	12/28/2017	12/28/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW170007	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
17333 Van Buren Blvd Riverside, CA 92504		\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: August 5, 2020

PROPOSED PROJECT

Case Number(s): CZ1800007, TTM37439,
PPT180024, TPM37864

EIR No.: CEQ180024

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area

Supervisory District: Third District


Project Planner: Russell Brady

Project APN(s): 466-310-002, 466-310-026

Applicant(s): Sun Holland, LLC

Engineer(s): VSL Engineering

Representative(s): Markham
Development Strategies LLC



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 1800007 is a proposal to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 37439 is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. Lot 447 is anticipated as a single family lot for purposes of this subdivision.

The subdivision proposes different tiers of lot sizes throughout the overall development generally divided into each quadrant within the subdivision. Lots with a minimum lot size of 4,500 sq. ft. are proposed in the northwest quadrant (lots 1-130), lots with a minimum lot size of 5,000 sq. ft. are proposed in the northeast quadrant (lots 131-317), and lots with a minimum lot size of 6,500 sq. ft. are proposed in the southeast quadrant (lots 318-446), with the southwest quadrant consisting of lot 447.

A park is proposed on an 8.96 acre lot within the northwest portion of the development. Amenities for the park are anticipated to include soccer and baseball fields, basketball court, tot lot/playground, shade structure/picnic area, restrooms, and parking lot. The park is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District following construction of the park. Smaller park/paseo areas are also proposed at certain locations near the channels and trails to provide connections from the residential lots to the trails and may provide some minor amenities within the park/paseo areas.

Access to the development would be provided via the four surrounding streets with one access road connection to each road. The subdivision is proposed to be divided into three (3) phases generally following the three quadrants proposed for development. Each phase is proposed to provide the necessary primary and secondary means of access and all required infrastructure regardless of which phase develops first.

The surrounding streets will be improved along the frontage of the project with full improvements to applicable road standards provided on the project side of the street with a minimum 12 foot width of paving provided on the opposite side of the street. Holland Road will also be improved between Leon Road and Briggs Road with 32 feet wide of street paving with an AC berm on either side to control drainage.

The project incorporates a network of drainage channels within the project that connect to proposed Flood Control improvements offsite extending to the west of the subdivision and curving northwesterly to an area near the intersection of Briggs Road and Holland Road that would connect to proposed drainage improvements associated with Tentative Tract Map No. 31229 within the City of Menifee. The drainage improvements in particular will require the relocation of three (3) high pressure gas lines along Briggs Road.

The project also includes an offsite improvement for sewer connection that generally follows the offsite channel alignment. These offsite street, flood control, and sewer improvements are included in the analysis of the Environmental Impact Report.

The channels proposed include maintenance roads on either side that are also proposed to serve dual purpose as trails to provide a trail connection from within the site as the channel crosses from the southeast corner northerly to the middle of the site and then west to Leon Road where it meets a channel that begins at the northwest corner of the site southerly along Leon Road.

The grading proposed for the subdivision area would result in a need for import of approximately 170 thousand cubic yards. However, this is anticipated to be provided through the offsite channel improvements proposed that would result in the overall grading being nearly balanced. The grading proposed at the perimeter of the subdivision with the surrounding street improvements will match the grade of the surrounding properties.

PLOT PLAN NO. 180024 is a proposal for a development plan for 447 single-family residential lots.

TENTATIVE PARCEL MAP NO. 37864 is a proposal for a Schedule "J" subdivision of 158.18 gross acres into 9 lots reflecting the phasing and infrastructure for TTM37439. No grading or improvements are proposed for this subdivision.

The above is hereinafter referenced as "the project" for this staff report.

The project is located easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THE BOARD OF SUPERVISOR TAKE THE FOLLOWING ACTIONS:

TENTATIVELY CERTIFY the ENVIRONMENTAL IMPACT REPORT based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800007, to change the zoning classification for the subject property from One-Family Dwellings (R-1) to Planned Residential (R-4) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37439, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 180024, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37864, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR), Open Space: Recreation (OS:R)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	One-Family Dwellings (R-1)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Specific Plan (SP 293)
East:	Rural Residential (R-R), One-Family Dwellings (R-1)
South:	Rural Residential (R-R)
West:	Light Agriculture, five-acre minimum (A-1-5), Rural Residential (R-R), Light Agriculture, two and a half-acre minimum (A-1-2 ½)
Existing Use:	Vacant land, agricultural

Surrounding Uses	
North:	Vacant land
East:	Vacant land, agricultural
South:	Vacant land
West:	Scattered single-family residential, vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	158.18	N/A
Proposed Minimum Lot Size (sq ft):	4,500	3,500 square feet per R-4 zone
Total Proposed Number of Residential Lots:	447	504 (per Highway 79 Policy Area)
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes, CSA 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, partially within low susceptibility
Subsidence Area:	Yes, partially within susceptible area
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: On-site Project Location Map

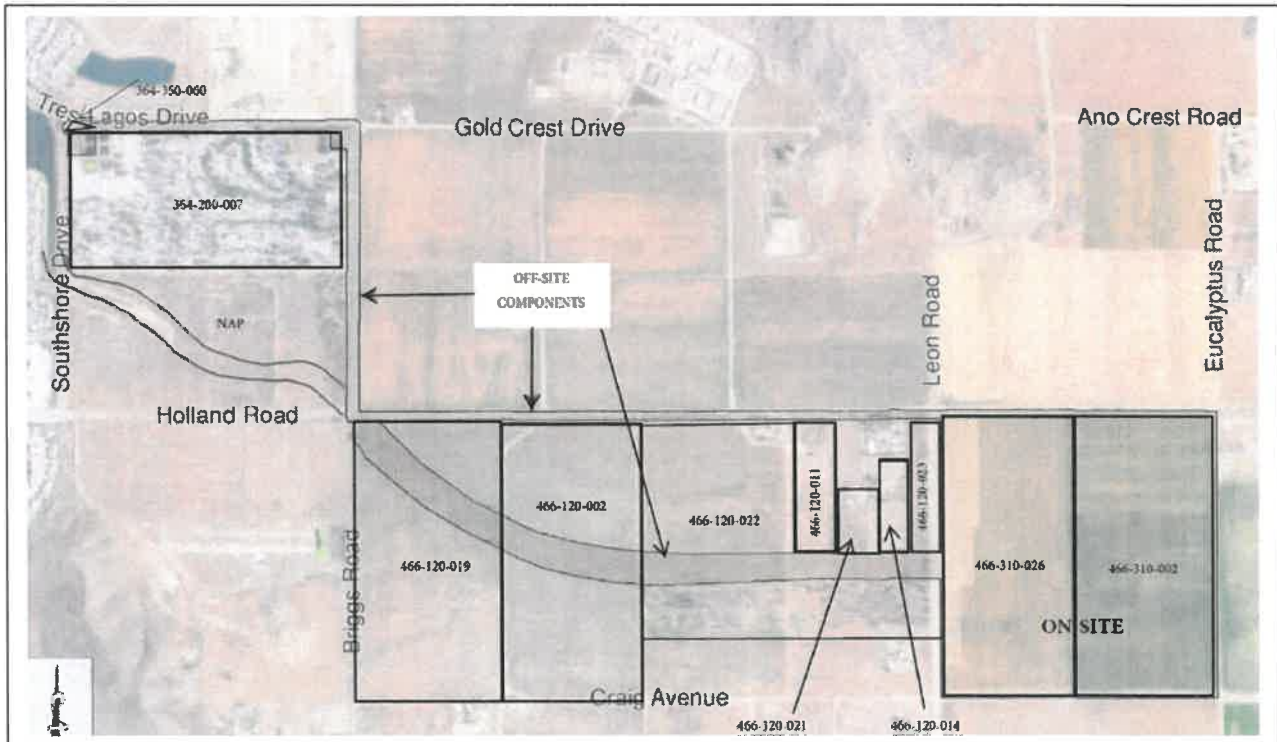


Figure 2: Off-site Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with the Southwest Area Plan (SWAP) Policy 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area.

The project site has a land use designation of Medium Density Residential which has a density range of 2 to 5 dwelling units per acres with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The project area of 158.18 at this maximum density rate would allow up to 504 residential units. The project proposes a maximum of 447 residential units to be consistent with the Policy 9.2.

Earlier versions of this subdivision included a total of 574 residential units. This higher level of development was what was evaluated in detail in the project's EIR. However, this amount of units was not consistent with Policy 9.2 of the Highway 79 Policy Area, so the subdivision was redesigned to be consistent with the policy area. The subdivision proposes lot 447 that for the purposes of this subdivision is a residential lot. However, lot 447 has the potential for future development that retains a potential for 58 units as the remaining amount of 504 residential units allowed on the project site to be consistent with the policy area. Additionally, if the policy area is revised in the future, the EIR analyzed the impacts of the initial proposal of 574 residential units.

Application Submittal

Change of Zone No. 1800007 and Tentative Tract Map No. 37439 were submitted to the County of Riverside on March 21, 2018. Plot Plan No. 180024 was submitted to the County of Riverside on September 20, 2018

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) has been prepared for this project with the total 574 residential units as noted in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated from February 7, 2020 through March 23, 2020. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for VOC and NOx. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible

mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, regional operational emissions (primarily from mobile/vehicle emissions) for NOx and VOC are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Localized emissions remained less than significant. Therefore, impacts related to operational emissions of VOC and NOx would remain significant and unavoidable.

Noise – Operational

Project-related operational impacts would result in less than significant impacts to noise-sensitive receptors associated with on-site operational activities. However, the project's generation of vehicle traffic and noise off-site for residential uses adjacent to Leon Road south of Craig Avenue even after inclusion of mitigation for rubberized asphalt in certain locations would result in a significant direct and cumulative impact. No other feasible mitigation exists to reduce these off-site impacts and impacts remain significant.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Mitigation measures for certain road improvements are included that address the direct impacts of the project. However, significant cumulative impacts remain for intersections where fair share are fees are paid for the project's incremental impacts where improvements are not guaranteed to be completed prior to the project's operation and are outside of the County of Riverside's jurisdiction (i.e. within the City of Menifee). Additionally, the project would add traffic to freeway facilities that would impact already deficient facilities. These facilities are under the jurisdiction of Caltrans and Riverside County cannot assure the construction of improvements to state highway facilities that may be needed to address deficiencies. Therefore these impacts remain significant.

Four (4) comments were received during the 45-day public review period. These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on the Planning Department's website on June 3, 2020 and with mailed notices to commenters sent on June 3, 2020.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related to Air Quality, Noise, and Transportation. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure is applicable to single-family residential projects of 75 units or more to provide a minimum of 30 percent of their energy demand via renewable energy. The project is conditioned to comply with this provision.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which allows between 2 to 5 dwelling unit per acre. The proposed Tentative Tract Map is consistent with this land use designations since the Tentative Tract Map proposes a density of 2.81 dwelling units per acre.
2. The existing zoning is One-Family Dwellings (R-1) and the Change of Zone proposes to change the zoning to Planned Residential (R-4). The proposed Tentative Tract Map is consistent with the proposed zoning for residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards of the Planned Residential (R-4) zone, which is detailed below in the Development Standards Findings.

Entitlement Findings:

Change of Zone

1. The proposed Change of Zone to Planned Residential (R-4) would allow generally for residential uses, in particular single-family residential uses with the allowance for smaller lot sizes. This proposed Planned Residential (R-4) zone is therefore consistent with the existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which also generally allows for residential uses at densities between 2 and 5 dwelling units per acre.
2. Pursuant to Ordinance No. 348 Section 8.92, the Planned Residential 9R-4) zone shall not be applied to any area containing less than 9 acres. The overall project site is 158.18 gross acres, which complies with this requirement.

Tentative Tract Map

Tentative Tract Map No. 37439 is a Schedule "A" subdivision that propose to subdivide 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of

place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks. The Tentative Tract Map site is consistent with the Medium Density Residential land use designation and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat which lends itself well to the type and density of development proposed. Infrastructure to serve the residential development including water, sewer, and roads are readily available to the site with the improvements proposed by the overall project. Additionally, this development is consistent with the Medium Density Residential (MDR) land use designation of the General Plan.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Impact Report prepared for the project.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality or noise excluding the limited impacts from noise generated limited to certain residential uses along Leon Road that is disclosed in the Environmental Impact Report. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 37439 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. **Streets.** Streets are shown on the Tentative Map, which include all internal street improvements and four points of connection, one each to the four surrounding roads (Holland Road, Leon Road, Eucalyptus Road, and Craig Avenue), for primary and secondary access as well as applicable improvements to each of the four surrounding roads along the project's frontage as well as improvements for Holland Road further west between Leon Road and Briggs Road.
 - b. **Domestic Water.** Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. **Fire Protection.** Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed with four points of access and each phase of the subdivision is required to provide adequate access consistent with the provisions of Ordinance No. 460. Other fire protection measures shall

be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.

- d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District and will meet the requirements identified within Ordinance No. 460 related to sewage disposal.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project does propose a channel that is located along the west side of Eucalyptus Road along the southern portion of the site and then crosses east-west in the middle portion of the site to Leon Road where it connects to a channel along the east side of Leon Road between Holland Road and the middle portion of the site. The project proposes walls or fencing along the sides of the channel only opening up to areas where the trail along the channel connects to areas of the development for access. The project does not have any other of the specifically noted features. Beyond the walls and fencing along the channel, walls and fencing are proposed along the outer boundaries of the project along Holland Road, Leon Road, Eucalyptus Road, and Craig Avenue and throughout the project.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. The project site has no easements on it, so no impacts to easements would occur.
 7. Tentative Tract Map No. 37439 is consistent with the minimum size allowed by the project site's Zoning Classification of Planned Residential (R-4) as proposed by the Change of Zone. This is detailed further in the Development Standards findings.

Plot Plan

The following findings shall be made prior to making a recommendation to approve a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 Section 18.30.C:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the Land Use findings and Tentative Tract Map findings.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality or noise excluding the limited impacts from noise generated limited to certain residential uses along Leon Road that is disclosed in the Environmental Impact Report. Other impacts to the environment related to public health, safety, and welfare would be less than significant.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as surrounding planned development consists primarily of residential land uses of similar density to the north, east, and south with lower density residential uses to the west. The project incorporates buffering along its western edge along Leon Road facing existing and planned lower density residential uses with the inclusion of the channel

that will serve as a separator to distance the more dense uses proposed by this project from areas to the west. Additionally, the proposed project would not inhibit development of surrounding areas.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project proposes additional dedication and improvements to all surrounding roads the project fronts on as well as offsite improvements of Holland Road between Leon Road and Briggs Road. The project prepared a traffic analysis which determined that the traffic generated by the project would not result in unacceptable levels of traffic congestion within the County's jurisdiction based on General Plan policies.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does propose multiple buildings on one existing parcel, but the related Tentative Tract Map No. 37439 would subdivide the property prior to any building construction occurring. The Plot Plan is conditioned to clarify that the Tentative Tract Map is required to record prior to the sale of any individual building.
6. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Planned Residential (R-4) zone as detailed in the following section.

Tentative Parcel Map

Tentative Parcel Map No. 37864 is a proposal for a Schedule "J" subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for Tentative Tract Map No. 37439. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The proposed tentative parcel map will comply with the General Plan by subdividing the property into smaller areas reflecting the phasing and infrastructure proposed by related Tentative Tract Map No. 37439 to allow for future subdivision that will provide a variety of housing type in single-family residential community, promote community with the open space recreational areas and connecting to adjacent communities parks. The Tentative Parcel Map site is has a land use designation of Medium Density Residential (MDR) and is consistent with this land use designation and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the project site is relatively flat which lends itself well to the type and density of development proposed

by this subdivision and ultimately the related Tentative Tract Map No. 37439 that this subdivision serves. The proposed subdivision would not directly allow for any grading or development and so would not alter the site physically. Infrastructure to serve the residential development including water, sewer, and roads are readily available to the site with the improvements proposed by the overall project. This development is consistent with the Specific Plan land use designation of Medium Density Residential (MDR) through the related implementation of Tentative Tract Map No. 37439 and its proposed density.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Impact Report.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Impact Report, the project would not have a significant impact to local air quality or noise excluding the limited impacts from noise generated limited to certain residential uses along Leon Road that is disclosed in the Environmental Impact Report. Other impacts to the environment related to public health would be less than significant.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a concurrently proposed Tentative Tract Map No. 37439 that is proposed to be acted on before the Tentative Parcel Map. Tentative Tract Map No. 37239 will ultimately be for the development of residential, public facilities, recreational and open space uses.
 - b. Minimum Requirements. The proposed 9 parcels with a minimum lot size of 0.25 acres are greater than the minimum lot sizes of 3,500 square feet for the proposed Planned Residential (R-4) zone. Legal access will be provided to the site via the four (4) surrounding roads and internal street dedications where certain proposed parcels do not have any frontage on one of the surrounding roads. There are no physical constraints that affect the feasibility of future development, as determined by the project Environmental Impact Report and the Staff Report. Ultimate development of the site will comply with the development standards of the Planned Residential (R-4) zone.
 - c. Compliance. The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, assessor parcel numbers, and other required notes.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed.

7. Tentative Parcel Map No. 37864 is consistent with the minimum size allowed by the project site's Zoning Classification of Planned Residential (R-4) as noted above.

Development Standards Findings:

1. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Sections 8.93 through 8.95 as detailed below:
 - a. *The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet.* The project area excluding the street rights of way and even excluding lot 447 total 4,022,810 square feet, which equates to an overall area for each dwelling unit of 9,019 square feet, which meets the 6,000 square feet standard.
 - b. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.* The project complies with this lot standard because the minimum lot size for the project site is 4,500 square feet and the minimum proposed widths and depths of the lots are 47 feet and 100 feet, respectively.
 - c. *One family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* Sample conceptual elevations are included in the Design Manual for the project, but does not include dimensions. However, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project. Therefore, all structures will be in compliance with the applicable height requirements.
 - d. *The minimum yard requirements are as follows:*
 1. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project's Design Manual includes conceptual plotting for each of the lot types that shows a setback that is less than twenty (20) feet. The Design Manual for the project includes a minimum setback of 12 feet for 1 story units and 15 feet for two-story units (excluding front entry garages which require 18 foot setback). The Countywide Design Standards and Guidelines note that its provisions "supplement the minimum specifications for land development in Riverside County Ordinance No. 348". The Countywide Standards and Guidelines include a standard that "front yard setbacks shall average 20 feet, and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet." The reduced setback proposed by this project is allowed due to this overall provision and the specific provision approved by the Board of Supervisors in the Countywide Design Standards & Guidelines, which notes in its applicability that "where a residential lot is smaller than 7,200 square feet, the Standards & Guidelines related to unit location, setbacks, % of lot coverage and street frontage may be waived if the project applicants demonstrate that they have addressed the Planning Objectives in Paragraph B

as well as providing a sense of privacy and personal space for each residential unit.” This project does propose lots smaller than 7,200 square feet and the Planning Objectives in Paragraph B of the Countywide Design Standards & Guidelines and how the project provides a sense of privacy and personal space in each unit is addressed in the project’s Design Manual to allow not only the reduced setback from the R-4 zone but also the 15 foot minimum as noted in the Countywide Design Standards & Guidelines for certain one-story buildings. Additionally, once building plans are submitted, they will be required to comply with the Countywide Design Standards & Guidelines based on the specifics of the building design and location proposed at that time to continue to ensure consistency with these provisions.

2. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project’s Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
 3. *The rear yard shall not be less than ten (10) feet.* The project’s Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
 4. *No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.* The project’s Design Manual includes conceptual plotting for each of the lot types that does not show any anticipated structural encroachments other than the reduced setback provisions as allowed by the Countywide Design Standards & Guidelines. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- e. *Off-street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348.* Single-family uses require a minimum of 2 spaces per dwelling unit. The Design Manual for the project includes conceptual plans that provide 2 car garages for each of the units as well as driveways that could accommodate a minimum of 2 additional cars for each lot that meets the minimum standard for 2 spaces per dwelling unit.
 - f. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable.* The project is proposed to be served by EMWD for wastewater service and would not be served by individual sewage disposal systems.
 - g. *The recreation areas shall be of a size, based on the particular use adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.* Based on the 447 units proposed and a rate of 3.06 persons per unit, there

would be approximately 1,365 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, 3 acres of parks should be provided for every 1,000 residents. Based on the 1,368 residents anticipated, a minimum of 4.10 acres of park area required. Utilizing a typically accepted rate by Valley-Wide Recreation and Parks District of 5 acres per 1,000 residents would result in a minimum of 6.84 acres. The park area has a lot area of 8.96 acres, which meets the minimum recreation area.

- h. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.* The project provides sidewalks throughout the development to access each proposed unit. The proposed project streets have been designed to public street standards and would provide adequate emergency vehicle access.
- i. *Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348.* Tentative Tract Map No. 37439 proposes the subdivision of the property and includes the Design Manual as the development plan that is part of the associated Plot Plan No. 180024.
- j. *A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.* Tentative Tract Map No. 37439 is the proposed subdivision and it will be required to be recorded prior to construction of any individual residential buildings. The Tentative Map shows the residential lots as numbered lots.
- k. *A development plan conforming to the requirements of this article and containing the following minimum information shall be approved by the Planning Commission.* The proposed Design Manual as an exhibit for the Plot Plan is included as the development plan for consideration by the Planning Commission.
 - 1. *Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.* The Design Manual includes typical plotting for each lot type based on the conceptual building plans included.
 - 2. *Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.* The location of sidewalks, recreation areas, and other open areas are shown on the Tentative Tract Map exhibit in general and in more detail in the Design Manual, specifically the conceptual landscape plan.
 - 3. *Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.* The Design Manual includes a conceptual wall and fence plan that shows the planned location of all walls and fencing along with their heights and elevations of each wall and fence type. The conceptual landscape plan included in the Design Manual shows the general location of paving and different landscape treatments throughout the project site.

4. *Plans and elevations of typical structures to indicate architectural type and construction standards.* The Design Manual includes conceptual elevations and plotting of residential units on the lots.
- I. *Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission.* The Design Manual includes a plan for maintenance of the open space or common areas within the project that are planned to be divided between Valley-Wide Recreation and Parks District for the park area, natural open space, parkway landscaping, and smaller basins and Riverside County Flood Control for the regional basin. No Homeowners Association or other private maintenance entity is anticipated to be necessary for any open or recreation areas proposed by the project. Standard conditions of approval are included on the project to require annexation into the applicable maintenance districts.

Other Findings:

1. This project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is not located within any city's sphere of influence.
3. The project site is not located within any Airport Influence Area (AIA) boundary.
4. In compliance with Assembly Bill 52 (AB52), on April 2, 2018 notices regarding this project were mailed to nine tribes and individuals identified by the Native American Heritage Commission (NAHC). Consultations were requested by the Morongo Band of Mission Indians, Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians within the 30-day period to respond to the County's notice. No response was received from the Cahuilla Band of Indians, Colorado River Indian Tribe, Ramona Band of Cahuilla Indians, or the Quechan Indian Nation. Consultation with the Morongo Band of Mission Indians took place on April 25, 2018 and the Project exhibits were provided the same day. The cultural report was sent to the Morongo Band of Mission Indians on May 22, 2018 and the Project conditions of approval were sent on May 30, 2018. The Morongo Band of Mission Indians concurred with the conditions of approval and consultation was concluded on November 6, 2018. The cultural report was provided to the Pechanga Band of Luiseño Indians on May 22, 2018 along with an invitation for a face-to-face meeting. No response was received from the group and the project conditions of approval were sent to them on May 30, 2018. Finally, an email asking if the band had any further comments or concerns was sent on July 11, 2018 with no response from the Pechanga Band of Luiseño Indians. Subsequently, the Pechanga Band of Luiseño Indians provided comments on the Draft Environmental Impact Report and their comments and recommendations were responded to in the Final Environmental Impact Report, which included revisions to the mitigation measures per Pechanga's request with revisions by County staff. The Conditions of Approval were provided to the Rincon Band of Luiseño Indians; the Rincon Band are in agreement with the Conditions and indicated on January 18, 2019 that consultation was concluded. Consultation was held with the Soboba Band of Luiseño Indians on July 30, 2018. The Soboba Band of Luiseño Indians asked that there be a place for reburial onsite should any unanticipated resources be identified during ground disturbing activities. No tribal cultural resources were identified by any of the consulting tribes. Consultation, pursuant to AB52 has been completed.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Environmental Impact Report, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

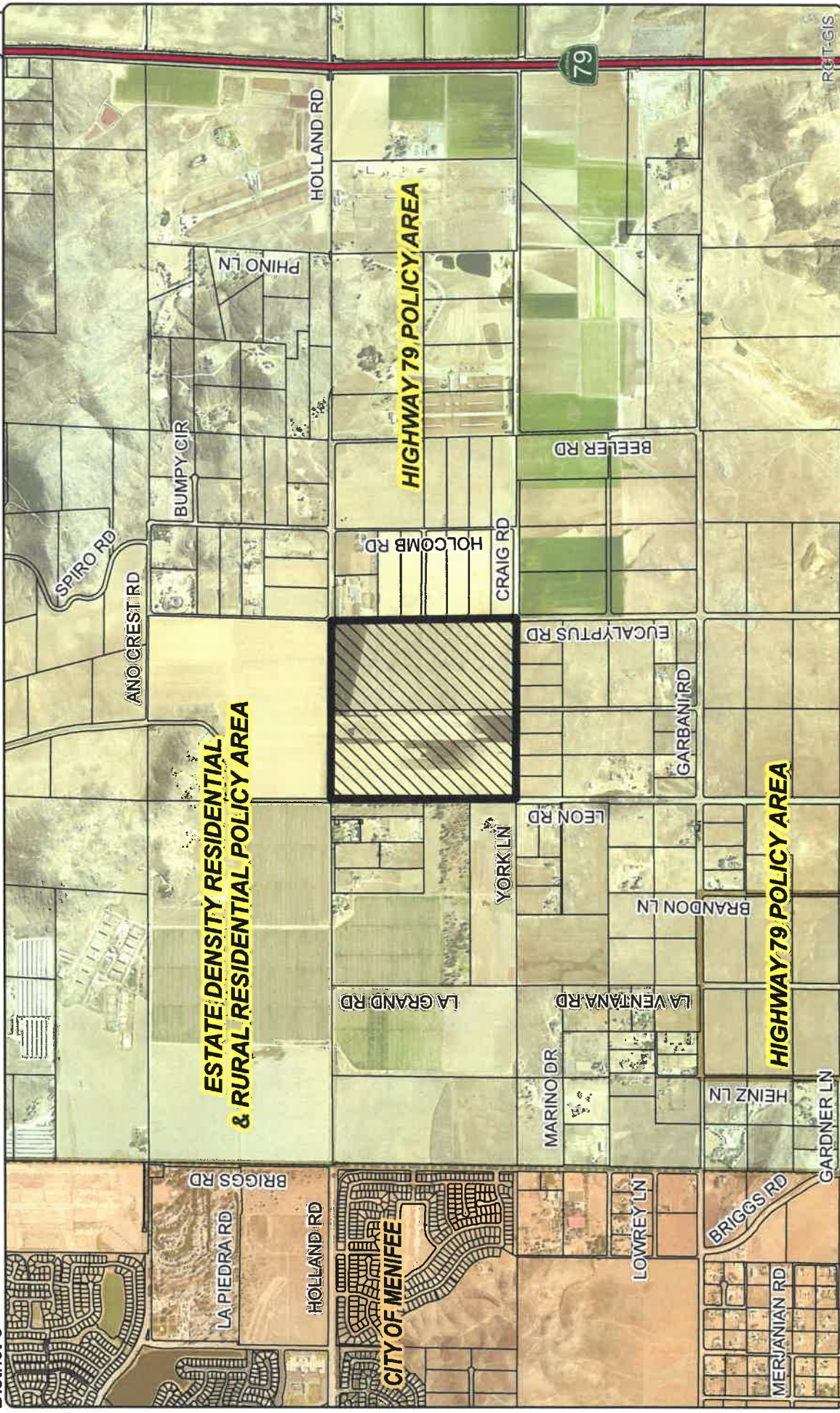
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication either in support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800007 TTM37439 PPT180024 TPM37864
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 06/15/2020
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



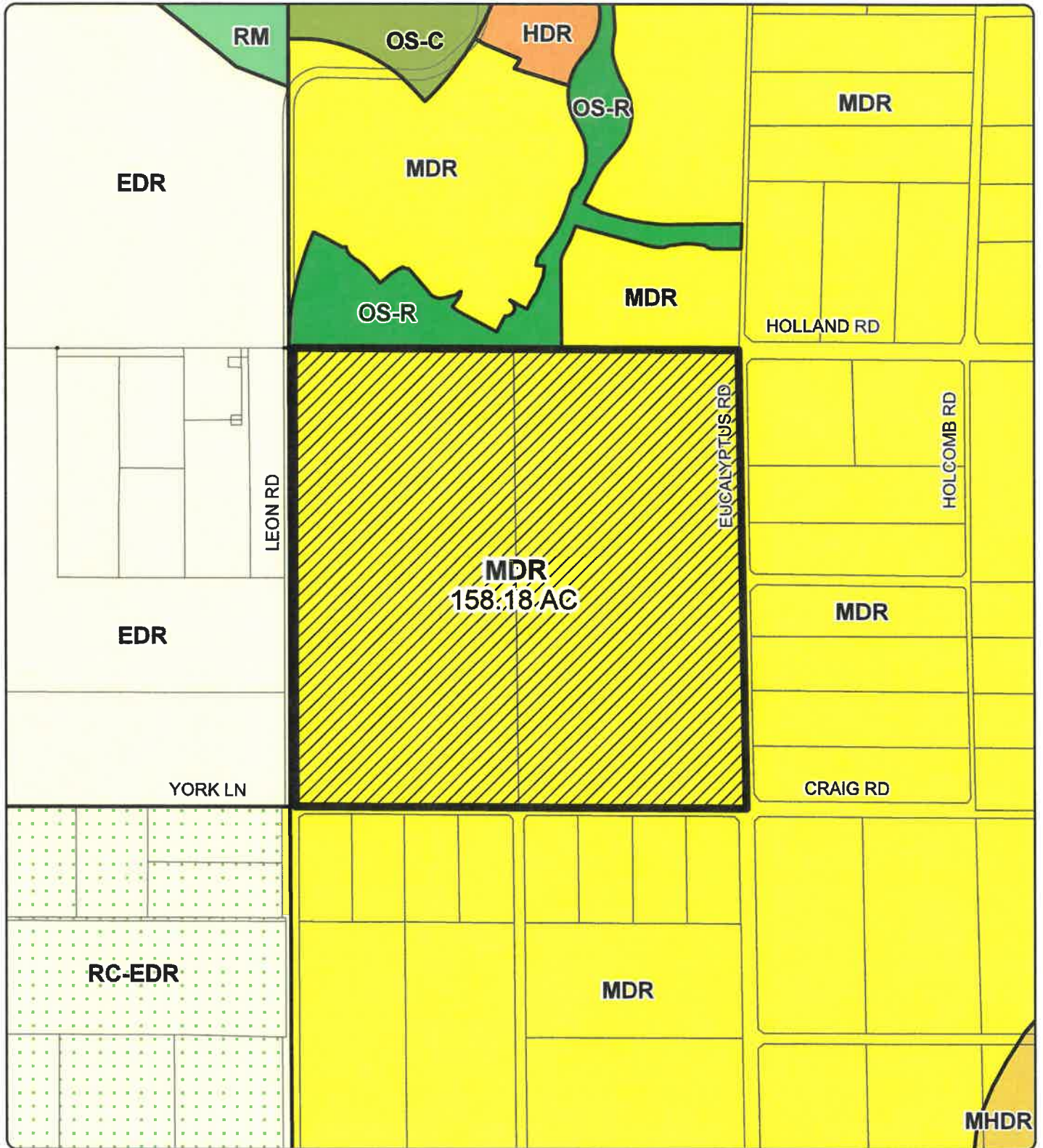
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. This plan provides a long-term strategic vision for the County and its future growth. The County Board of Supervisors has approved this plan and the County is providing for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-3200 (Western County) or in Palm Desert at (760) 945-8277 (Eastern County) or website: <http://www.riversidecounty.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800007 TTM37439 PPT180024 TPM37864

Supervisor: Washington
District 3

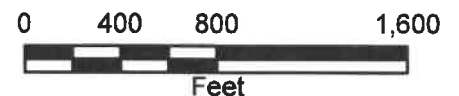
Date Drawn: 6/15/2020
Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: Winchester

Author: Vinnie Nguyen



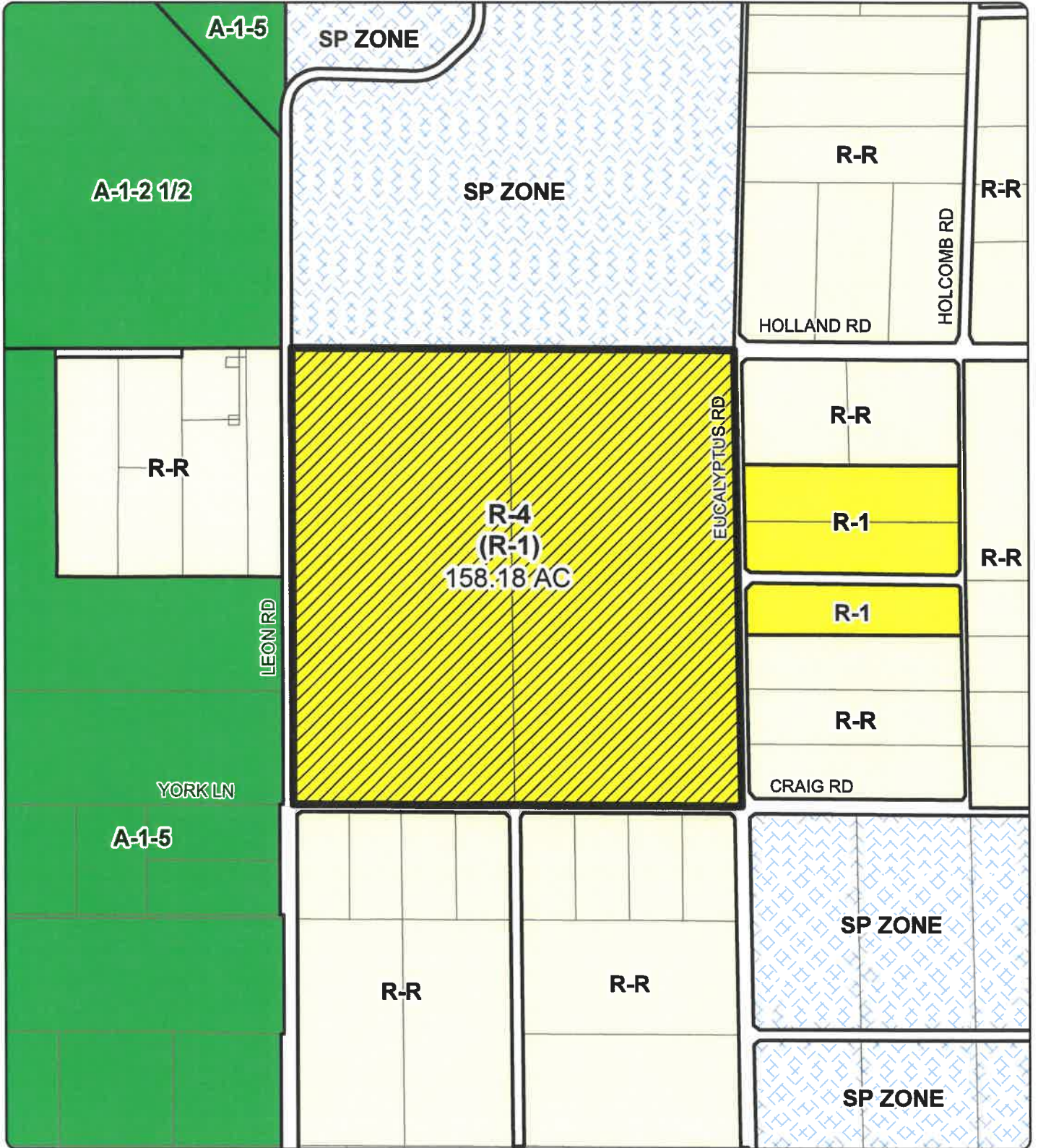
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800007 TTM37439 PPT180024 TPM37864

Supervisor: Washington
District 3

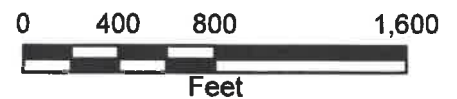
EXISTING ZONING

Date Drawn: 6/15/2020
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

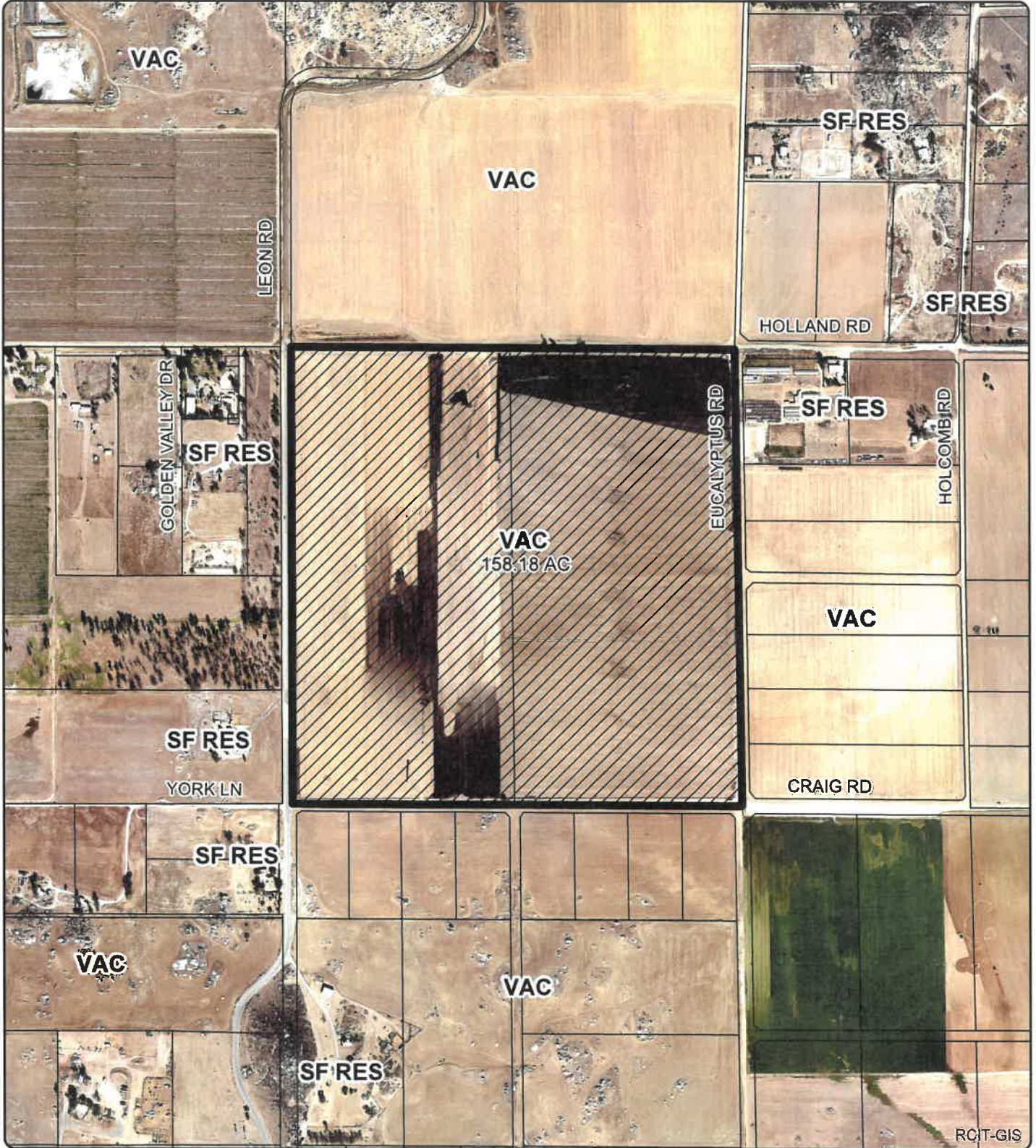
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800007 TTM37439 PPT180024 TPM37864

Supervisor: Washington
District 3

LAND USE

Date Drawn: 6/15/2020

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen

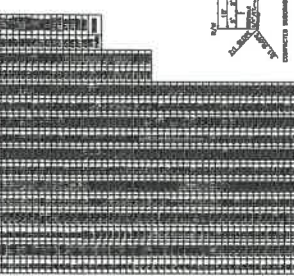
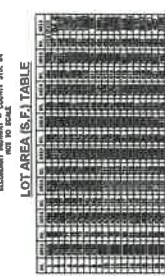
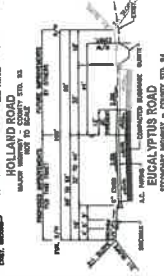
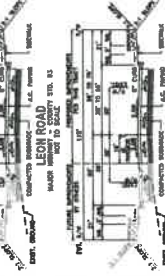
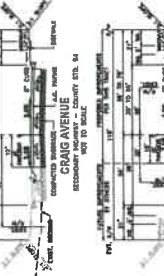
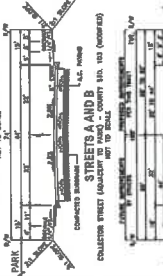
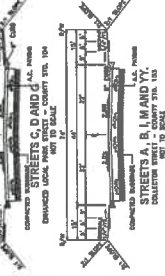
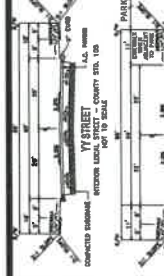
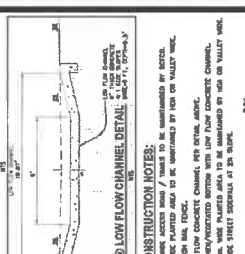
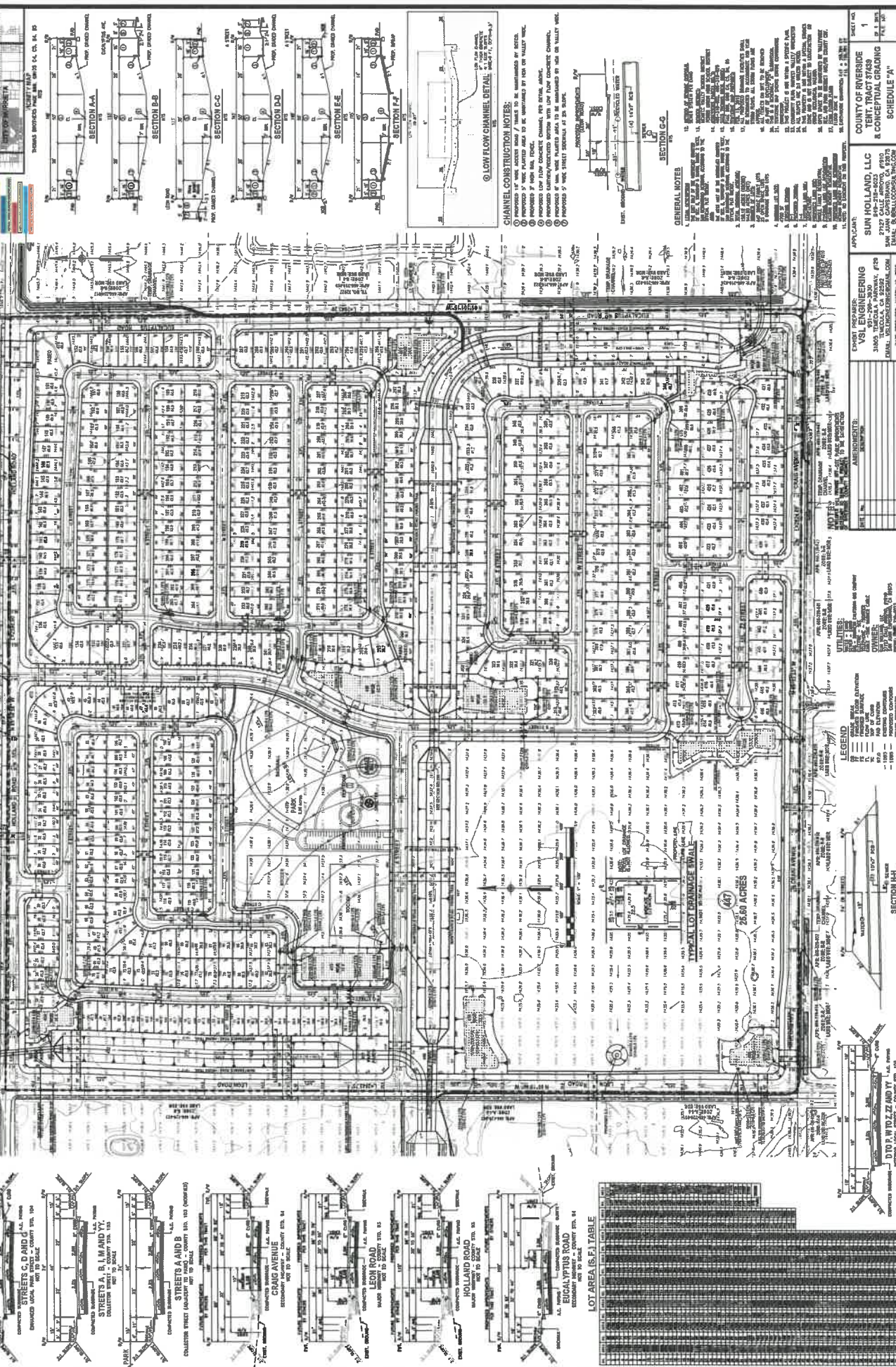


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rclanning.rctims.org>

TENTATIVE TRACT NO. 37439 - AMENDED NO. 4 & CONCEPTUAL GRADING PLAN COUNTY OF RIVERSIDE

PLA AREA CALCULATIONS:
 TRACT 37439
 TOTAL AREA: 26.00 ACRES
 EXISTING LOT AREA: 26.00 ACRES
 NEWLY CREATED LOT AREA: 26.00 ACRES

HWY. 78 POLICY CALCULATIONS:
 EXISTING LOT AREA: 26.00 ACRES
 NEWLY CREATED LOT AREA: 26.00 ACRES



APPLICANT: SUN HOLLAND, LLC
 2727 GALE AVENUE, #200
 TOLUCA, CA 92580
 TEL: 951.281.1234 FAX: 951.281.1235

DESIGNER: VSI ENGINEERING
 3180 S. 15TH AVENUE, SUITE 100
 TOLUCA, CA 92580
 TEL: 951.281.1234 FAX: 951.281.1235

DATE: REVISED: 03/15/2020

PROJECT NO.: 1
SCALE: 1" = 40'

PROJECT: COUNTY OF RIVERSIDE
 TRACT 37439
 & CONCEPTUAL GRADING
 SCHEDULE "A"

DATE: MARCH 15, 2020

TENTATIVE TRACT NO. 37439-2

PHASING MAP

COUNTY OF RIVERSIDE

NOTE: REVISIONS WILL BE MADE TO THIS MAP TO REFLECT THE CITY'S MAP REVISIONS TO THE PHASING MAP.

SCALE: 1" = 100'

APPROVED BY THE CITY OF RIVERSIDE

APPROVED BY THE COUNTY OF RIVERSIDE

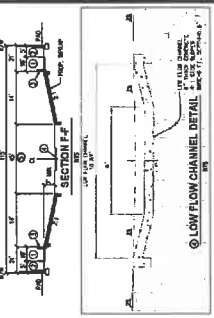
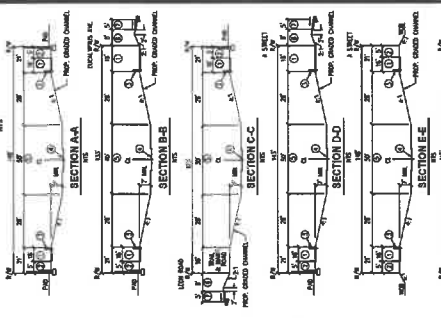
APPROVED BY THE COUNTY OF RIVERSIDE

APPROVED BY THE COUNTY OF RIVERSIDE

APPROVED BY THE COUNTY OF RIVERSIDE

APPROVED BY THE COUNTY OF RIVERSIDE

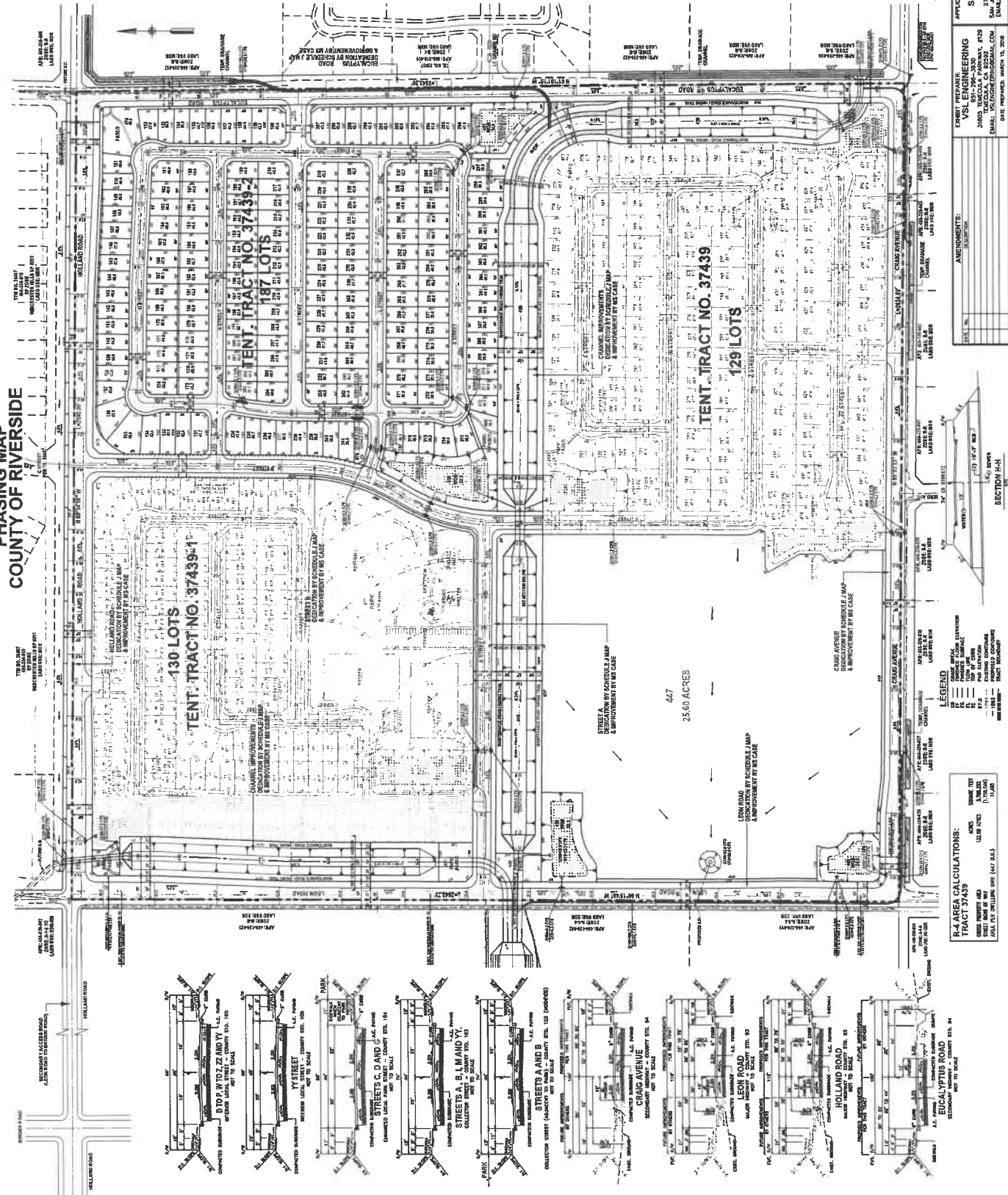
APPROVED BY THE COUNTY OF RIVERSIDE



CHANNEL CONSTRUCTION NOTES:
1. CHANNEL SHALL BE CONSTRUCTED AS SHOWN.
2. CHANNEL SHALL BE CONSTRUCTED TO A MINIMUM OF 18" DEPTH.
3. CHANNEL SHALL BE CONSTRUCTED TO A MINIMUM OF 18" WIDTH.
4. CHANNEL SHALL BE CONSTRUCTED TO A MINIMUM OF 18" DEPTH.
5. CHANNEL SHALL BE CONSTRUCTED TO A MINIMUM OF 18" WIDTH.



GENERAL NOTES:
1. THE PHASING MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE CITY'S MAP REVISIONS TO THE PHASING MAP.
2. THE PHASING MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.
3. THE PHASING MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.
4. THE PHASING MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.
5. THE PHASING MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.



LEGEND

---	CHANNEL
---	CHANNEL IMPROVEMENT
---	STREET IMPROVEMENT
---	STREET IMPROVEMENT
---	STREET IMPROVEMENT
---	STREET IMPROVEMENT

AREA CALCULATIONS:

TRACT 37439-1	130 LOTS
TRACT 37439-2	187 LOTS
TRACT 37439-3	129 LOTS
TOTAL	447 LOTS
TOTAL AREA	44.7 ACRES

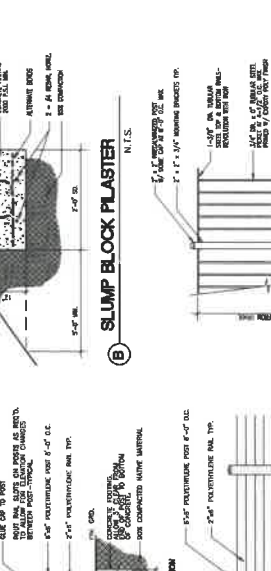
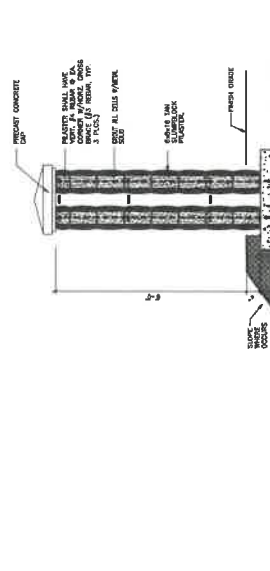
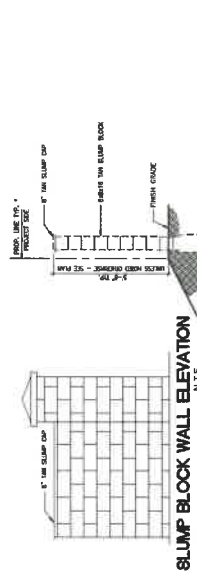
APPROVED BY THE CITY OF RIVERSIDE
APPROVED BY THE COUNTY OF RIVERSIDE

APPLICANT: SUN HOLLAND, LLC
2787 CALLE AVENUE, SUITE 100
RIVERSIDE, CA 92506
PHONE: (951) 511-1111
EMAIL: INFO@SUNHOLLAND.COM

ENGINEER: VSL ENGINEERING
31001 16TH AVENUE, SUITE 100
TUSTIN, CA 92680
PHONE: (949) 461-1111
EMAIL: INFO@VSL-ENGINEERING.COM

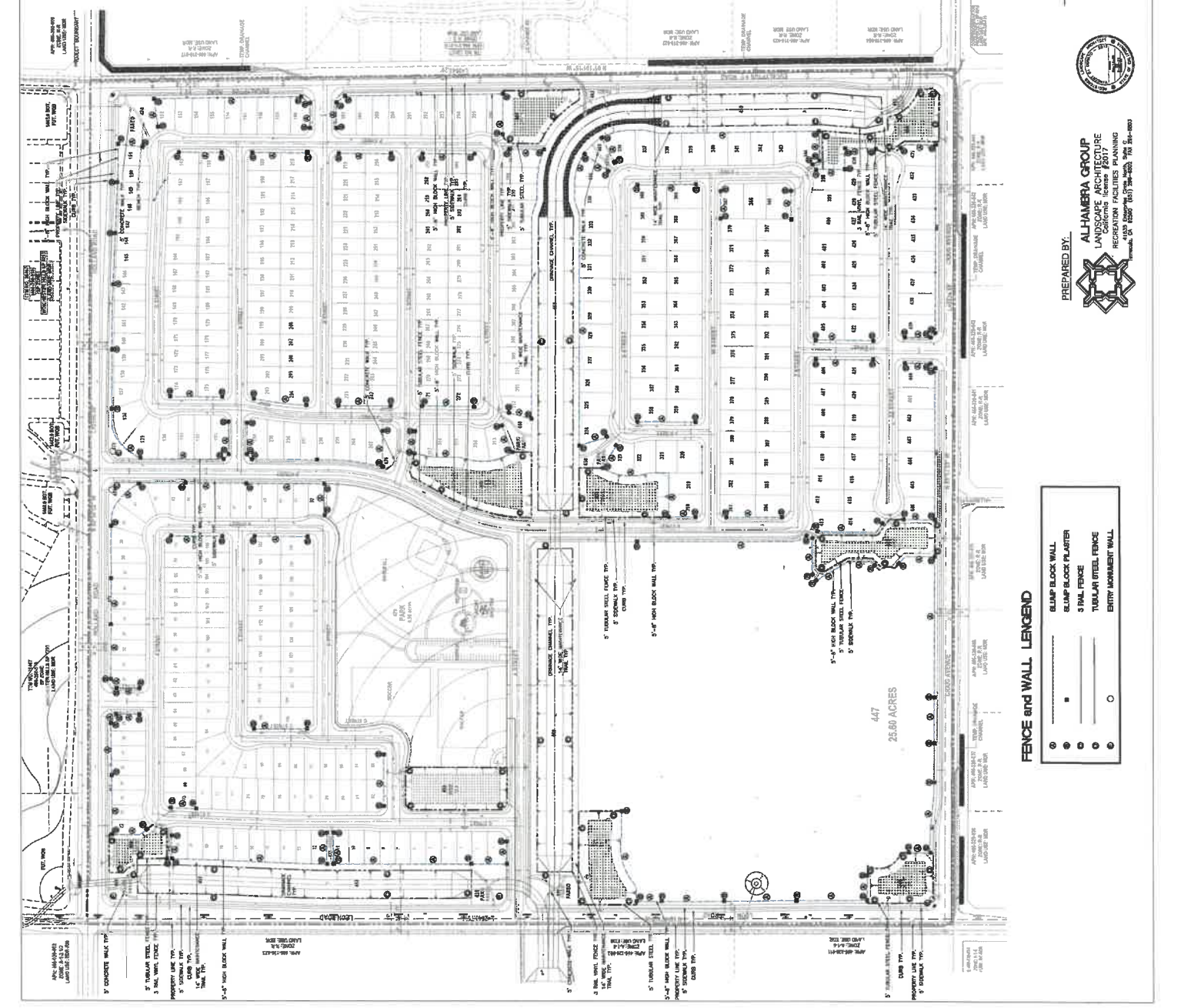
AMENDMENTS:
1. REVISION TO THE PHASING MAP TO REFLECT THE CITY'S MAP REVISIONS TO THE PHASING MAP.
2. REVISION TO THE PHASING MAP TO REFLECT THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.
3. REVISION TO THE PHASING MAP TO REFLECT THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.
4. REVISION TO THE PHASING MAP TO REFLECT THE COUNTY'S MAP REVISIONS TO THE PHASING MAP.

CANTERWOOD FENCE and WALL PLAN TENTATIVE TRACT NO. 37439 AMENDED #4



PREPARED FOR:
ALBERMERA GROUP
ARCHITECTS
LANDSCAPE ARCHITECTS
RECREATION FACILITIES PLANNING
10000 W. 40th Street, Suite 200
Denver, CO 80231
PHONE: (303) 751-1000
EMAIL: RB@ALBERMERA.COM

FWP-1



PREPARED BY:
ALBERMERA GROUP
ARCHITECTS
LANDSCAPE ARCHITECTS
RECREATION FACILITIES PLANNING
10000 W. 40th Street, Suite 200
Denver, CO 80231
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TENTATIVE TRACT NO. 37439



VALLEY WIDE MAINTAINED DEVELOPER INSTALLED

- █ PARK AREA (357,000 S.F.)
- █ HARDSCAPE AREA (43,950 S.F.)
- █ TOTAL PARK AREA (400,950 S.F.)
- █ 3 RAIL VINYL FENCING (8,857 L.F.)
- █ 5' SLUMP BLOCK WALL (16,785 L.F.)
- █ TUBULAR STEEL FENCE & ACCESS GATES (5,529 L.F.)
- █ 6' SLUMP BLOCK PILASTER (135 EA.)
- █ CONCRETE MOW CURB (13,352 L.F.)
- █ FLAT AREAS INCLUDING R.O.W. (416,077 S.F.)
- █ BASIN SLOPES (150,782 S.F.)
- █ DECOMPOSED GRANITE AREA (124,665 S.F.)
- █ BOTTOM OF BASINS (160,438 S.F.)

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAINTAINED DEVELOPER INSTALLED

- █ CHANNEL AREA (382,806 S.F.)



1 INCH = 300 FT.

APPLICANT:
SUN HOLLAND, LLC
 949-218-6023
 27127 CALLE ARROYO, #1910
 SAN JUAN CAPISTRANO, CA 92675
 EMAIL: BL@BILLCONCONSULTING.COM

 VALLEY-WIDE RECREATION & PARK DISTRICT	DEAN WETTER, GENERAL MANAGER	DATE:

MAINTENANCE EXHIBIT PLAN
 05/22/2020



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

Juan C. Perez
Agency Director



07/27/20, 3:24 pm

TTM37439

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37439. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM37439) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 37439 is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. Lot 447 is anticipated as a single family lot for purposes of this subdivision.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the project's IEIR have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

- Tentative Map, Exhibit A, Sheets 1-4, dated 5/21/20.
- PLOT PLAN = Plot Plan No. 180024
- DESIGN MANUAL = Plot Plan No. 180024, Exhibit D, dated 5/21/20.
- CHANGE OF ZONE = Change of Zone No. 1800007

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CZ1800007, TTM37439, and PP180024 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CZ1800007, TTM37439, and PP180024, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

E Health

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

E Health. 1 ECP COMMENTS

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

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

E Health. 2 EMWD WATER & SEWER

TR37439 is proposing to receive potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

E Health. 3 VECTOR CONTROL

All proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

Fire

Fire. 1 Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

3.) Fire Hazard Severity Zone - The project is located in the "SRA Moderate Fire Hazard Severity Zone" of Riverside County.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Hazard Report

FLOOD HAZARD REPORT: 06/04/2020

BB ID: 449-052-056

Tract Map (TR) 37439 is a proposal for a Schedule "A" subdivision of approximately 158-acres into 447 single family residential lots (in 3 phases), associated streets, a park, water quality basins, trails/paseos, and a remainder lot to be processed as a future tract map in the eastern Menifee area. The site is located at the southeast corner of Leon Road and Holland Road. The site is bounded by Eucalyptus Road and Craig Avenue to the east and south, respectively. Change of Zone (CZ) 180007 is being processed concurrently which is a proposal to change the current land-use zoning classification from One-Family Dwellings (R-1) to Planned Residential (R-4). The District previously reviewed Tract 31008 on the same site, and is concurrently reviewing Parcel Map (PM) 37864 which is a proposal for a Schedule "J" subdivision of the site into 8 lots reflecting the phasing and infrastructure for TTM 37439.

The site is located upstream of Menifee Lakes and receives sheet flow type runoff from large watersheds along its north, east, and south boundaries. Laterals and gunite channels (maintained by Transportation) are proposed within road right-of-way to collect offsite stormwater prior to entering the site. The project will construct the proposed Holland Channel from Eucalyptus Avenue to an existing culvert at Southshore Drive. Holland Channel will be a combination of box culverts and open channels. This facility will serve as the project's adequate outlet and therefore, the project will not be required to mitigate for increased runoff or hydrologic conditions of concerns (HCOC). The District finds the proposed drainage system acceptable in concept.

Within TR 37439 Holland Channel (designated as "Line A") and "Line B" will consist of earthen and soft bottomed trapezoidal channels, with box culverts under road crossings. Line A begins at Leon Road (roughly between Craig Avenue and Holland Road) and runs east, then turns south just before Eucalyptus Road. Line B begins near Line A, and runs north along Leon Road, ending just north of Holland Road. The District is willing to accept Line A and Line B for operation and maintenance once the channel portion downstream of Leon Road is constructed, and all other requirements have been met. The applicant also proposes to use the access roads as trails, which will require a license agreement with the District.

The hydrology and hydraulics report submitted in April 2020 estimated mainline flows on Line A of 639 cfs (for the portion along the east border, upstream of Line 3) and 780 cfs (from Line 3 to Leon), 547 cfs for Line B (which includes area which may have been diverted by upstream developments), and 360 cfs for Line 3. This hydrology is acceptable for entitlement. Note that Exhibit A provided in May 2020 does not show the flow rates specified in the Hydrology and Hydraulic Report.

Line B terminates with a culvert to the north side of Holland Road. Exhibit A provided in May 2020 indicates that the applicant will construct a headwall, apron, and swale on offsite property. In the ultimate condition, the applicant stated that the developer to the north will tie into Line B with an extension of Line B up Leon Road, and a lateral along Holland. The applicant will work with the developer to the North to ensure that Line B captures all flow tributary to it.

The latest tract map submitted indicated that the project may be constructed in three phases, with a fourth phase on the southwest quadrant to be processed as a future tract map. PM 37864 creates the lot

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

phases for TR 37439. If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

JLC Engineering & Consulting, Inc. is currently working on behalf of the Developer to develop a Master Drainage Plan (MDP) and Area Drainage Plan (ADP) for this area. The ADP will be reviewed by the District and taken to the Board of Supervisors for adoption into Ordinance 460. In order for the Developer to receive ADP fee credit for constructing the onsite and offsite storm drain facilities necessary for the development of this project, the ADP must be adopted by the Board of Supervisors prior to executing the cooperative agreement between the District, Developer, and any other parties involved to outline the terms required for inspection, acceptance of the facilities and maintenance responsibilities for all parties.

The project site and properties downstream of it are owned by the same entity, so the applicant will not be required to mitigate for increase runoff. The District has also received written assurances from the owners of the property underlying the offsite improvements that sufficient right-of-way to construct will be provided.

Any questions pertaining to this project may be directed to Kelly O’Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning

Planning. 1 15 - Planning - Landscape Requirement

Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 15 - Planning - Landscape Requirement (cont.)

to California Friendly Landscaping, and Ordinance No. 859.
3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 90 Days to Protest

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

Planning. 3 EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three 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. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 4 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 5 OFFSITE SIGNS ORD 679.4

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

Planning. 6 TRAIL MAINTENANCE

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning-CUL

Planning-CUL. 1 Cultural Resources Disposition

In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1

Cultural Resources Disposition (cont.)

1. One or more of the following treatments, in order of preference, shall be employed with the consulting Tribe(s). Evidence of such shall be provided to the Riverside County Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they are found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location for the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to Public Records Requests.
 - iii. If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation guidelines of the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Planning-CUL. 2

If Human Remains Found

If human remains are encountered, State Health Department and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as the treatment and disposition has been made, if any. 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 (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendent shall then make recommendations and engage in consultation concerning the treatment of the remains as provided for in Public Resources Code Section 5097.98.

Planning-CUL. 3

Non-Disclosure of Location Burials

It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(c), parties and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set for in California Government Code 6254(c).

Planning-CUL. 4

PDA06056 accepted

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 4

PDA06056 accepted (cont.)

County Archaeological Report (PDA) No. 6056 submitted for this project (TTM37439) was prepared by Jean Keller and is entitled: "A Phase I Cultural Resources Assessment of Tentative Tract No. 37439 and Associated Off-Site Infrastructure Improvements", dated March 2018.

PDA06056 concludes: Cultural resources of prehistoric (i.e. Native American) or historic origin were not observed within the boundaries of either TTM 37439 or the associated off-site improvement areas. Cartographic evidence indicates that a structure was located immediately south of Holland Road near the center of the northern property boundary by 1897. It is probable that this was the residence of Thomas W. Holland, who purchased the eastern 80 acres of the subject property in 1891. By the next survey of the property in 1939, the structure no longer existed and no evidence of it was observed during the current field survey. Thirty-four cultural resources properties have been recorded within a one-mile radius of TTM 37439 and eight are within one mile of the off-site improvements located to the west. The majority of these cultural resources properties are located within 33-14370, an unnamed and informally defined archaeological district comprised of several spatially separated prehistoric and historic-era sites and isolates for a total of 134 recorded resources. The southern boundary of 33-14370 is located immediately north of Holland Road, which forms the northern boundary of TTM 37439.

PDA0605 recommends: Despite the absence of any cultural resources being observed within the property boundaries during the current field survey, the presence of a structure on the property during the historic era and the presence of a highly sensitive archaeological district immediately north, suggest that it is possible subsurface cultural resources may exist within the property boundaries. Therefore, archaeological monitoring of all ground disturbing activities associated with construction of TTM37439 and the associated off-site infrastructure improvements is recommended. Further, recognition of requests made by the Soboba Band of Luiseño Indians is recommended, including tribal monitoring during ground disturbing proceedings.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 5

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, a Native American tribal representative from the consulting Tribe(s), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Grading or 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 treatment. Work shall be allowed to continue outside of the buffer area and monitoring will continue, if needed. Treatment and avoidance of the newly discovered resource(s) shall be consistent with the Cultural Resources Management Plan and Monitoring Agreements entered into with the County and Tribe(s). This may include avoidance of the cultural resource through project design, in-place preservation of cultural resources located in native soils, and/or reburial on the Project property so they are not subject to further disturbance in perpetuity as identified in Non-Disclosure and Reburial mitigation. If the find is determined to be significant and avoidance of the site has not been achieved, a

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 5

Unanticipated Resources (cont.)

Phase II data recovery plan shall be prepared by the project archaeologist, in consultation with the Tribe(s), and shall be submitted to the County for their review and approval prior to implementation of the said plan. Pursuant to Calif. Pub. Res. Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Community Development Director for decision. The Community Development Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archaeologist, and shall take into account the cultural and religious principles and practices of the tribe. Notwithstanding any other right available under the law, the decision of the Community Development Director shall be appealable to the Planning Commission and/or Board of Supervisors.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-GEO

Planning-GEO. 1

GEO180008 ACCEPTED

County Geologic Report GEO No. 180008, submitted for the project TTM37439, APNs 466-310-002 and -026, was prepared by RMA Geoscience, and is titled; "Geotechnical Investigation and Infiltration Testing, Tentative Tract Map 37439, Southeast of Leon Road and Holland Road, Riverside County, California," dated March 20, 2018. In addition, Leighton and Associates, Inc. has submitted the following report: "Response to Riverside County Review Comments, County Geologic Report No. 180008, Tentative Tract Map 37439, Southeast of Leon Road and Holland Road, Riverside County, California," dated April 12, 2018. These documents are herein incorporated in GEO180008.

GEO180008 concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. No active faults are known to traverse the site and no evidence of onsite faulting was observed during our investigation and aerial photo review.
3. Based on surrounding ground water elevations and current subsurface information, ground water is not expected to rise or be at least 50 feet below ground surface elevation.
4. Evidence of landsliding was not encountered during our subsurface investigation, and due to the flat relief of the site, the potential for landsliding is considered minimal.
5. Due to the dense, cohesive soils underlying the site and lack of groundwater encountered to at least 50 feet below the ground surface, liquefaction potential is considered minimal.
6. The site is located in an area of Flood Zone X, which is an area where the likelihood of flood hazards is considered minimal.
7. Based on our laboratory data the earth materials exposed in the exploratory borings have a very low expansion potential, however some medium expansion soils may be encountered at completion of grading and should be reevaluated at that time.
8. The results of the consolidation tests, moisture density test, blow counts recorded during sampling

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180008 ACCEPTED (cont.)

along with our visual observations in the field lead us to conclude that the potential for hydrocollapse is low at the site.

GEO180008 recommended:

1. All vegetation, trash and debris should be cleared from the grading area and removed from the site.
2. In areas where grading is planned all topsoils and disturbed native soil should be removed, as well as the upper one (1) foot of disturbed native soils, or to two (2) feet below the bottom of planned footings, whichever is greater.
3. During grading we recommend that the bottom of excavation be checked and approved by a project geologist or project engineer based on the soil relative compaction of the bottom, e.g. more than 85%.
4. If the relative soil compaction of the bottom is less than 85%, further excavation may be warranted per the project geologist or project engineer's observation and testing.

GEO No. 180008 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180008 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1

PDP01596 (PA) ACCEPTED

County Paleontological Report (PDP) No. 1596, submitted for this case (TTM37439), was prepared by CRM Tech, Inc. and is entitled: "Paleontological Resources Assessment Report, Tentative Tract Map Number 37439, in and near the City of Menifee, Riverside County, California", dated January 2, 2018.

PDP01596 concluded:

Based on the research results presented, the proposed project's potential to impact significant paleontological resources is determined to be low in the extensively disturbed, coarse-grained surface sediments but high in the relatively undisturbed, finer-grained, older Pleistocene sediments that are anticipated below the surface in most of the project area.

PDP01596 recommended:

CRM TECH recommends that a paleontological resource impact mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant. The mitigation program should be developed in accordance with the provisions of CEQA as well as the proposed guidelines of the Society of Vertebrate Paleontology (2010).

PDP01596 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01596 is hereby accepted for TTM37439. A PRIMP shall be required prior to issuance of a grading permit for this project.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS

1. 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. The County of Riverside applicable 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.
2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
4. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
7. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
9. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50 foot tangent section.
10. The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461 and Riverside County Improvement Plan Check Policies and Guidelines.
11. If any portion of the project is phased, the Project shall provide an independent primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

12. The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

13. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Transportation. 2 RCTD-MAP - TS/General Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Haun Road-Zeiders Road (NS) at:
Scott Road (EW)

I-215 Southbound Ramps (NS) at:
Scott Road (EW)

I-215 Northbound Ramps (NS) at:
Scott Road (EW)

Antelope Road (NS) at:
Scott Road (EW)

Menifee Road (NS) at:
Holland Road (EW)
Scott Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

RCTD-MAP - TS/General Conditions (cont.)

Briggs Road (NS) at:
Holland Road (EW)
Scott Road (EW)

Leon Road (NS) at:
Holland Road (EW)
Canterwood Drive (EW)
Craig Avenue (EW)
Garbani Road (EW)
Scott Road (EW)

Street A (NS) at:
Craig Avenue (EW)

Street B (NS) at:
Holland Road (EW)

Canterwood Drive (NS) at:
Holland Road (EW)

Street C (NS) at:
Craig Avenue (EW)

Eucalyptus Road (NS) at:
Holland Road (EW)

Eucalyptus Road (NS) at:
Street D (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Plan: TPM37864

Parcel: 466310002

50. Prior To Map Recordation

Flood

050 - Flood. 1 ONSITE EASEMENT ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 2 SUBMIT ECS & FINAL MAP Not Satisfied

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 a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 ECS NOTE MT PALOMAR Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

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

050 - Planning. 2 ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 3 Record Restriction - Finance/Conveyance Not Satisfied

The following language shall be recorded in the form of a restriction on the parcels created by the subdivision pursuant to the requirements of Ordinance No. 460 for a Schedule J subdivision:
For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land.

Survey

050 - Survey. 1 RCTD - DEDICATNS Not Satisfied

1. Sufficient public street right-of-way shall be provided along Leon Road and Holland Road to establish a 59-76 foot half-width dedicated right-of-way, per County Standard No. 93, page (1 of 2) and page (2 of 2), Ordinance 461.

2. Sufficient public street right-of-way shall be provided along Craig Avenue and Eucalyptus Road to establish a 50- 62 foot half-width dedicated right-of-way, per County Standard No. 94, page (1 of 2) and page (2 of 2), Ordinance 461.

3. Sufficient public streets right-of-way shall be provided along Street 'A' and Street 'B' to establish a 74-foot full-width dedicated right-of-way, per County Standard No. 103, Ordinance 461.

050 - Survey. 2 RCTD - FINAL MAP REQUIREMENTS Not Satisfied

Plan: TPM37864

Parcel: 466310002

50. Prior To Map Recordation

Survey

050 - Survey. 2 RCTD - FINAL MAP REQUIREMENTS (cont.) Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear these condition:

1. 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.

2. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 RCTD - COORDINATION Not Satisfied

Prior to map recordation coordinate with TTM37439.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 NO GRADING PERMITS Not Satisfied

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

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of TTM37439 or other applicable subdivision for the applicable area.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate

07/27/20
15:06

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 4

Plan: TPM37864

Parcel: 466310002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1

Building Permit Referral

Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of TTM37439 or other applicable subdivision for the applicable area.



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

Juan C. Perez
Agency Director



07/27/20, 3:06 pm

TPM37864

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37864. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37864) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37864 is a proposal for a Schedule "J" subdivision of 158.18 gross acres into 9 lots reflecting the phasing and infrastructure for TTM37439. No grading or improvements are proposed for this subdivision.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, Exhibit A, dated 05/21/20.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TPM37864 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TPM37864, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

E Health

E Health. 1 ECP Comments

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

E Health. 2 Gen - Custom

This map is related to TTM37439, which has already been conditioned for water and sewer service from EMWD. Current water and sewer will serves may be required at time of map recordation or grading.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1

Fire - Advisory

This condition is Advisory.

This review is for a Schedule J map, as submitted for finance/conveyance ONLY. Improvements shall be reviewed by the Fire Department on the associated parcel maps.

Water availability, access and adverse impacts may require comments.

Flood

Flood. 1

Flood Hazard Report

FLOOD HAZARD REPORT: 06/04/2020

BB ID: 386-493-258

Parcel Map (PM) 37864 is a proposal for a Schedule "J" subdivision of approximately 158-acres into 9 lots reflecting the phasing and infrastructure for TTM 37439. No grading or improvements are proposed for this subdivision. The site is in the Menifee area, and is bounded by Eucalyptus Road and Craig Avenue to the east and south, respectively. Tract Map (TTM) 37439 is being processed concurrently which is a proposal for a Schedule "A" subdivision of approximately 158-acres into 447 single family residential lots (in 3 phases), associated streets, a park, water quality basins, trails/paseos, and a remainder lot to be processed as a future tract map. Change of Zone (CZ) 180007 is also being processed concurrently which is a proposal to change the current land-use zoning classification from One-Family Dwellings (R-1) to Planned Residential (R-4). The District previously reviewed Tract 31008 on the same site.

The site is located upstream of Menifee Lakes and receives sheet flow type runoff from large watersheds along its north, east, and south boundaries. Laterals and gunite channels (maintained by Transportation) are proposed within road right-of-way to collect offsite stormwater prior to entering the site. The project will construct the proposed Holland Channel from Eucalyptus Avenue to an existing culvert at Southshore Drive. Holland Channel will be a combination of box culverts and open channels. This facility will serve as the project's adequate outlet and therefore, the project will not be required to mitigate for increased runoff or hydrologic conditions of concerns (HCOC). The District finds the proposed drainage system acceptable in concept.

Within PM 37864 (TR 37439) Holland Channel (designated as "Line A") and "Line B" will consist of earthen and soft bottomed trapezoidal channels, with box culverts under road crossings. Line A begins at Leon Road (roughly between Craig Avenue and Holland Road) and runs east, then turns south just before Eucalyptus Road. Line B begins near Line A, and runs north along Leon Road, ending just north of Holland Road. The District is willing to accept Line A and Line B for operation and maintenance once the channel portion downstream of Leon Road is constructed, and all other requirements have been met. The applicant also proposes to use the access roads as trails, which will require a license agreement with the District.

The hydrology and hydraulics report submitted in April 2020 estimated mainline flows on Line A of 639 cfs (for the portion along the east border, upstream of Line 3) and 780 cfs (from Line 3 to Leon), 547 cfs for Line B (which includes area which may have been diverted by upstream developments), and 360 cfs for Line 3. This hydrology is acceptable for entitlement. Note that Exhibit A provided in May 2020 does not

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

show the flow rates specified in the Hydrology and Hydraulic Report.

Line B terminates with a culvert to the north side of Holland Road. Exhibit A provided in May 2020 indicates that the applicant will construct a headwall, apron, and swale on offsite property. In the ultimate condition, the applicant stated that the developer to the north will tie into Line B with an extension of Line B up Leon Road, and a lateral along Holland. The applicant will work with the developer to the North to ensure that Line B captures all flow tributary to it.

The latest tract map (TR 37439) submitted indicated that the project may be constructed in three phases, with a fourth phase on the southwest quadrant to be processed as a future tract map. PM 37864 creates the lot phases for TR 37439. The whole site relies on facilities proposed in TR 37439 to provide 100-year flood protection. If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

JLC Engineering & Consulting, Inc. is currently working on behalf of the Developer to develop a Master Drainage Plan (MDP) and Area Drainage Plan (ADP) for this area. The ADP will be reviewed by the District and taken to the Board of Supervisors for adoption into Ordinance 460. In order for the Developer to receive ADP fee credit for constructing the onsite and offsite storm drain facilities necessary for the development of this project, the ADP must be adopted by the Board of Supervisors prior to executing the cooperative agreement between the District, Developer, and any other parties involved to outline the terms required for inspection, acceptance of the facilities and maintenance responsibilities for all parties.

The project site and properties downstream of it are owned by the same entity, so the applicant will not be required to mitigate for increase runoff. The District has also received written assurances from the owners of the property underlying the offsite improvements that sufficient right-of-way to construct will be provided.

Any questions pertaining to this project may be directed to Kelly O’Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning

Planning. 1 90 Days to Protest

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

Planning. 2 Expiration Date

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

E Health

050 - E Health. 1 EMWD WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details

Flood

050 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

Inspection and maintenance of the flood control facilities to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignments. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facilities, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facilities whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facilities to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Planning

050 - Planning. 1 ECS SHALL BE PREPARED (cont.) Not Satisfied

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

050 - Planning. 2 Map - Agricultural Use/Dairy Notification Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 3 Map - Annex to Park District Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

050 - Planning. 4 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

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

050 - Planning. 5 Map - ECS Note-Right to Farm Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-4, as shown on this Final Map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes (A-1 Zone (Light Agriculture), A-P Zone (Light Agriculture with Poultry), A-2 Zone (Heavy Agriculture), A-D Zone (Agriculture-Dairy), and C/V Zone (Citrus/Vineyard)) pursuant to Ordinance No. 625. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

050 - Planning. 6 Map - Fee Balance Not Satisfied

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

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Planning

050 - Planning. 6 Map - Fee Balance (cont.) Not Satisfied

050 - Planning. 7 Map - Offer of Trails Not Satisfied

An offer of dedication to the County of Riverside for a sixteen foot (16') wide joint trail/maintenance road easement within the channel area east of Leon Road and extending easterly to and along Eucalyptus Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 8 Map - Quimby Fees (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks District 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.

050 - Planning. 9 Map - Required Applications Not Satisfied

No FINAL MAP shall record until Change of Zone No. 1800007 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 10 Map - Trail Maintenance Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of the sixteen foot (16') wide trails located within the channel area east of Leon Road and extending easterly to and along Eucalyptus Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Survey

050 - Survey. 1 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. 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.
2. Lot access shall be restricted on Leon Road, Holland Road, Eucalyptus Road, Craig Avenue, Entry Streets (B Street, I Street, M Street (between P Street to Eucalyptus Avenue) YY Street (between ZZ Street to Craig Avenue) so noted on the final map.
3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.
4. All ENTRY MONUMENT(S) shall be installed outside the ultimate road right-of-way.

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Survey

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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

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

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

050 - Transportation. 2 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 3 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Transportation

050 - Transportation. 4 RCTD - ANNEX LANDSCAPING MAINTENANCE (cont.) Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX ST SWEEPING MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - ANNEX STREETLIGHT MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - ANNEX WQMP MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Plan: TTM37439

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) (cont.) Not Satisfied

Note: Landscaping within the private road easement shall be maintained by HOA and/or as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 10 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

- Coordinate with TR36467 and TPM37864.

050 - Transportation. 11 RCTD - DEDICATION-PART-WIDTH Not Satisfied

Eucalyptus Road and Craig Avenue along project boundary are designated as a SECONDARY HIGHWAY and shall be improved with 6-inch concrete curb and gutter, concrete sidewalk, and 44-56 foot part-width AC pavement (32-44 feet on the project side and 12 feet on the other side of the centerline), within the 94-102 foot (50-62 feet project side and 44 feet on the other side of the centerline). Part-width dedicated right-of-way per Standard No. 94, Page (1 of 2) and (2 of 2), Ordinance 461.

Note:

1. A 5 foot concrete sidewalk (project side) shall be constructed 9 feet from the curb-line within 18 foot parkway.
2. A temporary drainage channel along Craig Avenue and Eucalyptus Road right-of-way maybe constructed and the maintenance shall be performed by a public or quasi-public entity to be determine through the process with EDA.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 12 RCTD - DEDICATIONS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Street "A" and Street B along project boundary shall be improved with 44 foot full-width AC pavement, 6-inch concrete curb and gutter, sidewalks, within 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified for 11 foot concrete sidewalks adjacent to the curblines along the Park).

Plan: TTM37439

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD - DEDICATIONS (cont.) Not Satisfied

NOTE:

- 1. A 5 foot concrete sidewalk 3 feet from the right-of-way line shall be constructed within the 15 foot parkway.
- 2. An 11 foot concrete sidewalk shall be constructed adjacent to the curb-line along the Park within the 15 foot parkway.

Entry Streets (I Street, M Street (between P Street to Eucalyptus Avenue), and YY Street (between ZZ Street to Craig Avenue) are designated as an ENTRY ROADS and shall be improved with 44 foot full width AC pavement, 6-inch curb and gutter and concrete sidewalks within the 74 foot full width dedicated right of way in accordance with County Standard No. 103, Section, A, Ordinance 461.

NOTES: A 5 foot concrete sidewalk shall be constructed 3 feet from the property line within 15 foot parkway.

YY Street is designated as LOCAL ROAD and shall be improved with 40 foot full width AC pavement, 6-inch concrete curb & gutter, and concrete sidewalks within a 60 foot full width dedicated right of way in accordance with County Standard No. 105, Section, C, Ordinance 461. (40 feet/60 feet)

All other interior Streets are designated as LOCAL ROAD and shall be improved with 36 foot full width AC pavement, 6-inch concrete curb & gutter, and concrete sidewalks within a 56 foot full width dedicated right of way in accordance with County Standard No. 105, Section, A, Ordinance 461. (36 feet/56 feet)

NOTES:

- 1. A 5 foot concrete sidewalk shall be constructed adjacent to the property line within the 10 foot parkway.
- 2. All street grads shall be to the satisfaction of the plan check engineer.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 13 RCTD - EXISTING MAINTAINED/PART-WIDTH Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Leon Road along project boundary is a paved County-maintained road designated as a MAJOR HIGHWAY and shall be improved with 8-inch concrete curb and gutter, concrete sidewalk, and 56-73 foot part-width AC pavement (38-55 feet on the project side and 18 feet on the other side of the centerline), and MUST match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 89-106 feet (59-76 feet project side and 30 feet on the other side of the centerline).

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Transportation

050 - Transportation. 13 RCTD - EXISTING MAINTAINED/PART-WIDTH (cont.) Not Satisfied

Part-width dedicated right-of-way per Standard No. 93, Page (1 of 2) and (2 of 2), Ordinance 461.

Note: A 5 foot meandering concrete sidewalk (project side) shall be constructed within the 21 foot parkway.

Holland Road along project boundary is a dirt County-maintained road designated as a MAJOR HIGHWAY and shall be improved with 8-inch concrete curb and gutter, concrete sidewalk, and 56-73 foot part-width AC pavement (38-55 feet on the project side and 18 feet on the other side of the centerline), within the 89-106 foot (59-76 feet project side and 30 feet on the other side of the centerline). Part-width dedicated right-of-way per Standard No. 93, Page (1 of 2) and (2 of 2), Ordinance 461.

Note:

1. A 5 foot meandering concrete sidewalk (project side) shall be constructed within the 21 foot parkway.

2. Improvement at the intersection of Holland Road with Leon Road and Eucalyptus Avenue shall be improved per Standard No. 93, page (1 of 2) and (2 of 2), Ordinance 461.

050 - Transportation. 14 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 15 RCTD - OFF-SITE ACCESS ROAD Not Satisfied

The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for off site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 feet of AC pavement within a 60 foot dedicated right of way in accordance with County Standard No. 106, Section A (32 feet/60 feet) at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

1. Said off site access road shall be the westerly extension of Holland Road to a paved maintained Briggs Road.

2. If any portion of the project is phased, the Project shall provide an independent primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

050 - Transportation. 16 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Transportation

050 - Transportation. 16 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 17 RCTD - UNIT PHASING Not Satisfied

If any portion of the project is phased, the Project shall provide a 32 feet/56 feet, minimum, independent primary and secondary off-site (within TTM37439) AC pavement access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

050 - Transportation. 18 RCTD - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 19 RCTD-MAP - TS/Design (Phase 1) Not Satisfied

The project traffic study analyzed Phase 1 with 317 dwelling units.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:
Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 20 RCTD-MAP - TS/Design (Phase 2) Not Satisfied

The project traffic study analyzed Phase 2 with 257 dwelling units above the 317 dwelling units in Phase 1.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 RCTD-MAP - TS/Design (Phase 2) (cont.) Not Satisfied
Haun Road-Zeiders Road (NS) at Scott Road (EW) (signal modification)
Leon Road (NS) at Scott Road (EW) (signal modification)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 21 RCTD-MAP - TS/Geometrics (Phase 1) Not Satisfied

The project traffic study analyzed Phase 1 with 317 dwelling units.

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Leon Road (NS) at Holland Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane – stop controlled
Southbound: one shared left-turn/through/right-turn lane – stop controlled
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Leon Road (NS) at Canterwood Drive (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one left-turn lane, one through (150' min. left-turn lane)
Eastbound: N/A
Westbound: one shared left-turn/right-turn lane – stop controlled

The intersection of Leon Road (NS) at Craig Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one left-turn lane, one shared through/right-turn lane (150' min. left-turn lane)
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: one shared left-turn/through/right-turn lane – stop controlled

or as approved by the Transportation Department.

Plan: TTM37439

Parcel: 466310002

50. Prior To Map Recordation

Transportation

050 - Transportation. 21 RCTD-MAP - TS/Geometrics (Phase 1) (cont.) Not Satisfied

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 22 RCTD-MAP - TS/Geometrics (Phase 2) Not Satisfied

The project traffic study analyzed Phase 2 with 257 dwelling units above the 317 dwelling units in Phase 1.

The intersection of Haun Road-Zeiders Road Road (NS) at Scott Road (EW) shall have the existing traffic signal modified and provide the following geometrics:

Northbound: one left-turn lane, one through lane, one right-turn lane

Southbound: two left-turn lanes, one through lane

Eastbound: one left-turn lane, one through lane

Westbound: one left-turn lane, one through lane, one right-turn lane with overlap

The intersection of Leon Road (NS) at Scott Road (EW) shall have the existing traffic signal modified and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane, one right-turn lane with overlap

Eastbound: one left-turn lane, two through lanes

Westbound: one left-turn lane, two through lanes

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 23 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctilma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

60. Prior To Grading Permit Issuance

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

Inspection and maintenance of the flood control facilities to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignments. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facilities, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facilities whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facilities to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 OFFSITE EASEMENT OR REDESIGN Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 3 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to the issuance of permits.

060 - Flood. 4 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

060 - Flood. 5 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Map - Fee Balance Not Satisfied

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.

060 - Planning. 2 Map - MM NOI-4,5,6,7,8 – Construction Noise-Grading Not Satisfied

Prior to approval of grading plans, grading plans shall include the following notes:

1. Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects. (MM-NOI-4)

2. indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion. (MM-NOI-5)

3. During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. (MM-NOI-6)

4. During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center). (MM-NOI-7)

5. During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. (MM-NOI-8)

060 - Planning. 3 Map - Required Applications Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800007 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4 MAP - SKR Fee Not Satisfied

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 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 158.18 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 MAP - SKR Fee (cont.) Not Satisfied

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.

060 - Planning. 5 Map - Trail Easement Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading for the two (2) sixteen foot (16') wide trails/maintenance roads on either side of the channel located east of Leon Road and extending easterly to and along Eucalyptus Road, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 6 Map - Trails Plan Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Planning Department or other County Department identified by the Planning Department or review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

Planning-CUL

060 - Planning-CUL. 1 Archaeological Sensitivity Training Not Satisfied

The Applicant must retain a qualified professional archaeologist, approved by the Community Development Director, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural-resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow.

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. The Project Archaeologist, the County Archaeologist, and the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted. A fully executed copy of the contract and a wet-signed copy of

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Project Archaeologist (cont.) Not Satisfied

the Cultural Resources Monitoring Plan (CRMP), (discussed further below), shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

The Project Archaeologist, in consulting with the Consulting Tribe(s), the contractor, and the County, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the County as provided for in Cal Pub Res Section 21080.3.2(b)(1) of AB 52. Details of the Plan shall include:

- a. Project grading and development scheduling.
- b. The Project Archaeologist and the Consulting Tribe(s) shall attend the pre-grading meeting with the County, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resource are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial training must take the Cultural Sensitivity Training prior to beginning work and the Project Archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis.
- c. The protocols and stipulations that the contractor, County, Consulting Tribe(s), and the Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Planning-EPD

060 - Planning-EPD. 1 30-Day Preconstruction Burrowing Owl Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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 (February 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. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 Streambed Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and the final agreement documentation shall be provided to EPD.

When the requested documents are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.

Biological documents not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

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 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 conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - APPROVED MAINT EXHIBIT (ME) (cont.) Not Satisfied
EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11x 17 inch hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD - MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied
In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied
The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Phase III and IV Cultural Report Not Satisfied
Prior to Grading Permit Final Inspection, the developer/permit holder shall prompt the Project Archaeologist to submit two copies of the Phase III Data Recovery report (if required for the Project), and a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT (Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL Not Satisfied
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL (cont. Not Satisfied

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Flood

080 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied

Inspection and maintenance of the flood control facilities to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignments. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facilities, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facilities whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facilities to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE Not Satisfied
will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 OFFSITE EASEMENT OR REDESIGN Not Satisfied

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

080 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 Map - Acoustic Study Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish confirm reduction measures were followed.

The Planning Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. Home design must be shown to reduce interior noise to at or below 45 Ldn for all homes, in particular those homes along the perimeter of the project.

The study shall be submitted, along with the appropriate fee, to the Planning Department for review and approval. The approved mitigation measures, if any, shall be forwarded to the County Department of Building and Safety for implementation into the final building plans.

080 - Planning. 2 Map - Color Scheme Not Satisfied

Colors/materials shall conform substantially to those shown on the DESIGN MANUAL.

080 - Planning. 3 Map - Fee Balance Not Satisfied

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.

080 - Planning. 4 Map - MM NOI-4,5,6,7,8 – Construction Noise-Building Not Satisfied

Prior to issuance of building permits, building plans shall include the following notes:

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 Map - MM NOI-4,5,6,7,8 – Construction Noise-Building (cont.) Not Satisfied

1. Large loaded trucks and mobile equipment (greater than or equal to 80,000 pounds) shall not be used within 85 feet of land uses represented by receiver location OR2 if occupied at the time of Project construction, as shown on Figure 4.12-6, Construction Activity and Receiver Locations of Subchapter 4.12 of the Draft EIR. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used by the Project contractor within this area during Project construction to reduce vibration effects. (MM-NOI-4)

2. indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Ordinance No. 847). The Project construction supervisor shall ensure compliance with the note and the County shall conduct periodic inspection at its discretion. (MM-NOI-5)

3. During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. (MM-NOI-6)

4. During all Project site construction, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center). (MM-NOI-7)

5. During all Project site construction, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. (MM-NOI-8)

080 - Planning. 5 Map - MM-AQ-1 – Low VOC Not Satisfied

Building Plans shall note that during construction, the Project shall utilize "Super-Compliant" low VOC paints for the building envelope application which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize building materials that do not require the use of architectural coatings.

080 - Planning. 6 Map - MM-GHG-1 – CAP Measures Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

080 - Planning. 7 Map - MM-NOI-3 – Interior Noise Not Satisfied

Prior to building permit issuance, building construction documents shall be submitted to the Building and Safety Department for review and approval. Said wall plans shall incorporate the following design

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Map - MM-NOI-3 – Interior Noise (cont.) Not Satisfied

components, consistent with Figure 4.12-5, Summary of Recommendations of Subchapter 4.12 of the Draft EIR:

Windows/Sliding Glass Doors: All residential units require windows and sliding glass doors that have well-fitted, well-weather-stripped assemblies, and comply with the following sound transmission class (STC) ratings:

-Upgraded windows and sliding glass doors with minimum STC ratings of 32 are required for all windows/glass doors facing Leon Road and Holland Road in lots 31 to 50, 136 to 149, 151 to 153, and 334 to 340;

-All other residential lots require windows/glass doors with minimum sound transmission class (STC) ratings of 27.

Exterior Doors (Non-Glass): All exterior doors shall be well weather-stripped and have well-sealed perimeter gaps to achieve minimum sound transmission class (STC) ratings of 27.

Exterior Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specification or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.

080 - Planning. 8 Map - Park Plans Not Satisfied

Prior to the ___ building permit final within the TENTATIVE MAP, or as otherwise deemed appropriate to defer to a later building permit threshold based on specific request from Valley-Wide, detailed park plans shall be submitted to the Planning Department and the Valley-Wide Recreation and Parks District for the park site within the Tentative Map. The detailed park plans shall conform with the design criteria in the specific plan document for the park and with the requirements of the Valley-Wide Recreation and Parks District, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

080 - Planning. 9 Map - Park Construction Not Satisfied

Prior to the ___ building permit final in the TENTATIVE MAP, or as otherwise deemed appropriate to defer to a later building permit threshold based on specific request from Valley-Wide, the public park the tentative map shall be fully constructed, accepted by Valley-Wide, and open for operation.

Measures and tracking shall be instituted and provided by the developer to the County to ensure compliance with this.

080 - Planning. 10 Map - Renewable Energy R2-CE1 Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 Map - Renewable Energy R2-CE1 (cont.) Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 11 Map - Roof Mounted Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 12 Map - School Mitigation - MUSD Not Satisfied

Impacts to the Menifee Union School District shall be mitigated in accordance with California State law.

080 - Planning. 13 Map - School Mitigation - PUHD Not Satisfied

Impacts to the Perris Union High School District shall be mitigated in accordance with California State law.

080 - Planning. 14 Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 15 Map - Walls/Fencing Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with Exhibit D. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 Map - Walls/Fencing (cont.) Not Satisfied

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. Per the noise analysis for the project, a minimum eight (8) foot tall wall is required on residential lots adjacent to Leon Road and Holland Road and a minimum six (6) foot tall wall is required on residential lots adjacent to Eucalyptus Road and Craig Avenue. (This implements Mitigation Measure NOI-2 of the EIR)

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
Landscape Inspection Deposit Required

The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
Landscape Plot Plan/Permit Required

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requiri Not Satisfied

Landscape Project Specific Requirements

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- 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 or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

080 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS (cont.) Not Satisfied
with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit

080 - Transportation. 5 RCTD-MAP - MM-TR-4 Not Satisfied

Prior to the issuance of building permits, the Project applicant shall participate in the County's TUMF/DIF programs by paying the requisite TUMF/DIF fees at the time of building permit; and in addition, shall pay the Project's fair share amount of \$314,011 for the improvements identified in Table 1-6 Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis Report County of Riverside, dated June 5, 2018, prepared by Urban Crossroads (TIA) that are consistent with the improvements shown on Table 7-5 of the TIA, or as agreed to by the County and Project Applicant.

080 - Transportation. 6 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1 Map - Block Wall Antigrffiti Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 Map - MM-AG-1 – HOA Interface Committee Not Satisfied

Prior to first building permit final inspection, the Homeowner's Association (HOA) shall establish an agricultural interface committee and invite the adjacent farm owners/operators to be members of this committee. The purpose of this committee shall be to address/resolve the actual manifestation of conflicts between adjacent agricultural operations and urban uses, to foster trust between the farmers and the residents, and facilitate the education of urban residents and farmers. Project residents shall comply with the provisions in Riverside County Ordinance No. 625 in the event a potential conflict cannot be resolved.

090 - Planning. 3 Map - MM-GHG-1 – CAP Measures – Final Inspection Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

090 - Planning. 4 Map - Quimby Fees (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from Valley-Wide Recreation and Parks District.

090 - Planning. 5 Map - Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 6 Map - Trail Construction Not Satisfied

Prior to final inspection for the first production residential building, the applicant shall build the trail within the channel located east of Leon Road and extending easterly to and along Eucalyptus Road as shown on the approved trails plan. Upon trail completion, the applicant shall arrange for an inspection

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Map - Trail Construction (cont.) Not Satisfied
of the constructed trail with the Riverside County Planning Department or other County Department identified by the Planning Department at the time of trail clearance.

090 - Planning. 7 Map - Wall/Fencing Compliance Not Satisfied
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied
Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 90 - TRANSPORTATION - Landscape Signage Required on I Not Satisfied
Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3 cRCTD-MAP - TS/Installation (Phase 1) Not Satisfied
The project traffic study analyzed Phase 1 with 317 dwelling units.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:
Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 cRCTD-MAP - TS/Installation (Phase 1) (cont.) Not Satisfied

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 4 cRCTD-MAP - TS/Installation (Phase 2) Not Satisfied

The project traffic study analyzed Phase 2 with 257 dwelling units above the 317 dwelling units in Phase 1.

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Haun Road-Zeiders Road (NS) at Scott Road (EW) (signal modification)
- Leon Road (NS) at Scott Road (EW) (signal modification)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 5 RCTD - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - 80% COMPLETION (cont.) Not Satisfied

d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f. Written confirmation of acceptance from sewer purveyor is required.

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 6 RCTD - FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF)

2. All Fees for Zone-A of the Scott Road and Bridge Benefit District.

090 - Transportation. 7 RCTD - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within Temescal Hills Drive and Phoebe Drive, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved along the streets associated with this development.

090 - Transportation. 8 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD-MAP - MM-TR-5 Not Satisfied

Table 1-6 of the TIA includes intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements which are not covered by DIF. Because the County of Riverside does not have plenary control over intersections that share a border with the City of Menifee, the County cannot guarantee that such improvements will be constructed. Therefore, the Developer's fair-share amount for the intersections that either share a mutual border with the City of Menifee or are wholly located within the City of Menifee that have recommended improvements for Phase Project Buildout 2025 which are not covered by TUMF/DIF

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD-MAP - MM-TR-5 (cont.) Not Satisfied
equals \$87,537. Developer shall be required to pay this \$87,537 amount to either the County of Riverside or City of Menifee prior to the issuance of the Project's final certificate of occupancy.

090 - Transportation. 10 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts Not Satisfied

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



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

Juan C. Perez
Agency Director



07/27/20, 3:38 pm

PPT180024

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180024. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT180024) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 180024 proposes a development plan for 447 single-family residential lots.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Plot Plan No. 180024, Exhibit D, dated 5/21/20.
TENTATIVE MAP - Tentative Tract Map No. 37439
CHANGE OF ZONE = Change of Zone No. 1800007

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CZ1800007, TTM37439, and PP180024 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CZ1800007, TTM37439, and PP180024, including, but not limited to, decisions made in response to California Public Records Act requests; and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Planning

Planning. 1 90 Days To Protest

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

Planning. 2 Fees for Review

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

Plan: PPT180024

Parcel: 466310002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

Grading Permit Referral

Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 37439.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1

Building Permit Referral

Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 37439.

Winchester-Homeland Municipal Advisory Council

www.WinchesterMac.org

July 10, 2020

Supervisor Chuck Washington
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Re: Canterwood Project TTM 37439 and Plot Plan 180024

Dear Supervisor Washington,

The Winchester-Homeland MAC has not been able to hold our monthly public meetings because of the COVID-19 restrictions since our last March 12, 2020 meeting. However, our Board has communicated by telephone calls and emails when needed.

We were recently provided recommendations of support for the Canterwood Project (amended TTM 37439 and Plot Plan #180024) from the Land Use Committee and the Winchester-Homeland Town Association. Our Municipal Advisory Board is in agreement and is forwarding the support letters onto you.

Should you have any questions, please don't hesitate to contact me.

Thank you,



Andy Domenigoni
Chairman
Winchester-Homeland MAC

CC: Michelle DeArmond
Robyn Brock
Opal Hellweg
Russell Brady
Larry Markham
Angela Little

*Winchester-Homeland Town Association
Land Use Committee*

P. O. Box 122

Winchester, CA 92596

May 19, 2020

Re: Canterwood Project Amended TTM37439 & Plot Plan No. 180024

Dear President Little and Winchester Town Association Board of Directors,

This project is approx. 160 acres and is bordered by Holland Road on the North, Eucalyptus on the East, Craig on the South & Leon on the West. The entire site proposes 574 units. The current Plot Plan #180024 proposes 446 residential units. A remainder parcel of 25.3 acres located on the SWC will be planned at a future date. We would like to reserve the ability to comment on that parcel when a plan for it is supplied in the future.

The Land Use Committee has met with the Project's Proponents on numerous occasions and, most recently, via conference call. The proposed project is consistent with the General Plan Highway 79 Policy Area which allows for medium density residential (MDR). We are supportive of PP#180024 with the following comments: We have reviewed the design guidelines as proposed by the Project, we are generally supportive of the guidelines, and we are putting our faith in the County that the Developer will provide an attractive, good quality housing mix that emulates the community themes.

We are appreciative that the Project Proponents have been working with Valley Wide Recreation & Park District. The 8.96-acre proposed park will be a nice amenity to this plan. We support that Valley-Wide will be maintaining the park.

We would ask that your Board consider and approve this recommendation and forward it on to the Winchester Homeland Municipal Advisory Council.

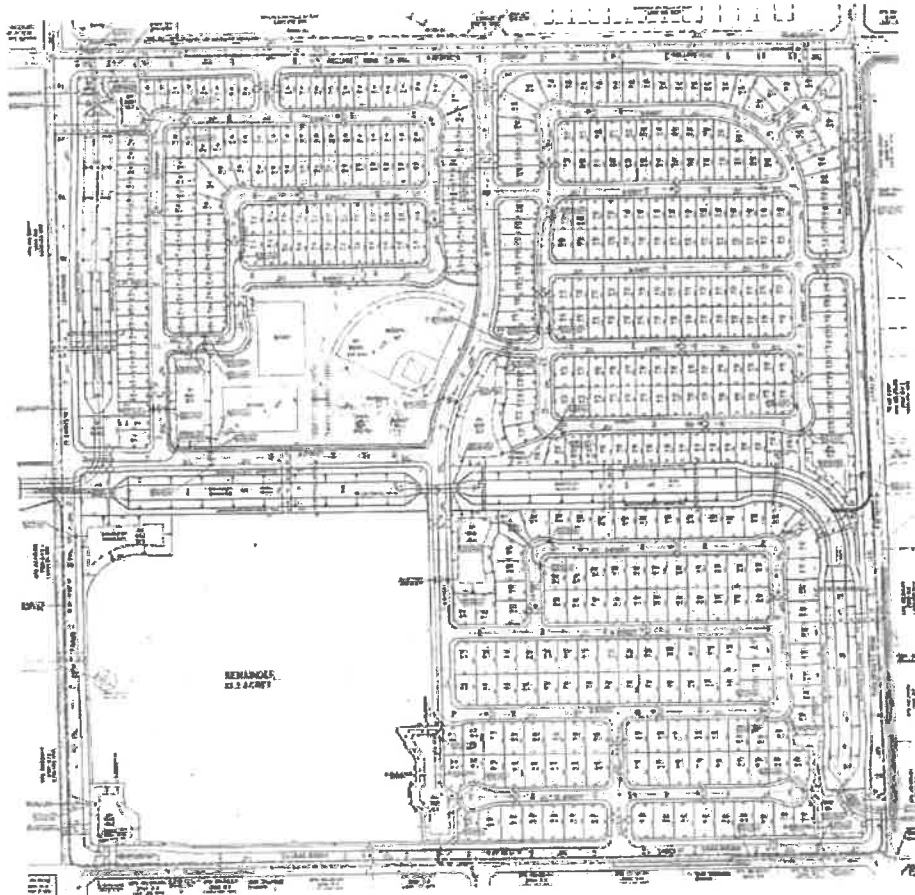
Should you have any questions please don't hesitate to contact me @ 951-926-6924.

Sincerely,



Cindy Domenigoni, Chairman
Winchester Homeland Land Use Committee

Figure 3-2
AMENDED TTM 37439



Source: VSL Engineering Plans, January 2020

MATTHEW FAGAN CONSULTING SERVICES, INC.

Canterwood DEIR - TTM 37439

Project Description 3-9

Winchester-Homeland Town Association

P.O. Box 122, Winchester, CA 92596

June 10, 2020

To: Winchester / Homeland Municipal Advisory Council (MAC) Members

RE: Canterwood Project

The Land Use Committee's recommendation of support has been supported by the Executive Board of the Winchester-Homeland Town Association both by email and our meeting today.

Angela D. Little
President



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

April 17, 2018

rbrady@rivco.org

Russel Brady, Project Planner
Riverside County Planning Department – Riverside
P.O. Box 1409, Mailstop #: 1070
Riverside, CA 92502-1409

Site Plan Consultation for the Tentative Tract Map No. 37439, Change of Zone No. 180007¹

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. In the event that a CEQA document is required for the Proposed Project, SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files². These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default->

¹ According to the Site Plan, the Proposed Project consists of subdivision of 158.18 acres for future development of 574 residential units and eight acres of open space.

² Pursuant to the CEQA Guidelines Section 15174, the information contained in a CEQA document shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of a CEQA document should be avoided through inclusion of supporting information and analyses as appendices. Appendices may be prepared in volumes separate from the basic CEQA document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

[source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf](http://www.scaqmd.gov/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf). In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance³ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*

³ In April 2017, ARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement ARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This Technical Advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. Available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the CEQA document shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project in the CEQA document. For general information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. General permitting questions can also be directed to SCAQMD Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding the comments, please contact me at lsun@aqmd.gov or by phone at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
RVC180410-07
Control Number

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST FOURTH STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4147

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation
a California way of Life.*

February 28, 2019

RIV 215 PM 17.27

RIV 79 PM 14.00

Mr. Russell Brady
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Subject: Canterwood (TTM No. 37439) Traffic Impact Analysis (TIA) Response to Comments

Dear Mr. Brady

The California Department of Transportation (Caltrans) has reviewed the response to comments submitted regarding the TIA prepared for the "Canterwood" Project. The project proposes to develop 574 single-family residential lots, 25 open space lots, 9 drainage basin lots, and 45.6 acres of Project roadways. The project is located in the County of Riverside and is bounded by Holland Road to the north, Leon Road to the west, Eucalyptus Road to the east and Craig Avenue to the south. Access to the proposed project is provided via any of these streets.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of Riverside County, it is also subject to the policies and regulations that govern the SHS due to the project's potential impact to State facilities. After reviewing the responses to our comments concerning the TIA, we have no further comments.

We appreciate the opportunity to offer comments concerning this project. When this proposal is revised, please forward the appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have any questions regarding this letter, please contact Kwasi Agyakwa at (909) 806-3955 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in cursive script that reads "Mark Roberts".

MARK ROBERTS, AICP

Office Chief

Intergovernmental Review, Community and Regional Planning



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 2, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE TRACT MAP NO. 37439, CHANGE OF ZONE NO. 1800007 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres.

REQUEST: The **TENTATIVE TRACT MAP** is a Schedule "A" subdivision of 158.18 gross acres into five hundred seventy-four (574) single-family residential lots and thirty-five (35) lots for an 8.0 acre park, water quality basins, drainage channels, and trails/paseos. The **CHANGE OF ZONE** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). APNs 466-310-002, 466-310-026. Related Cases: TR31008.

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 2, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 2, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 2, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE TRACT MAP NO. 37439, CHANGE OF ZONE NO. 1800007 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres.

REQUEST: The **TENTATIVE TRACT MAP** is a Schedule "A" subdivision of 158.18 gross acres into five hundred seventy-four (574) single-family residential lots and thirty-five (35) lots for an 8.0 acre park, water quality basins, drainage channels, and trails/paseos. The **CHANGE OF ZONE** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). APNs 466-310-002, 466-310-026. Related Cases: TR31008.

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 2, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 2, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

April 2, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

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PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 2, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37439, CZ1800007)

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist


Email CC: Russell Brady, rbrady@rivco.org

Attachment: Project Vicinity Map and Project Aerial

TTM37439



Legend

-  Blueline Streams
-  City Areas
-  World Street Map



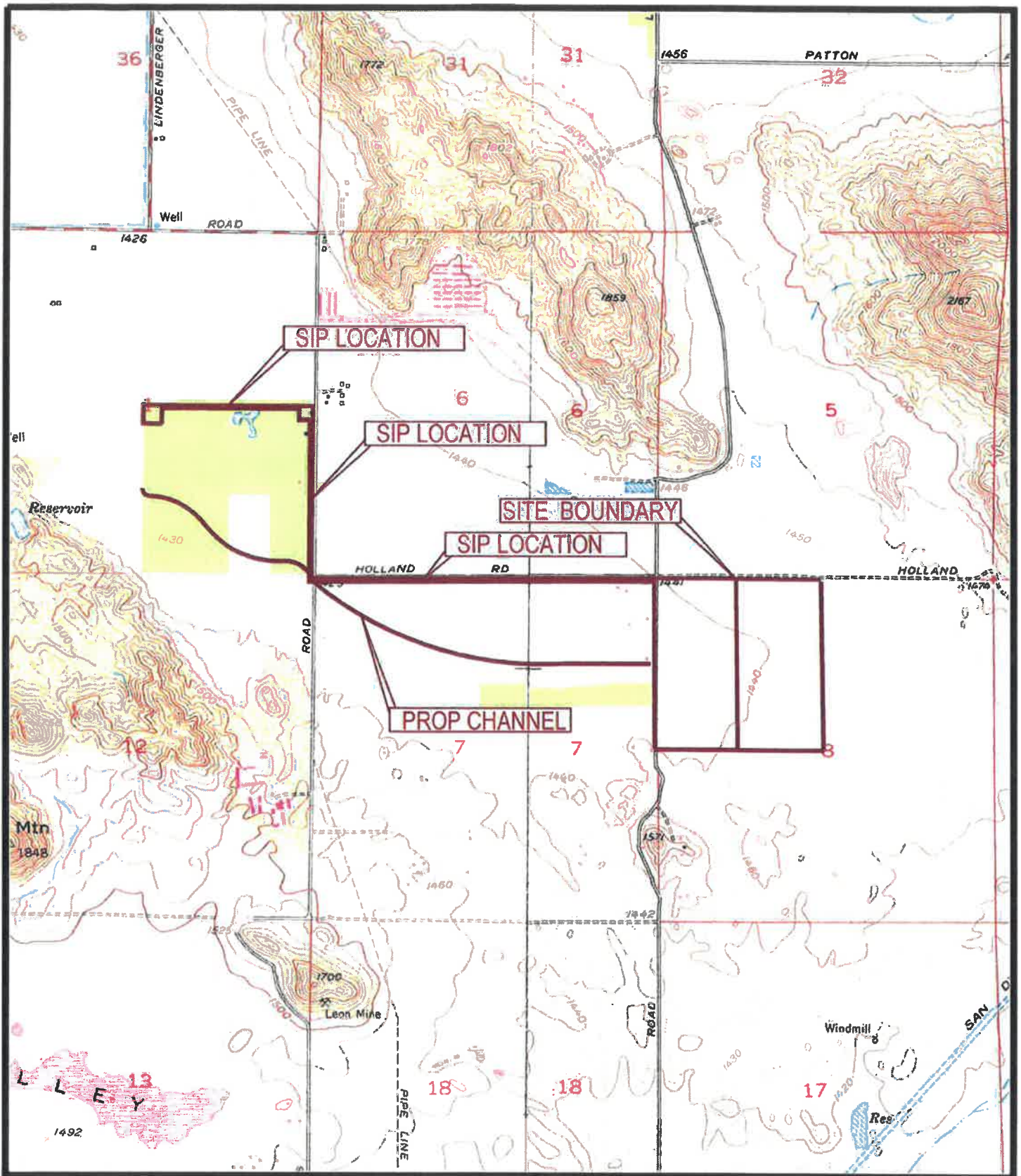
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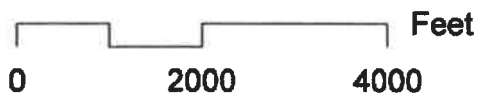
© Riverside County GIS

Notes

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.



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



USGS LOCATION MAP
APN 466-310-002, APN 466-310-026

MDMG INC.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseno Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

April 5, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Scearce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
TTM 37439 [APNs 466-310-002, 466-310-026]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseno Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum' (Luiseno), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum' artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re TTM 37439
April 5, 2018
Page 2

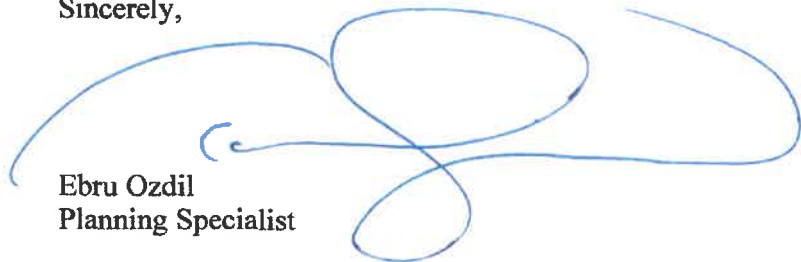
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

July 20, 2018

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Riverside County, Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Comments on the Phase I Cultural Resources Assessment for the Tentative Tract No. 37439 Project in Riverside County.

Dear Ms. Thomson,

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe submits these comments for the official record concerning the Phase I Cultural Resources Assessment for the TTM 37439 Project prepared by Jean A. Keller and dated March 2018.

The Tribe extends its thanks to the County for providing the Cultural Resource Assessment for the Tribe to review and provide comments on the content based upon tribal knowledge so that we may continue to preserve and protect Luiseño cultural resources.

On page 13, in the "Ethnography" section, the report states, "According to available ethnographic research, the study area was included in the known territory of the Shoshonean-speaking Luiseño Indians during both prehistoric and historic times." Though the report does correctly state that the Luiseño are a Takic-speaking population later in the report, the Luiseño language and the Shoshonean language are often misinterpreted as one group of the Uto-Aztecan Language Family. The Luiseño languages are within the Californian Uto-Aztecan branch while the Shoshonean languages are of the Northern Uto-Aztecan branch therefore making them two distinct language sub-groups within the Uto-Aztecan Language Family. For further clarification, the Glottolog¹ organization has language classification charts. The Tribe requests that all reference to the Luiseño speaking a Shononean language be removed from the text.

Correspondingly, the "Ethnography" section, on page 13, goes on to say,

¹ <http://glottolog.org/resource/languoid/id/luis1253>

"The territory of the Luiseño was extensive, encompassing over 15000 square miles of coastal and inland Southern California. Known territorial boundaries extended on the coast from Aliso Creek on the north to Agua Hedionda Creek on the south, then inland to Santiago Peak, across to the eastern side of the Elsinore Fault Valley, southward to the east of Palomar Mountain, and finally, around the southern slope of the Valley of San Jose."

This description leaves out about approximately 60% of the true Luiseño ancestral territory. The territory reached as far northeast as the Santa Ana River and Box Springs Mountain Range, as far east as Mount San Jacinto, and as far southeast as Lake Henshaw, and to the west including the Southern Channel Islands. The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. The Tri180be requests our tribal territory be updated in the report.

The Tribe requests the removal of entire 12th paragraph of the "Ethnography" section. The paragraph starts with "The social structure of the villages is obscure..." The information within the paragraph contains both information unnecessary to the overall outcome of the report, as well as misinformed. The ethnographic contact for Sparkman and White during their studies was not well versed in the Luiseño language and customs, coupled with the short studies done by the ethnographers, the Luiseño practices were falsely described and published.

In addition, the Tribe does not support the sentence found on page 13, "As far as can be determined, the Luiseño, who's language is of the Takic family (part of the larger Uto-Aztecan Linguistic stock), had no equivalent word for their nationality."

Lastly, the Tribe agrees with the recommendation of archaeological and Tribal monitoring during all ground-disturbing activities for the Project. We understand that ground visibility ranged from good to excellent during the November and December surveys, and that no prehistoric cultural resources were found. Nevertheless, given the recorded resources surrounding the Project, the Project falling within the boundary of the prehistoric archaeological district, which contains human remains, and Salt Creek just south of the project the Tribe is concerned that cultural resources may be found sub-surface during the construction of this project.

The Tribe would like our comments to be forwarded to Jean Keller so they may review and make the necessary updates/changes to their report and for the County to include this letter in the confidential appendix of the final report. The Tribe welcomes the opportunity to meet with Riverside County to further explain our comments. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with Riverside County in protecting the invaluable and non-renewable Luiseño cultural resources found in the Project area. Please contact me at 951-770-6314 or at crs@pechanga-nsn.gov if there are any questions or concerns regarding our

Pechanga Comment Letter to Riverside County
Re: Pechanga Tribe Comment Letter on the TTM 37439 Project
July 20, 2018
Page 3

cultural report comments. Otherwise, please contact our Cultural Analyst, Ebru Ozdil at 951-770-6313 or at eozdil@pechanga-nsn.gov regarding all other project related questions or concerns. Thank you.

Sincerely,



Molly Earp-Escobar

Cultural Resource Specialist

Cc Pechanga Office of the General Counsel

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004**

Date: 4/23/2018

Re:

AB 52 (ASSEMBLY BILL 52) Sun Holland – TTM37439, CZ1800007

Dear,
Heather Thomson
County Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 692-1498



May 2, 2018

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Re: Tentative Tract Map No. 37439 & CZ No. 1800007 (AB52)

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Tentative Tract Map No. 37439 & CZ No. 1800007 Project and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. Rincon does not have knowledge of cultural resources or TCP's within or near the proposed project are at this time. However, we do request AB52 consultation.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Destiny Colocho
Director
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

PALA THPO

August 29, 2018

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: TTM37439, CZ1800007

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SUN HOLLAND, LLC

Contact Person: WILLIAM LO E-Mail: blo@billoconsulting.com

Mailing Address: 27127 CALLE ARROYO, #1910

SAN JUAN CAPISTRANO CA 92675
City State ZIP

Daytime Phone No: (949) 218-6023 Fax No: () _____

Engineer/Representative Name: MDMG, INC.

Contact Person: LARRY MARKHAM E-Mail: LRM@MARKHAMDMG.COM

Mailing Address: 41635 ENTERPRISE CIRCLE N STE B

TEMECULA CA 92590
City State ZIP

Daytime Phone No: (909) 322-8482 Fax No: () _____

Property Owner Name: EASTERN FINANCIAL, LLC

Contact Person: RICHARD ENGLE E-Mail: Richardengle40@gmail.com

Mailing Address: 360 E. FIRST STREET #798

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

TUSTIN Street 9270
City CA ZIP
State

Daytime Phone No: (714) 567-0104 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

WILLIAM LO AUTHORIZED AGENT
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-310-002 & 466-310-026

Approximate Gross Acreage: 158.18

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of CRAIG ROAD, South of HOLLAND ROAD, East of EUCALYPTUS ROAD, West of LEON ROAD.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 4700
Number of existing lots: _____ Number of proposed developable lots: 574
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 30 Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TTM31008
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA38874 EIR 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 signed copy(ies): Traffic & Noise & Geo

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: SUN HOLLAND, LLC

Address: 27127 CALLE ARROYO #1910, SAN JUAN CAPISTRANO, CA 92675

Phone number: 949 218-6023

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 466-310-002 & 466-310-026

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

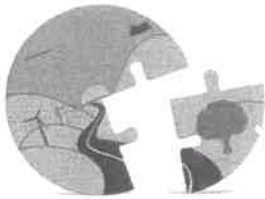
Date of list: _____

Applicant: WILLIAM LO

Date 3/12/2018

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP *SC# J*
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP *- SC# J*
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AMBIENT PACIFIC

Contact Person: DON MITCHELL E-Mail: dmitche11@dampcf.com

Mailing Address: 179 CALLE MAGDELENA, SUITE 201
ENCINITAS CA 92024
City State ZIP

Daytime Phone No: (619) 244-8481 Fax No: (____) _____

Engineer/Representative Name: VSL ENGINEERING

Contact Person: RICHARD VALDEZ E-Mail: VSLENGINEERING@gmail.com

Mailing Address: 31805 TEMECULA PARKWAY #129
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 296-3930 Fax No: (____) _____

Property Owner Name: SUN HOLLAND, LLC

Contact Person: BILL LO E-Mail: BL@BILLOCONSULTING.COM

Mailing Address: 27127 CALLE ARROYO, #1910

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SAN JUAN BAPTISTANO ^{Street} CA 92675
City State ZIP

Daytime Phone No: (949) 218-6223 Fax No: ()
836-2294

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

BILL LO FOR SUN HOLLAND, LLC
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-310-002 & 466-310-026

Approximate Gross Acreage: ~~1.22~~ 1.58 ± AC

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of CRAIG AVENUE, South of HOLLAND ROAD, East of LEON ROAD, West of EUCALYPTUS ROAD

SUBDIVISION PROPOSAL:

Map Schedule: J Minimum Developable Lot Size: 4700 SF
Number of existing lots: 2 Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 4 Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TTM 37439; CZ 1800007; PPT 180024
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): SUBMITTED W/ EIR TO TTM 37439

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley WQMP SUBMITTED W/ TTM 37439
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: AMBIENT PACIFIC

Address: 179 Calle MAGDELENA, SUITE 201, ENCINITAS CA 92024

Phone number: 619-244-8481

Address of site (street name and number if available, and ZIP Code): SE CORNER HOLLAND RD & GUYER LEON RD

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 466 310-002 # 466-310-026

Specify any list pursuant to Section 65962.5 of the Government Code: NONE

Regulatory Identification number: N/A

Date of list: N/A

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 29, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

Riverside Transit Agency
Riv. Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.
Valley-Wide Recreation & Parks District
Winchester Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District-Taylor-
Berger

Menifee Union School District and Perris Union
High School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District

TENTATIVE TRACT MAP NO. 37439, CHANGE OF ZONE NO. 180007 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres - **REQUEST:** The **TENTATIVE TRACT MAP** is a Schedule “A” subdivision of 158.18 gross acres into five hundred seventy-four (574) single-family residential lots and thirty-five (35) lots for an 8.0 acre park, water quality basins, drainage channels, and trails/paseos. The **CHANGE OF ZONE** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). APNs 466-310-002, 466-310-026. Related Cases: TR31008. **BBID: 449-052-056**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 19, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

**DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 7, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control

Riv. Co. Fire Department (Riv. Office)
P.D. Environmental Programs Division
Riv. Co. Surveyor

TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Applicant: Ambient Pacific – Engineer/Representative: VSL Engineering – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres - **REQUEST:** The **TENTATIVE PARCEL MAP** is a proposal for a Schedule “J” subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439. No grading or improvements are proposed for this subdivision. APNs 466-310-002, 466-310-026. Concurrent Cases: TTM37439, Related Cases: TR31008 **BBID: 386-493-258**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on February 13, 2020.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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 CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 37439 (TTM37439), CHANGE OF ZONE NO. 180007 (CZ180007), PLOT PLAN NO. 180024 (PPT180024), and TENTATIVE PARCEL MAP NO. 37864 (TPM37864) – Intent to Certify an Environmental Impact Report – CEQ180024 – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 Gross Acres – **REQUEST:** The **Tentative Tract Map** is a Schedule “A” subdivision of 158.18 gross acres into 447 single-family residential lots and 32 lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in three (3) phases. The **Change of Zone** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The **Plot Plan** is a proposal for a development plan for 447 single-family residential lots. The **Tentative Parcel Map** is a proposal for a Schedule “J” subdivision of 158.18 gross acres into eight (8) lots reflecting the phasing and infrastructure for TTM37439.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	AUGUST 5, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. CEQ180024, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record..

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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Russell Brady, P.O. Box 1409
Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 15, 2020,

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

APN (s) or case numbers CZ1800007/TTM37439/PPT180024/TPM37864 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

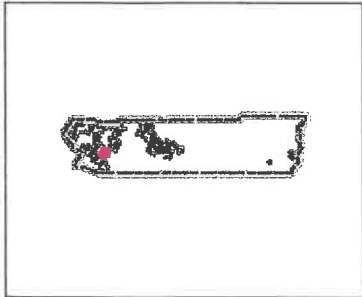
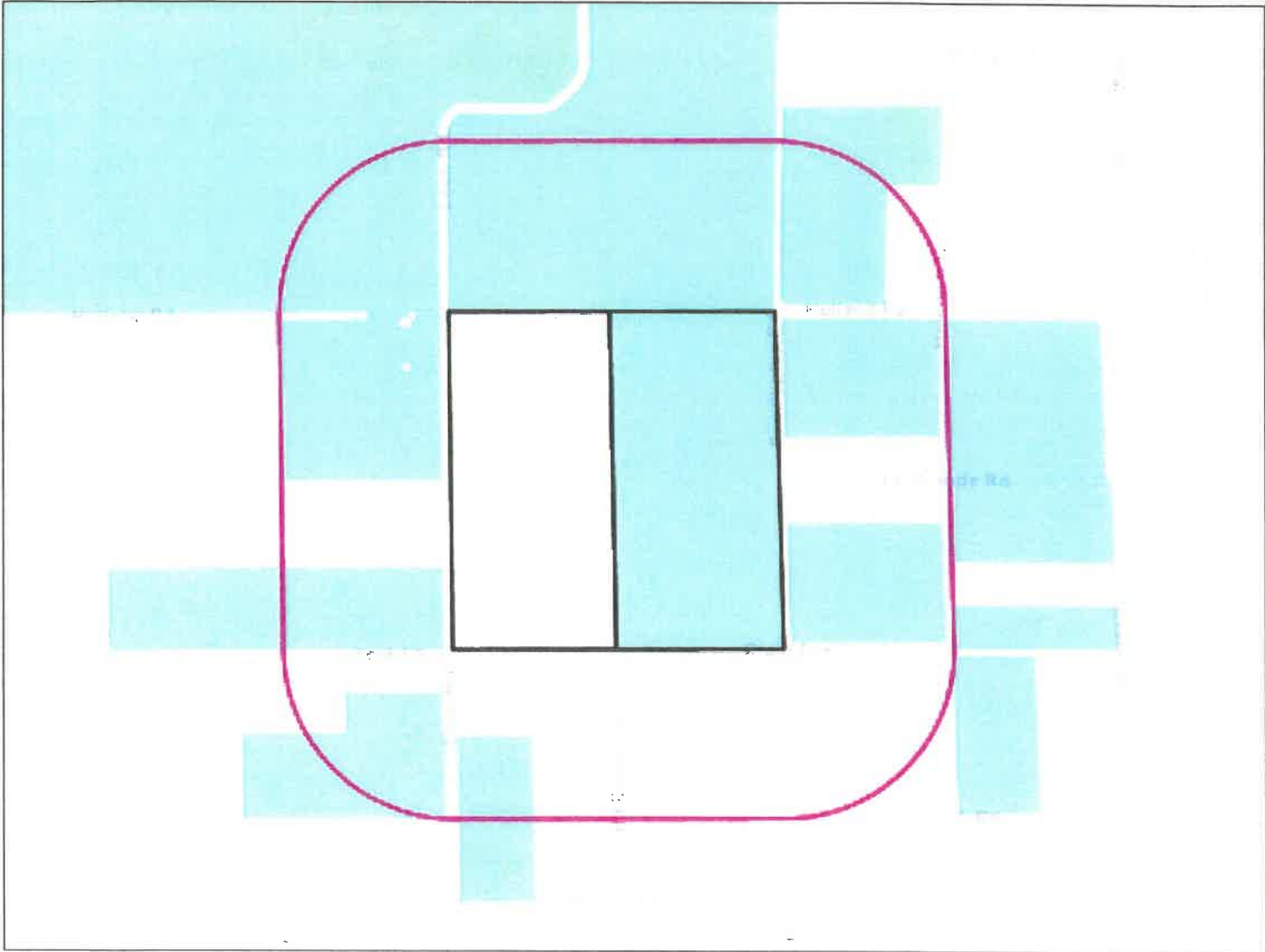
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ1800007 / TTM37439 / PPT180024 / TPM37864

(1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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... 6/15/2020 3:05:27 PM

© Riverside County RCIT

466030002
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466120011
CAROLE SCHWARTZ
2503 MONARCH TERRACE DR
KATY TX 77494

466120014
MARTA LUCRETIA VERNOLA PURMER
5221 DEL NORTE CIR
LA PALMA CA 90623

466120017
MARTA LUCRETIA VERNOLA PURMER
5221 DEL NORTE CIR
LA PALMA CA 90623

466120018
RAMON RUAN
828 E BONDS ST
CARSON CA 90745

466120020
GALLARDO
806 E HOLT AVE
POMONA CA 91767

466120021
JEFFREY B. NIGHSWONGER
P O BOX 758
SUN CITY CA 92586

466120023
LEON PARK
12526 HIGHBLUFF DR 355
SAN DIEGO CA 92130

466120024
BOERE JOHN W
3909 MARSALA WAY
MODESTO CA 95356

466130035
SULLIVAN JAMES JEFFERY & GIGI ADRIANNE
31615 LEON RD
WINCHESTER CA 92596

466130053
DEANNE J. TRIGG
PO BOX 474
SUMMERSET CA 95684

466130054
JANET ELLEN TRIGG
PO BOX 4744
SOMERSET CA 95684

466310002
SUN HOLLAND
27127 CALLO ARROYO STE 1910
SAN JUAN CAPISTRANO CA 92627

466310013
NIGHIA DO
34771 SIMPSON RD
WINCHESTER CA 92596

466310014
ROBERT L. HOLCOMB
P O BOX 2143
HOMELAND CA 92548

466310016
RICHARD LOPEZ
824 N HENDRICKS ST
MONTEBELLO CA 90640

466310017
TIA KIM NGO
31509 HOLLAND RD
WINCHESTER CA 92596

466310018
JERRY ANDERSON
4239 W 170TH ST
LAWNDALE CA 90260

466310019
RONALD AUERBACHER
3606 FRONT ST
SAN DIEGO CA 92103

466310022
KASIN CHAI
1101 TIMERLINE LN
SANTA ANA CA 92705

466310023
KASIN CHAI
1101 TIMBERLINE LN
SANTA ANA CA 92705

466310024
VICTOR K
4343 E CAMELBACK RD
PHOENIX AZ 85018

466310025
CHANG JOON LEE
12926 SCARBOROUGH LN
CERRITOS CA 90703

466320009
HALLBERG RANCH
2142 WENTE CT
SAN JACINTO CA 92583

466320026
CRAIG 435
33011 HOLLAND RD
WINCHESTER CA 92596

466350005
BRUCE AKERS
30780 EUCALYPTUS
WINCHESTER CA 92596

466350006
DIAMOND FIVE
5311 AVENUE 272
VISALIA CA 93277

466350007
HASEGAWA REVOCABLE TRUST UNDER
PO BOX 2851
SAN DIEGO CA 92198

466350016
ANTHONY R. ALAGA
401 W 220TH ST NO 4
CARSON CA 90745

466350018
SAN PEDRO FARM RANCON
41391 KALMIA ST STE 200
MURRIETA CA 92562

Applicant:

Sun Holland, LLC
27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675

Engineer:

VSL Engineering
31805 Temecula Parkway, Suite #129
Temecula, CA 92592

Applicant:

Sun Holland, LLC
27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675

Engineer:

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Temecula, CA 92592

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San Juan Capistrano, CA 92675

Engineer:

VSL Engineering
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Temecula, CA 92592

Representative:

Markham Development Strategies, LLC
28693 Old Town Front Street, Suite 300-D
Temecula, CA 92590

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Temecula, CA 92590

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Pechanga Band of Mission Indians
Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593

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Attn: Ebru Ozdil, Planning Specialist
CEQA Review TR37349
P.O. Box 2183
Temecula, CA 92593

City of Menifee – Doug Darnell
29844 Haun Road
Menifee, CA 92586

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29844 Haun Road
Menifee, CA 92586

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto, CA. 92582

Valley-Wide Recreation & Park District
901 W. Esplanade
San Jacinto, CA. 92582

Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517

Riverside County Transit Agency
Mauricio Alvarez
1825 Third St.
Riverside, CA. 92517

Menifee Union School District
29775 Haun Road
Menifee, CA 92586

Menifee Union School District
29775 Haun Road
Menifee, CA 92586

Eastern Municipal Water District
P.O. Box 8300
Perris CA. 92572-8300

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P.O. Box 8300
Perris CA. 92572-8300

Southern California Gas Company
Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands, CA. 92373-0316

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Engineering Department
ATTN: Teresa Roblero ML:8031
PO. Box 3003
Redlands, CA. 92373-0316

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Southern California Edison
2244 Walnut Grove Ave. Room 312
PO. Box 600
Rosemead, CA. 91770

Perris Union High School District
155 E 4th Street
Perris, CA 92570

Perris Union High School District
155 E 4th Street
Perris, CA 92570



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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.

Canterwood – Change of Zone No. 1800007, Tentative Tract Map No. 37439, Plot Plan No. 180024, Tentative Parcel Map No. 37864

Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

2018101010

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sun Holland, LLC
Project Applicant

27127 Calle Arroyo, Suite 1910, San Juan Capistrano, CA 92675
Address

The project is located easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue.

Project Location

CHANGE OF ZONE NO. 1800007 is a proposal to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). **TENTATIVE TRACT MAP NO. 37439** is a Schedule "A" subdivision of 158.18 gross acres into four hundred forty-seven (447) single-family residential lots and thirty-two (32) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos to be developed in 3 phases. **PLOT PLAN NO. 180024** is a proposal for a development plan for 447 single-family residential lots. **TENTATIVE PARCEL MAP NO. 37864** is a proposal for a Schedule "J" subdivision of 158.18 gross acres into 8 lots reflecting the phasing and infrastructure for TTM37439.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,343.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, 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.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (INV-00041722)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Sun Holland, LLC
27127 Calle Arroyo, 1910
San Juan Capistrano, Ca 92675

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00041722	03/20/2018	03/20/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180023	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
0 Unassigned Winchester, CA 92596	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.