



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 7, 2019

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 24015** – Applicant: SBA Monarch Towers, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Northerly of Los Encinos Drive, easterly of Pala Road, southerly of Pechanga Road, and westerly of Munoa Road – 1.42 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: A proposal for a colocation of six (6) panel antennas and one (1) microwave dish onto an existing 113-foot high disguised wireless communication facility with a 264 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 24015, extending the expiration date to May 11, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 18039** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Gilman Springs Road, easterly of Kevin Road, southerly of 60 Freeway, and westerly of Mcgehhe Drive – 2.5 Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1) – Approved Project Description: an unmanned telecommunications facility with a 75 foot monopine that has 12 antennas and six (6) equipment cabinets in a 1,500 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 18039, extending the expiration date to June 4, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org
- 1.3 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23239** – Applicant: SBA Monarch Towers, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (2 Acre Minimum) – Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Auld Road, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 16.03 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: An unmanned, disguised 44-foot high pine tree for T-Mobile within a 625 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23239, extending the expiration date to April 6, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33206** – Applicant: David Garcia – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Avenue C, easterly of Cedar Street, southerly of Avenue B, and westerly of Sullivan Lane – 5 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: a Schedule "H" subdivision of 5 gross acres into four (4) parcels and one (1) remainder parcel with a minimum lot size of 1 acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33206, extending the expiration date to September 10, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23545** – Applicant: American Towers, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development:

Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of McLaughlin Road, easterly of Briggs Road, southerly of State Route 74, and westerly of Emperor Road – 0.01 Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: a Royal Street Communication wireless communication facility disguised as a 70' high pine tree. The project will include six (6) panel antennas located on three (3) sectors at 65' high above grade level, four (4) equipment cabinets, one (1) GPS antenna, and one (1) microwave antenna within a 760 sq. ft. lease area surrounded by a 6' high split-face block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 23545, extending the expiration date to August 24, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration** – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antenna dish, one (1) 2-foot parabolic antenna dish, 12 remote radio units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall. Continued from July 8, 2019. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 4, 2019 IN RIVERSIDE.

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 PLOT PLAN NO. 180065 (PPA180065) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) – Applicant: Maggie H.C. Wang – First Supervisorial District – Engineer/Representative – ITRA Group, Inc. – Area Plan: Lake Mathews/Woodcrest Area Plan – Zoning Area/District: Woodcrest District – General Plan: Rural Community: Very Low Density Residential – Location: Southerly of Orrick Road, northerly of Van Buren Boulevard, easterly of Prairie Way, and westerly of Wood Road – 1.96 Gross Acres – Zoning: Controlled Development Area with Mobile Homes – One Acre Minimum (W-2-M-1) – Light Agriculture – One Acre Minimum (A-1-1) – **REQUEST:** A plot plan application to construct three (3) detached accessory structures. The structures are approximately 3,000 sq. ft. each, with a maximum height of 16 feet, totaling 9,000 sq. ft. The proposed accessory structures would be utilized as an aviary for finches and canaries. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for PLOT PLAN NO. 190008** – CEQ190017 – Applicant: Barker Logistics, LLC – Engineer/Representative: SDH Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Placentia Street, easterly of Patterson Avenue, westerly of Harvill Avenue, and southerly of Walnut Street – 30.19 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 694,540 sq. ft. warehouse/distribution/manufacturing development on 30.19-acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s): PP24015E01

Applicant(s):

Area Plan: Southwest

SBA Monarch Towers, LLC


Zoning Area/District: Rancho California Area

c/o Danielle Tschuschke

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 918-270-051


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 24015 which is a colocation of six (6) panel antennas and one (1) microwave dish onto an existing 113-foot high disguised wireless communication facility with a 264 square foot equipment enclosure.

The project is located north of Los Encinos Dr, east of Pala Rd, south of Pechanga Rd, and west of Munoa Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 24015**, extending the expiration date to May 11, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 24015 was administratively approved on April 27, 2009 and pinks were sent to the applicant on May 11, 2009.

The First Extension of Time was received April 22, 2019, ahead of the expiration date of April 27, 2019. The applicant and the County discussed conditions of approval and reached consensus on July 24, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (July 24, 2019) indicating the acceptance of the recommended conditions of approval.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become April 27, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.






3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP24015

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas

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.



0 376 752 Feet

REPORT PRINTED ON... 9/5/2019 4:13:34 PM

© Riverside County GIS

Royal Street Communications California, LLC

SPRINT PECHANGA COLO LA-3455A

32800 LOS ENCINOS ROAD
TEMECULA, CA 92592



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE CODES TO BE CONSIDERED AS A REVISION TO THESE CODES:

- 2007 CALIFORNIA BUILDING CODE
- 2007 CALIFORNIA MECHANICAL CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- 2007 CALIFORNIA PLUMBING CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE BOARD PART 2, TITLE 24, CHAPTER 116, SECTION 11036.

PROJECT TEAM

ARCHITECT/ENGINEER:
PRC CORPORATION
3711 S. STATE ST., SUITE 200
POMONA, CA 92662
TEL: (951) 868-2828
FAC: (951) 868-2827
E-MAIL: aheron.prc@prc.com
CONTACT: SARAH SMITH, PE

SITE ACQUISITION:
SEQUOIA - DEPLOYMENT SERVICES INC.
ONE VENTURE SUITE 200
TUSTIN, CA 92680
PHONE: (949) 241-4175
E-MAIL: melinda.merfitt@sequoia-ds.com
CONTACT: SHAWN O'CONNOR

CONSTRUCTION MANAGER:
METROPCS
10000 RIVERCROSS SUITE 200
IRVINE, CA 92618
PHONE: (951) 757-4857
E-MAIL: jay.wolpin@metroPCS.com
CONTACT: JAY WOLPIN

PROJECT DESCRIPTION

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

- NEW ROYAL STREET ANTENNAS MOUNTED ON EXISTING SPRINKLER/VEHICLE MICROPILES:
 - (3) PANEL ANTENNAS
 - (1) 24" DIAMETER MICROPILE
 - (1) 24" DIAMETER ANTENNA
- FOUR (4) NEW ROYAL STREET COMMUNICATIONS EQUIPMENT CABINETS LOCATED ON GROUND LEVEL AND MOUNTED ON NEW CONCRETE PAD WITHIN A 12'-0" x 22'-0" LEASE AREA.
- CONSTRUCTION OF 8'-0" HIGH CMU WALL PAINTED TO MATCH EXISTING.

DRIVING DIRECTIONS

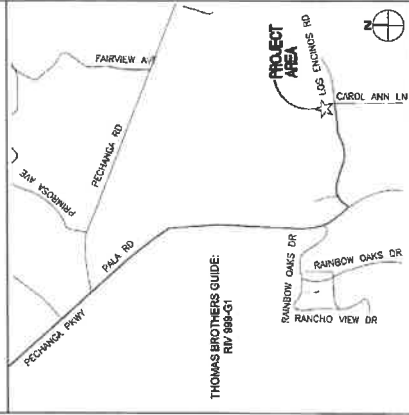
FROM METRO PCS OFFICE, IRVINE, CA

- START OUT GOING NORTHWEST ON E. CAMINO REAL TOWARD WEST DR.
- TURN RIGHT ONTO ARROYO AVE.
- TURN LEFT ONTO LANDBORNE RD.
- TURN LEFT ONTO PALA RD.
- MERGE ONTO CA-241 N VIA THE RAMP ON THE LEFT.
- MERGE ONTO CA-241 N VIA THE EXIT ON THE LEFT.
- MERGE ONTO CA-241 N VIA THE EXIT ON THE LEFT.
- MERGE ONTO I-15 S TOWARD SAN DIEGO.
- MERGE ONTO I-15 S TOWARD SAN DIEGO.
- TAKE THE CA-78 S EXIT, EXIT 58, TOWARD TEMECULA PKWY.
- TURN LEFT ONTO PECHANGA PKWY (CA-516 S). CONTINUE TO FOLLOW CA-516 S.
- TURN LEFT ONTO LOS ENCINOS RD, TEMECULA, CA 92592-2870.
- GO AT 32800 LOS ENCINOS RD, TEMECULA, CA 92592-2870.

SHEET INDEX

SHEET	TITLE	DESCRIPTION
T-1	TITLE SHEET	
C-1	TOPOGRAPHIC SURVEY	
C-2	TOPOGRAPHIC SURVEY	
A-1	SITE PLAN	
A-2	ENLARGED SITE PLAN	
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN	
A-4	ELEVATIONS	
A-5	ELEVATIONS	

VICINITY MAP



THOMAS BROTHERS GUIDE:
RV 888-91

PROJECT INFORMATION

SITE ADDRESS: 32800 LOS ENCINOS ROAD, TEMECULA, CA 92592
APN: 910-2710-051
TOWER OWNER: SPRINT SITES USA
CONTACT: PATRICK TITON
IRVINE, CA 92602
PHONE: (949) 279-3032
MOBILE: (949) 279-3032
E-MAIL: patrice.titon@sprint.com

LAND OWNER: BOB AND JANE DANSON
32800 LOS ENCINOS RD
TEMECULA, CA 92592
CONTACT: BOB JANE DANSON
PHONE: (951) 861-1330
MOBILE: (949) 713-0986
E-MAIL: bobdanson@peco.com

LEASE AREA SIZE: 264 SQ. FT.
PROPERTY GROSS ACREAGE: 1.42 ACRES
LATITUDE: 35° 28' 23.66" N
LONGITUDE: 117° 05' 06.22" W
ZONING: RURAL RESIDENTIAL (RR)
JURISDICTION: COUNTY OF RIVERSIDE
TELEPHONE: VERIZON
POWER: SCE

APPLICANT/LESSEE:

ROYAL STREET COMMUNICATIONS, LLC
10000 RIVERCROSS SUITE 200
IRVINE, CA 92618
PHONE: (951) 730-3183
FAC: (951) 730-3182
E-MAIL: royals@royalcs.com
CONTACT: MARK CANNON

SEQUOIA - DEPLOYMENT SERVICES INC.
ONE VENTURE SUITE 200
TUSTIN, CA 92680
PHONE: (949) 241-4175
E-MAIL: melinda.merfitt@sequoia-ds.com
CONTACT: SHAWN O'CONNOR

CONSTRUCTION MANAGER:
METROPCS
10000 RIVERCROSS SUITE 200
IRVINE, CA 92618
PHONE: (951) 757-4857
E-MAIL: jay.wolpin@metroPCS.com
CONTACT: JAY WOLPIN

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

Royal Street Communications California, LLC 2513 EASTVIEW PARKWAY, P-501 IRVINE, CA 92714	LA-3455A SPRINT PECHANGA COLO 32800 LOS ENCINOS ROAD TEMECULA, CA 92592	CURRENT ISSUE DATE: 01/28/09	ISSUED FOR: 100% ZONING DRAWING	REV. # DATE DESCRIPTION BY: A 12/14/08 B02 ZONING DRAWING M B 01/22/09 100% ZONING DRAWING CC 1 01/28/09 REVISIONS TO RAG SVT CENTER	PDC 13225 DANIELSON ST., SUITE 200 TOWNAY, CA 92680 TEL: (949) 888-2827 FAX: (949) 888-2827	CONSULTANT: 	DRAWN BY: CHK. DL SAS LICENSE:	SHEET TITLE: TITLE SHEET	SHEET NUMBER: T-1
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Royal Street Communications California, LLC
 2913 EL CAMINO REAL, #501
 IRVINE, CA 92714

PROJECT INFORMATION:
 LA3455A
SPRINT PACHANGA GOLD
 32800 LOS ENCINOS ROAD
 TEMECULA, CA 92592
 CURRENT ISSUE DATE: 10/31/08

ISSUED FOR: REVIEW

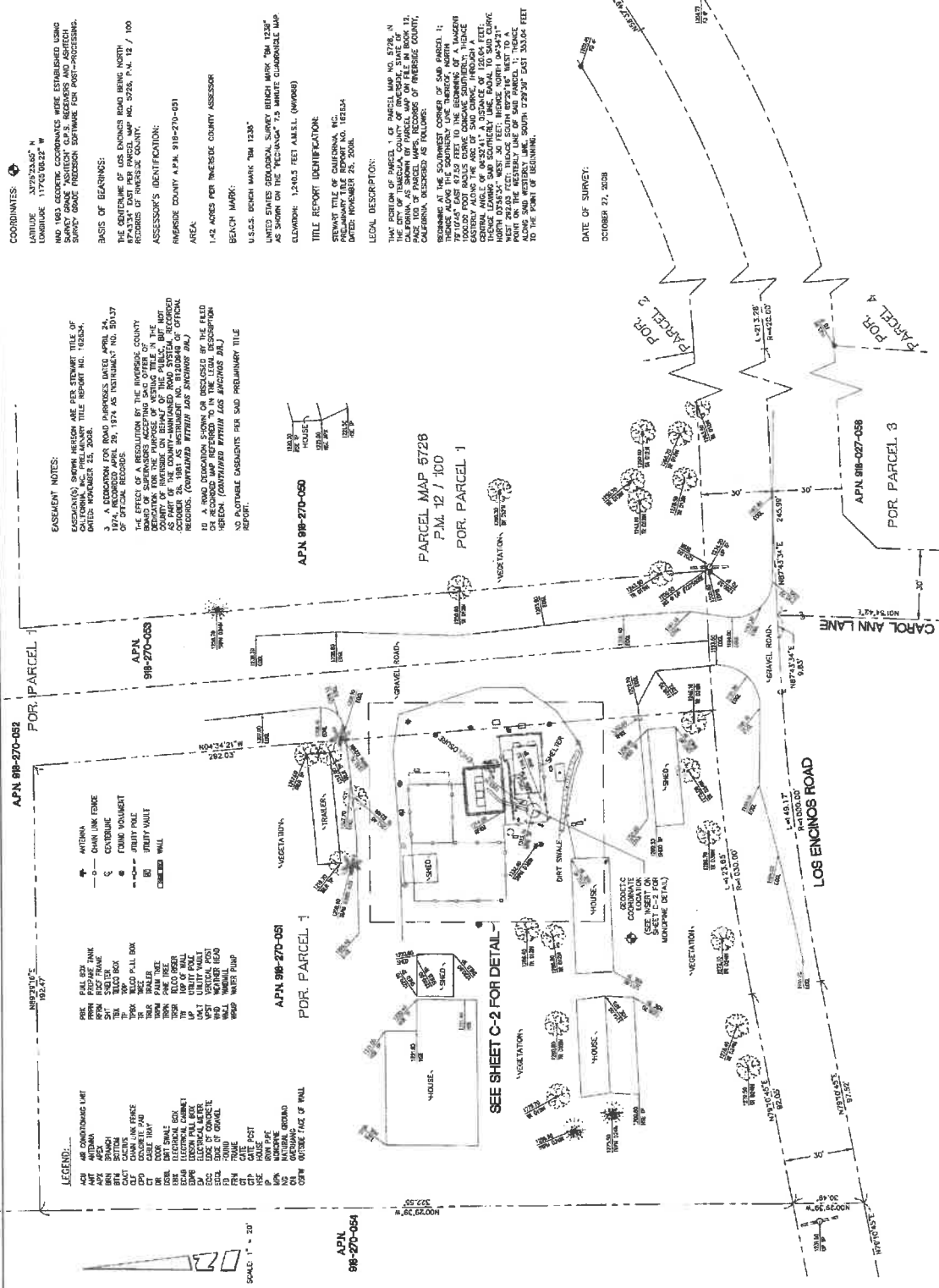
REV.	DATE	DESCRIPTION	BY
1	10/31/08	ISSUED FOR	DR
2	12/11/08	ADDED TITLE, INFO.	JH

PLANS PREPARED BY: PDC
 13225 JUNCTION, ST. SUITE 200
 POWAY, CA 92064
 PHONE: (619) 659-8260
 FAX: (619) 659-8267

CONSULTANT: BERT PALM LAND SURVEYING & MAPPING
 3780 HERRING AVENUE, SUITE #1
 COSTA MESA, CA 92626
 TEL: (714) 537-5408 FAX: (714) 537-5408

DRAWN BY: CHK
CHECKED BY: BH
LICENSER: OB CWM

SHEET TITLE: TOPOGRAPHIC SURVEY
SHEET NUMBER: C-1



SEE SHEET C-2 FOR SITE DETAIL

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

**LA-3455A
SPRINT PECHANGA
COLO**
32880 LOS ENCINOS ROAD
TEMECULA, CA 92592

PROJECT INFORMATION:
01/28/09

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	12/15/08	80% ZONING DRAWING	IM
0	01/22/09	100% ZONING DRAWING	CC
1	01/28/09	REVISED ANTENNA RAD CENTER	BYF

PLANS PREPARED BY:
PDC
13225 BARKER ST., SUITE 200
POWAY, CA 92084
TEL: (659) 668-2828
FAX: (659) 668-2827

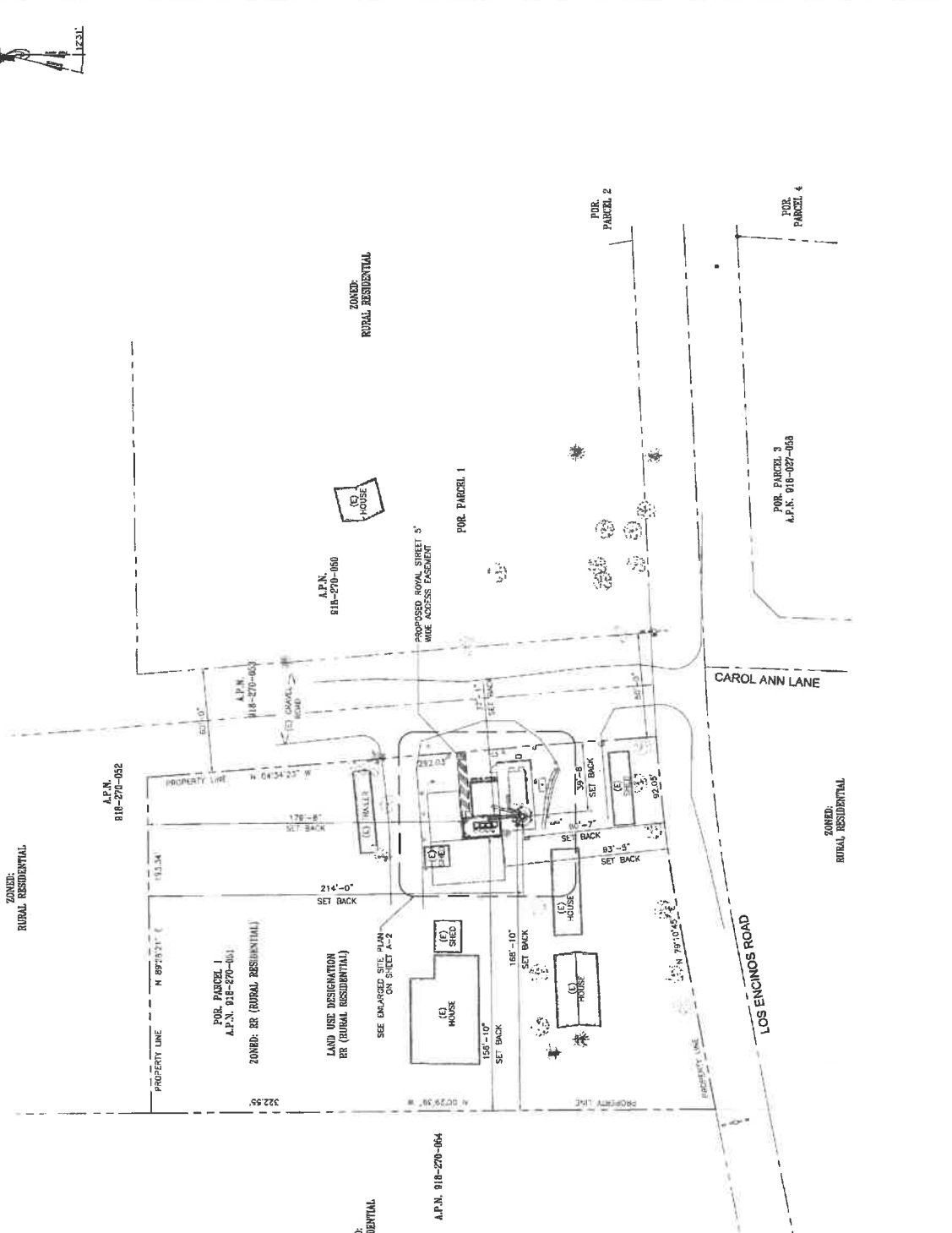
CONSULTANT:
SEQUOIA
SURVEYING SERVICES, INC.

DRAWN BY: **CHK** / **APV**
CC / DL / SAS
LICENSEE:

HEET TITLE:
SITE PLAN

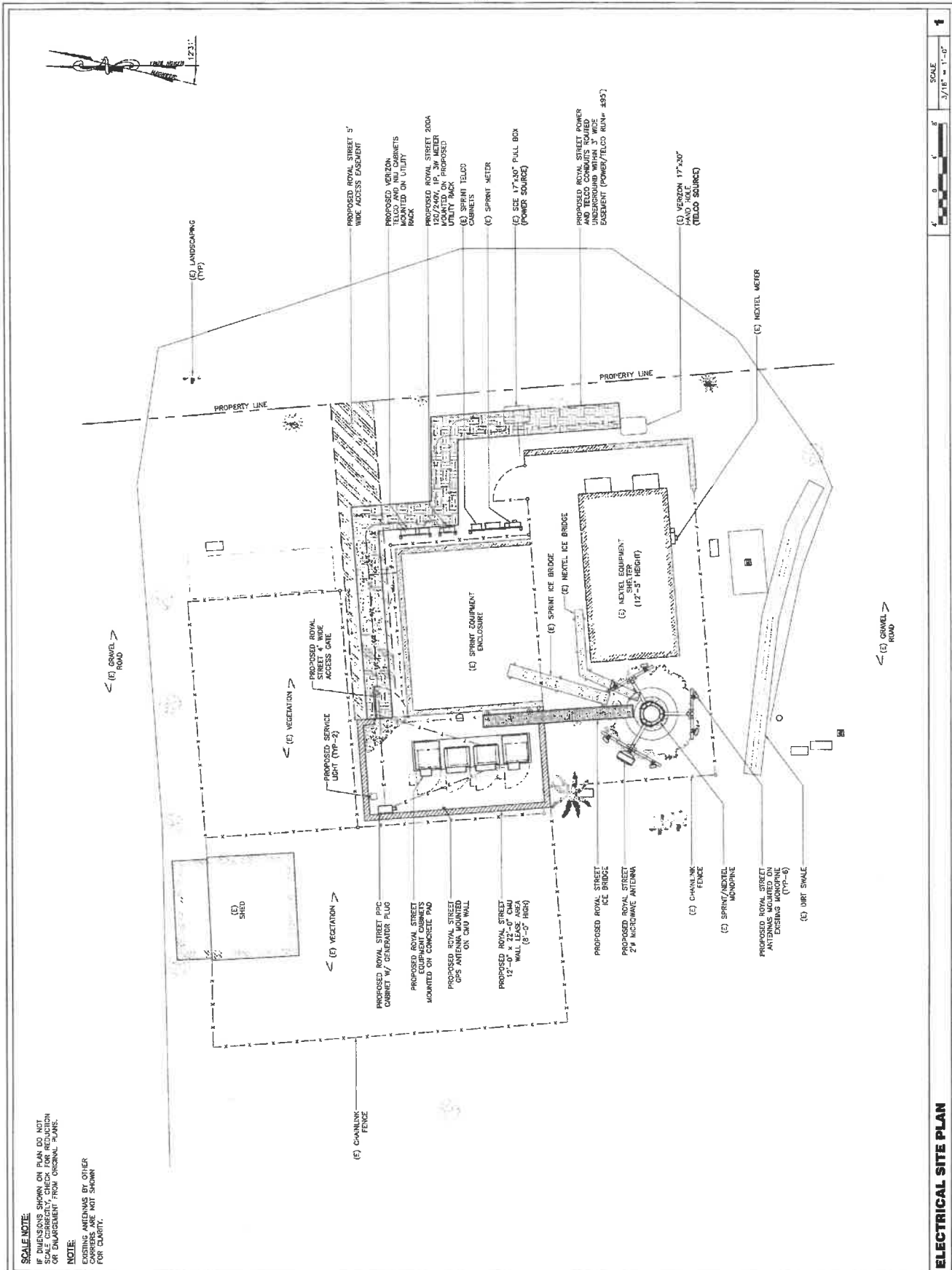
HEET NUMBER:
A-1

SCALE NOTE:
DIMENSIONS SHOWN ON PLANS DO NOT
NECESSARILY REPRESENT THE ACTUAL
SITUATION. VERIFY ALL DIMENSIONS
ON SITE. CHECK FOR REDUCTIONS
OR ENLARGEMENT FROM ORIGINAL PLANS.



SITE PLAN 1
SCALE 1" = 30'-0"
30' 0' 30'

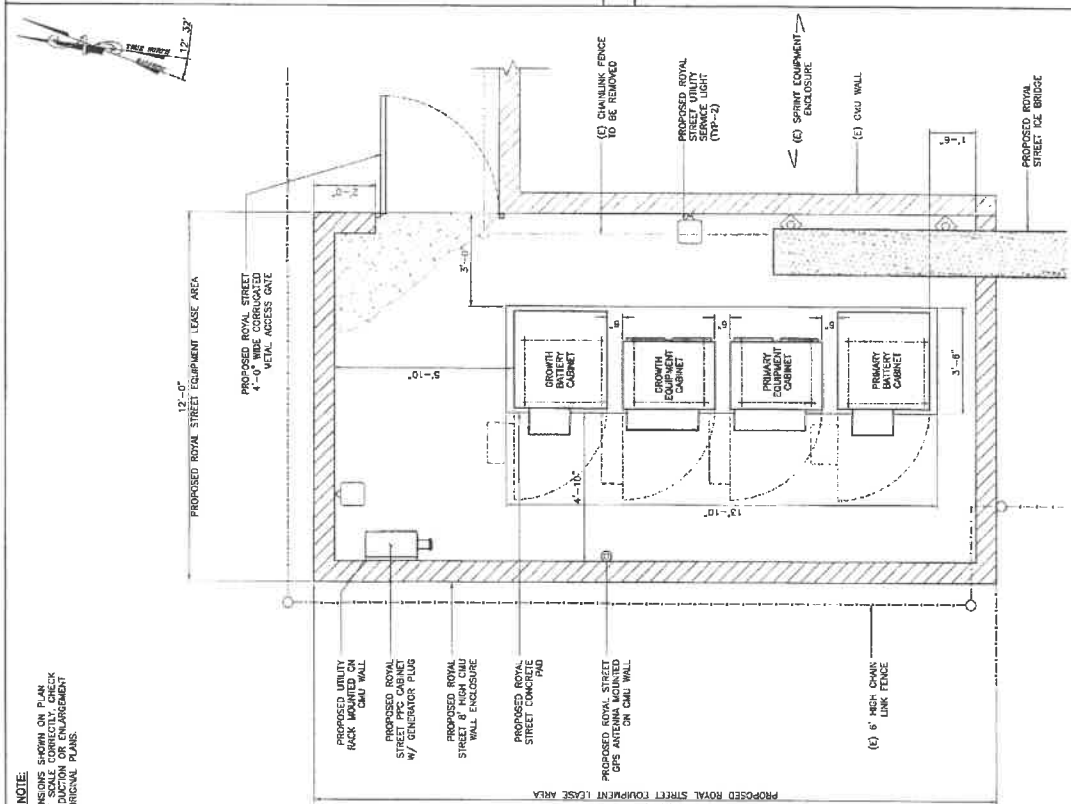
<p>Royal Street Communications California, LLC 2313 EL DORADO REAL, #351 TUSTIN, CA 92782</p>	<p>LA-3455A SPRINT PECHANGA COLO 32800 LOS ENCINOS ROAD TEMECULA, CA 92592</p>	<p>PROJECT INFORMATION: 01/28/09</p>	<p>ISSUED FOR: 100% ZONING DRAWING</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12/7/08</td> <td>BOX ZONING DRAWING</td> <td>MI</td> </tr> <tr> <td>0</td> <td>01/22/09</td> <td>100% ZONING DRAWING</td> <td>CC</td> </tr> <tr> <td>1</td> <td>01/28/09</td> <td>REVISED ANTENNA PAD CENTER</td> <td>SVF</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	A	12/7/08	BOX ZONING DRAWING	MI	0	01/22/09	100% ZONING DRAWING	CC	1	01/28/09	REVISED ANTENNA PAD CENTER	SVF	<p>PLANS PREPARED BY: PDC 13225 PARKVIEW ST, SUITE 200 PO BOX 41 TUSTIN, CA 92684 TEL: (951) 648-2888 FAX: (951) 581-2827</p>	<p>CONSULTANT: SEQUOIA DEVELOPMENT SERVICES, INC.</p>	<p>DESIGNED BY: CHK. S. APV.:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>CC</td> <td>DL</td> <td>SAS</td> </tr> </table>	CC	DL	SAS	<p>LICENSEE:</p>
REV.	DATE	DESCRIPTION	BY																								
A	12/7/08	BOX ZONING DRAWING	MI																								
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CC	DL	SAS																									
<p>SHEET TITLE: ENLARGED SITE PLAN</p>																											
<p>SHEET NUMBER: A-2</p>																											



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

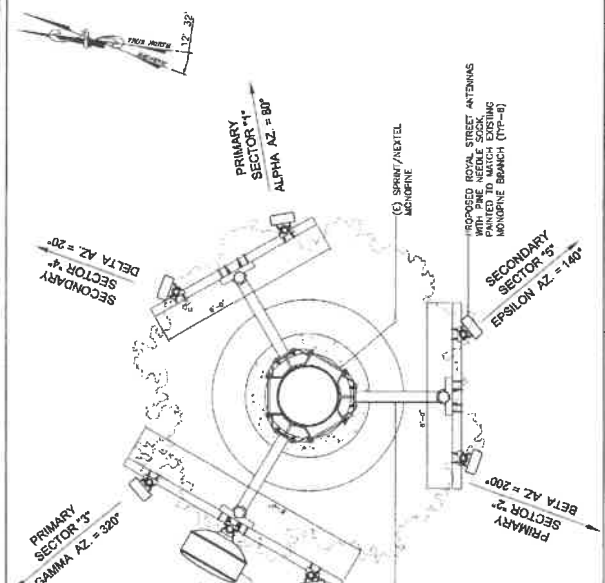
NOTE:
EXISTING ANTENNAS BY OTHER CARRIERS ARE NOT SHOWN FOR CLARITY.

SCALE NOTE:
 SCALE ON P. 01
 IS NOT TO BE USED
 FOR REDUCTION OR ENLARGEMENT
 FROM ORIGINAL PLANS.



NOTE:
 ALL NEW ANTENNAS WILL BE EFFECTIVELY
 COVERED BY THE BRANCHES OF THE TREE.

NOTE:
 PROPOSED ROYAL STREET ANTENNAS
 WILL BE EFFECTIVELY COVERED BY THE
 BRANCHES OF THE TREE.



ANTENNA PLAN

SCALE
 1/2" = 1'-0"

2



FRONT
 SIDE
 15.5"
 9"
MODEL #, ANDREW LINGO-0331B-20M
FREQUENCY RANGE: 1710-1800 MHz
1820-2170 MHz
WEIGHT: 29 LBS
STD. MOUNTING HARDWARE: 000895A-2
COLOR: OFF WHITE

ANTENNA DETAIL

SCALE
 NOT TO SCALE

4

EQUIPMENT DETAIL

SCALE
 NOT TO SCALE

1

1/2" = 1'-0"



FRONT VIEW
 3'-0"
 2'-11"
 BACK VIEW
 3'-0"
 3'-4"
 LEFT SIDE VIEW
 3'-2"
 3'-4"
 RIGHT SIDE VIEW
 3'-2"
 3'-4"
BATTERY CABINET
(3322 LBS)
APPROXIMATE WEIGHT:
1050 LBS (EMPTY)
1300 LBS. (W/ INSTALLED)
CABINET OPERATING TEMPERATURE RANGES
-40°C TO 46°C = STANDARD MODEL
-40°C TO 52°C = HIGH TEMP MODEL
EMERGENCY CABINET SPECIFICATIONS
CABINET DIMENSIONS:
HEIGHT: 60 in. (2032 mm)
WIDTH: 48 in. (1219 mm)
DEPTH: 38 in. (965 mm)
APPROXIMATE WEIGHT:
1050 LBS (EMPTY)
1300 LBS. (W/ INSTALLED)
CABINET OPERATING TEMPERATURE RANGES
-40°C TO 46°C = STANDARD MODEL
-40°C TO 52°C = HIGH TEMP MODEL

EQUIPMENT DETAIL

SCALE
 NOT TO SCALE

3

1/2" = 1'-0"



FRONT VIEW
 3'-0"
 2'-11"
 BACK VIEW
 3'-0"
 3'-4"
BATTERY CABINET
(3322 LBS)
APPROXIMATE WEIGHT:
1050 LBS (EMPTY)
1300 LBS. (W/ INSTALLED)
CABINET OPERATING TEMPERATURE RANGES
-40°C TO 46°C = STANDARD MODEL
-40°C TO 52°C = HIGH TEMP MODEL
EMERGENCY CABINET SPECIFICATIONS
CABINET DIMENSIONS:
HEIGHT: 60 in. (2032 mm)
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1050 LBS (EMPTY)
1300 LBS. (W/ INSTALLED)
CABINET OPERATING TEMPERATURE RANGES
-40°C TO 46°C = STANDARD MODEL
-40°C TO 52°C = HIGH TEMP MODEL

EQUIPMENT DETAIL

SCALE
 NOT TO SCALE

3

1/2" = 1'-0"



FRONT VIEW
 3'-0"
 2'-11"
 BACK VIEW
 3'-0"
 3'-4"
BATTERY CABINET
(3322 LBS)
APPROXIMATE WEIGHT:
1050 LBS (EMPTY)
1300 LBS. (W/ INSTALLED)
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CABINET OPERATING TEMPERATURE RANGES
-40°C TO 46°C = STANDARD MODEL
-40°C TO 52°C = HIGH TEMP MODEL

EQUIPMENT DETAIL

SCALE
 NOT TO SCALE

3

1/2" = 1'-0"

Royal Street Communications California, LLC
 2913 COMING ROAD, SUITE 1481
 EL PASO, CA 92526

LA-3455A SPRINT PECHANGA COLO
 32800 LOS ENCINOS ROAD
 TEMECULA, CA 92592

CURRENT ISSUE DATE:
01/28/09

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	12/15/08	100% ZONING DRAWING	M
0	01/22/09	100% ZONING DRAWING	CC
1	01/29/09	REVISED ANTENNA RAD CENTER	SJF

PLANS PREPARED BY:

PDC
 13225 DANIELSON ST., SUITE 200
 POWAY, CA 92064
 TEL (619) 445-3600
 FAX (619) 666-2827

CONSULTANT:

SEQUOIA EMPLOYMENT SERVICES, INC.

RAWN BY: CHK: APY:
 CC DL SAS

CENSER:

EQUIPMENT LAYOUT, ANTENNA PLAN AND DETAILS

SHEET TITLE:
EQUIPMENT LAYOUT, ANTENNA PLAN AND DETAILS

SHEET NUMBER:
A-3

Royal Street Communications California, LLC
 2313 EL CAMINO REAL, #561
 IRVINE, CA 92714

LA-3455A
SPRINT PECHANGA
COLO
 32900 LOS ENCINOS ROAD
 TEMECULA, CA 92592

CURRENT ISSUE DATE:
01/28/09

ISSUED FOR:
100% ZONING DRAWING

REV. DATE DESCRIPTION BY

A	12/16/08	50% ZONING DRAWING	MI
0	01/22/09	100% ZONING DRAWING	CC
1	01/29/09	REVISED ANTENNA PAD CENTER	SNF

PLANS PREPARED BY:
PDC
 13225 DANIELSON ST, SUITE 200
 POWAY, CA 92264
 TEL: (954) 688-2898
 FAX: (954) 688-2827

CONSULTANT:
SEJOLOIA
 DISTRICT ENGINEER, INC.

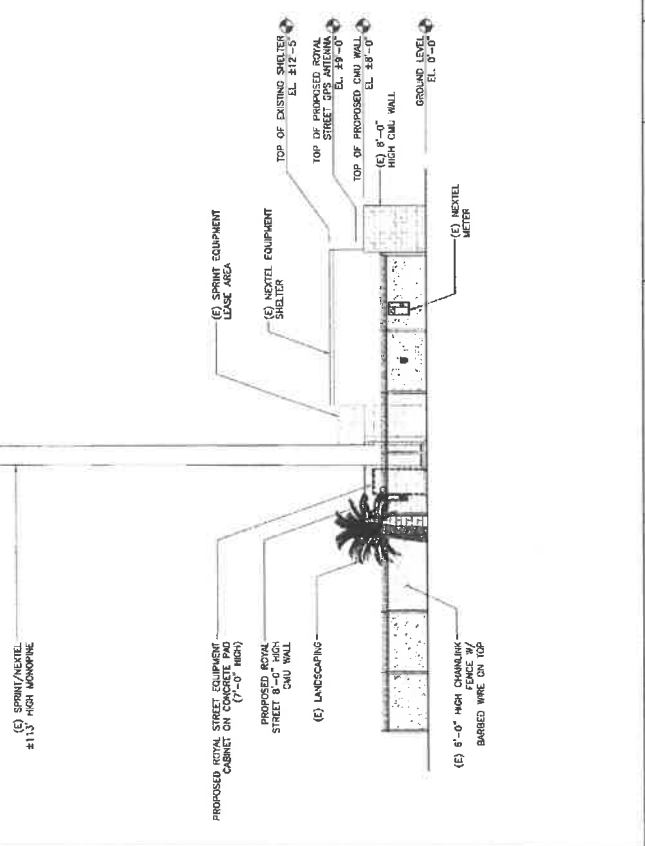
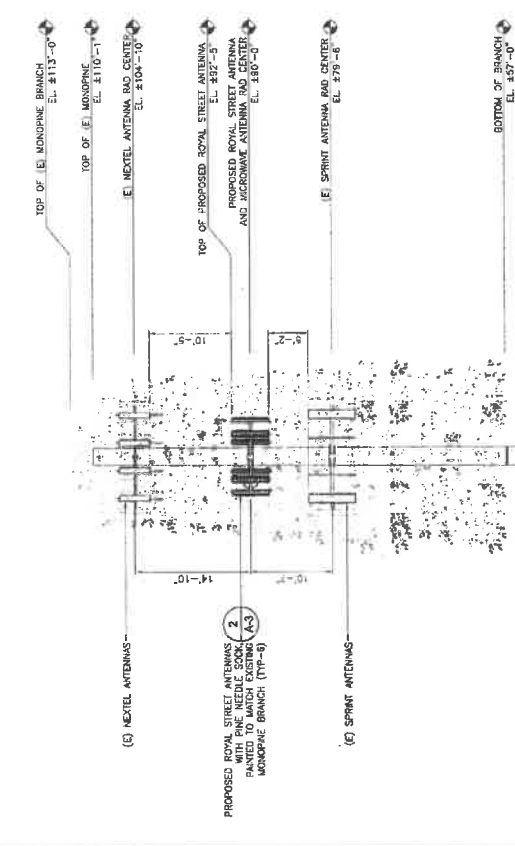
DRAWN BY: CHK. APV.
 CC DL SAS

LICENSER:

SHEET TITLE:
ELEVATIONS

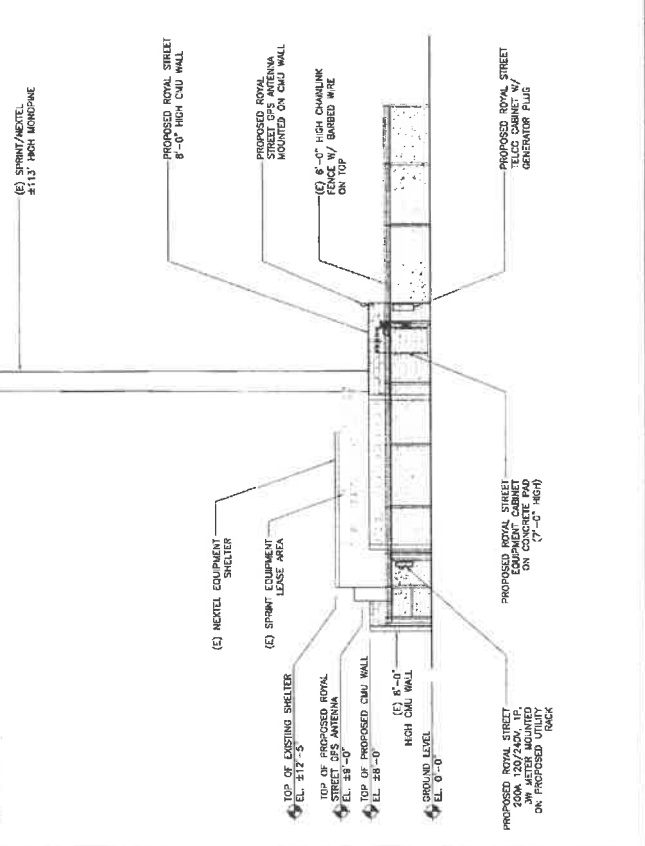
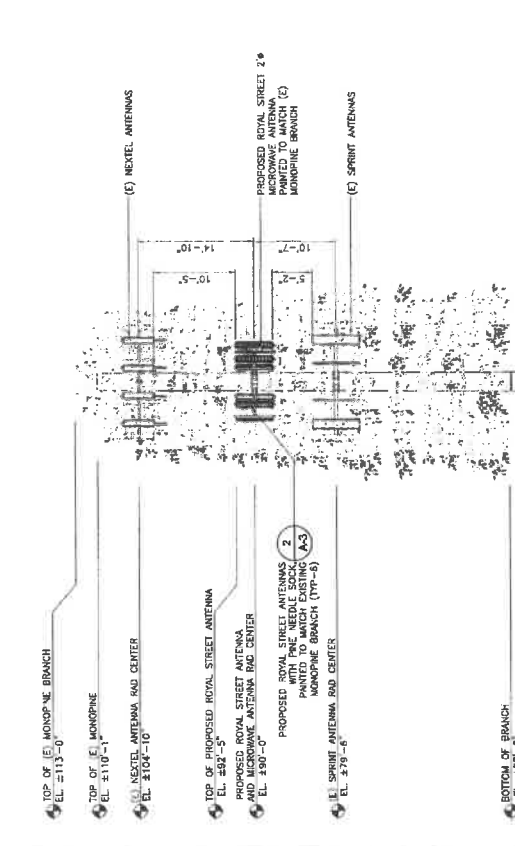
SHEET NUMBER:
A-4

NOTE:
 ALL NEW ANTENNAS WILL BE EFFECTIVELY COVERED BY THE BRANCHES OF THE TREE.



1 SOUTH ELEVATION
 SCALE 1/8"=1'-0"
2

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



1 NORTH ELEVATION
 SCALE 1/8"=1'-0"
1

Royal Street Communications California, LLC
 2313 EL CAMINO REAL #661
 BOSTON, CA 92702

LA-3495A
SPRINT PECHANGA
COLO
 32800 LOS ENCINOS ROAD
 TEMECULA, CA 92592

PROJECT INFORMATION:
 CURRENT ISSUE DATE: **01/28/09**

ISSUED FOR:
100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
A	12/16/08	ISSUE ZONING DRAWING	MI
0	01/22/09	100% ZONING DRAWING	CC
1	01/28/09	REVISED ANTENNA RAD BYF CENTER	BWF

PLANS PREPARED BY:
PDC
 13225 DANIELSON ST., SUITE 200
 TEMECULA, CA 92592
 TEL: (656) 848-2828
 FAX: (656) 848-2927

CONSULTANT:
SEQUIOIA
 DEVELOPMENT SERVICES, INC.

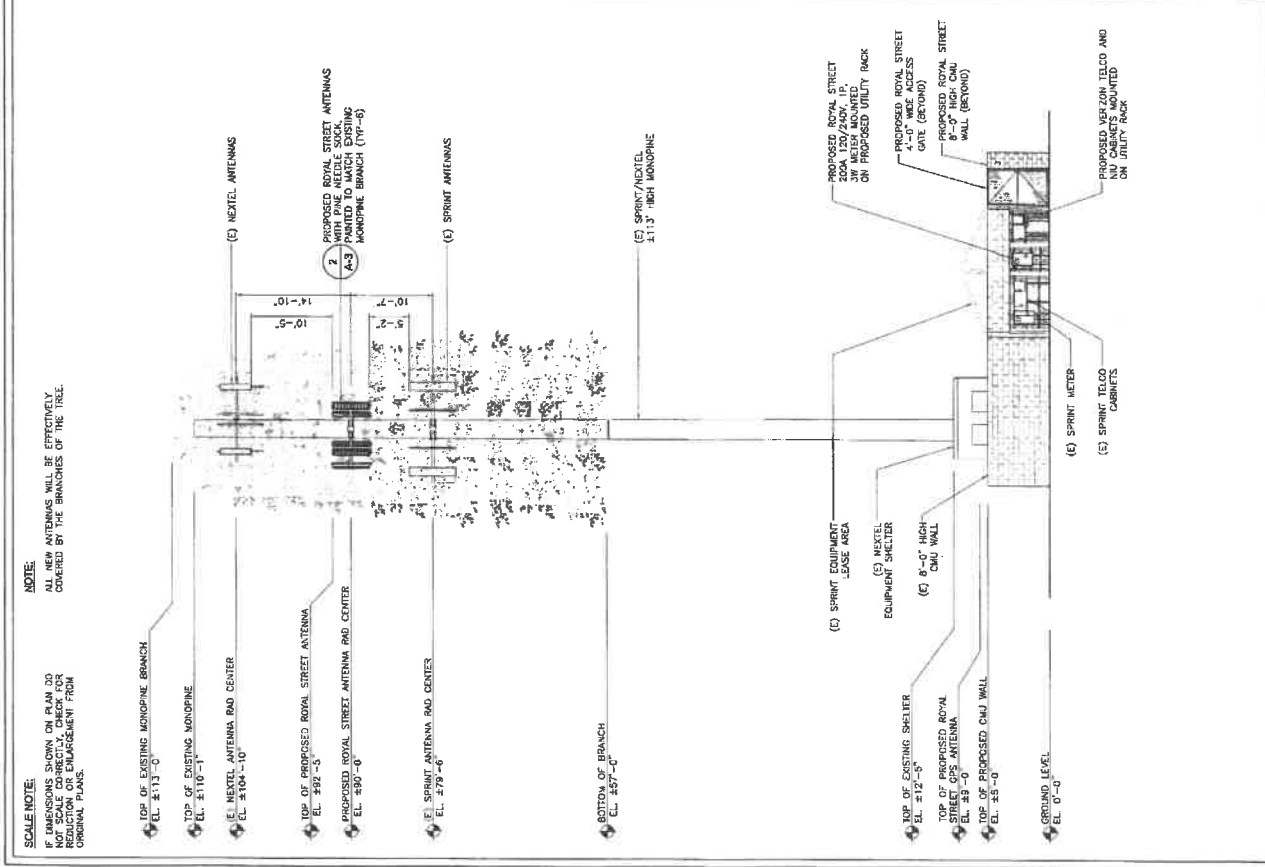
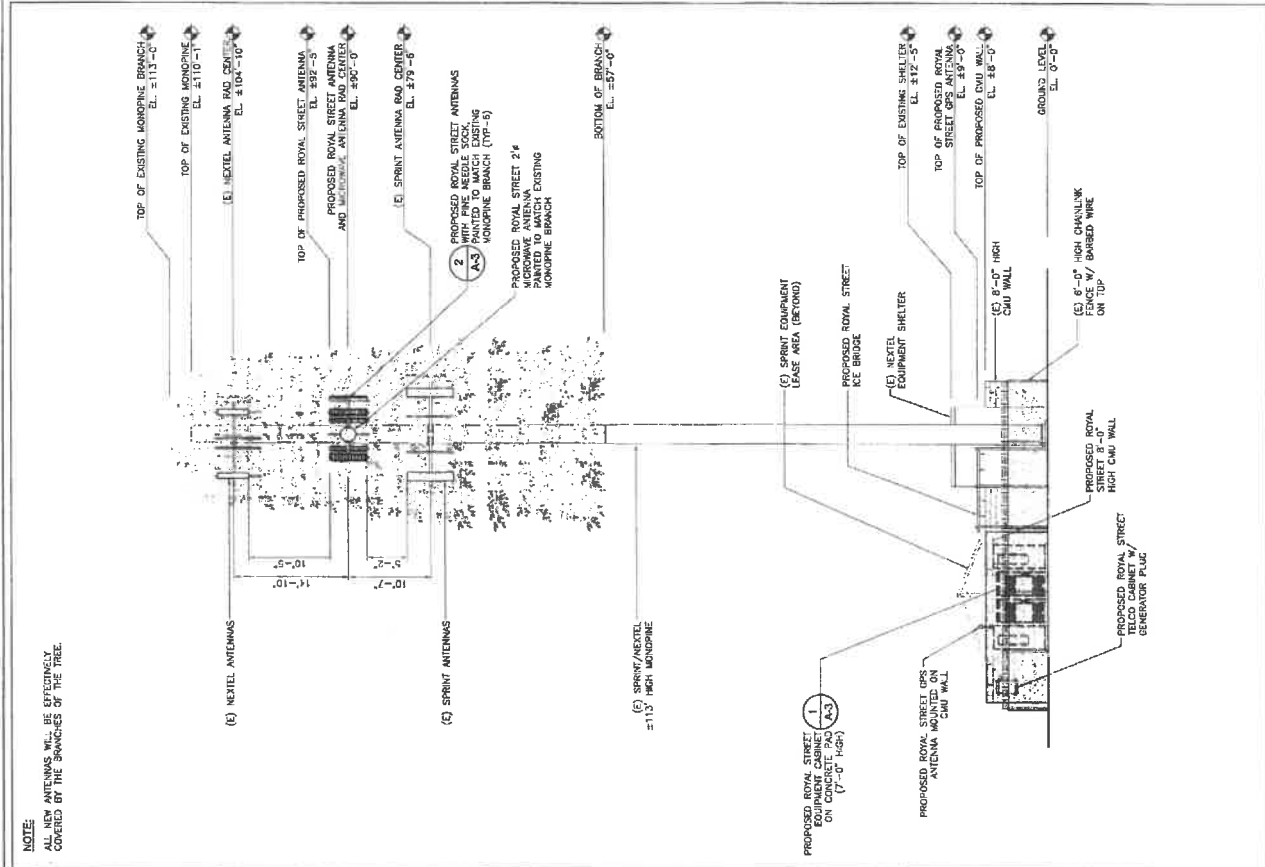
DRAWN BY: CHK.:
 CC DL SWS

LICENSED:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER
A-5



Extension of Time Environmental Determination

Project Case Number: PP24015E01

Original E.A. Number: 42140

Extension of Time No.: 1st EOT

Original Approval Date: April 27, 2009

Project Location: North of Los Encinos Dr, East of Pala Rd, South of Pechanga Rd, West of Munoa Rd

Project Description: A proposal for a colocation of six (6) panel antennas and one (1) microwave dish onto an existing 113-foot high disguised wireless communication facility with a 264 square foot equipment enclosure.

On April 27, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbsite.com>
Sent: Wednesday, July 24, 2019 5:40 AM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: Recommended Conditions for PP24015 1st EOT (Pala)
Attachments: PP24015E01 COA.PDF

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 Gabriel,

On behalf of SBA 2012 TC Assets, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP24015E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Kind Regards,

Danielle Tschuschke

Zoning Compliance Specialist

561.981.9913 + T
561.226.0883 + F

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, July 18, 2019 8:06 PM
To: Danielle Tschuschke <DTschuschke@sbsite.com>
Subject: [External] Recommended Conditions for PP24015 1st EOT

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 24015.

The County Planning Department has determined it necessary to recommend the addition of one (1) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

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

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

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

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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[County of Riverside California](#)



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

Juan C. Perez
Agency Director



09/05/19, 4:22 pm

PP24015E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP24015E01. 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.

Planning

Planning. 1 0010-Planning-PPA- PLOT PLAN RE-SUBMITTAL

Original Plot Plan (PP17142) approval for the base station shall expire on July 23, 2012,as such, a new plot plan submittal will be required.

Planning. 2 0010-Planning-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 of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 3 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 0010-Planning-USE - CO-LOCATION

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.

Planning. 5 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - COMPLY WITH ORD./CODES (cont.)

standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 6 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 7 0010-Planning-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.

Planning. 8 0010-Planning-USE - SITE MAINTENANCE CT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 9 0010-Planning-USE- EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopole/antenna array shall be either galvanized steel grey, light grey, or light tan, For monopoles or monopines, 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 visual impacts.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE- EQUIPMENT/BLDG COLOR CT (cont.)

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. 10 0010-Planning-USE- FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved Plot Plan 24015 generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 11 0010-Planning-USE- MAX HEIGHT

The monopine/antenna array located within the property shall not exceed a height of 92-feet and 5-inches and one microwave dish at 90-feet.

Planning. 12 0010-Planning-USE- NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 918-270-051 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 13 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 0020-Planning-USE - EXPIRATION DATE-PP (cont.)

one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 14 0020-Planning-USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning. 15 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 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 collocated 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) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24015 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24015 , Exhibit A

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 **0010-Planning-All-USE - DEFINITIONS (cont.)**
 (Sheets 1-8), dated 3-18-09.

Planning-All. 2 **0010-Planning-All-USE - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24015. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 3 **0010-Planning-All-USE - PROJECT DESCRIPTION**

The use hereby permitted is for a co-location of six (6) panel antennas at approximately 92' 5" and 1 microwave dish at approximately 90-feet onto an existing 113' high wireless communications facility disguised as a pine tree in the Southwest Area Plan.

Plan: PP24015E01

Parcel: 918270051

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2 0060-Planning-USE - NPDES COMPLIANCE (2) Not Satisfied

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 3 0060-Planning-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 1.42 acres (gross) in accordance with

Plan: PP24015E01

Parcel: 918270051

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE- SKR FEE CONDITION (cont.) Not Satisfied
APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 3-18-09.

080 - Planning. 2 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.

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-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

Plan: PP24015E01

Parcel: 918270051

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied
road right-of-way to the limits of the project
development. The Project Area for Plot Plan No. 24015 has
been calculated to be 1.42 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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 (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.

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- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or

Plan: PP24015E01

Parcel: 918270051

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE- SKR FEE CONDITION (cont.) Not Satisfied

upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.42 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 0090-Planning-USE- WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, the approved fencing plan.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s): PP18039E01

Applicant(s):

Area Plan: Reche Canyon/Badlands

SBA Monarch Towers, LLC

Zoning Area/District: Edgemont-Sunnymead District

c/o Danielle Tschuschke

Supervisory District: Fifth District

Project Planner: Gabriel Villalobos

APN: 422-150-006

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23239 which is an unmanned telecommunications facility with a 75 foot monopine that has 12 antennas and 6 equipment cabinets in a 1,500 square foot lease area.

The project is located north of Gilman Springs Rd, east of Kevin Rd, south of 60 Freeway, and west of Mcgehhe Dr.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 18039**, extending the expiration date to June 4, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 18039 was originally approved at the Director's Hearing on July 14, 2003. A Substantial Conformance application for Plot Plan No. 18039 was administratively approved on June 4, 2009, revising the expiration date to June 4, 2019.

The First Extension of Time was received June 3, 2019, ahead of the expiration date of June 4, 2019. The applicant and the County discussed conditions of approval and reached consensus on July 24, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (July 24, 2019) indicating the acceptance of the recommended conditions of approval.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become June 4, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

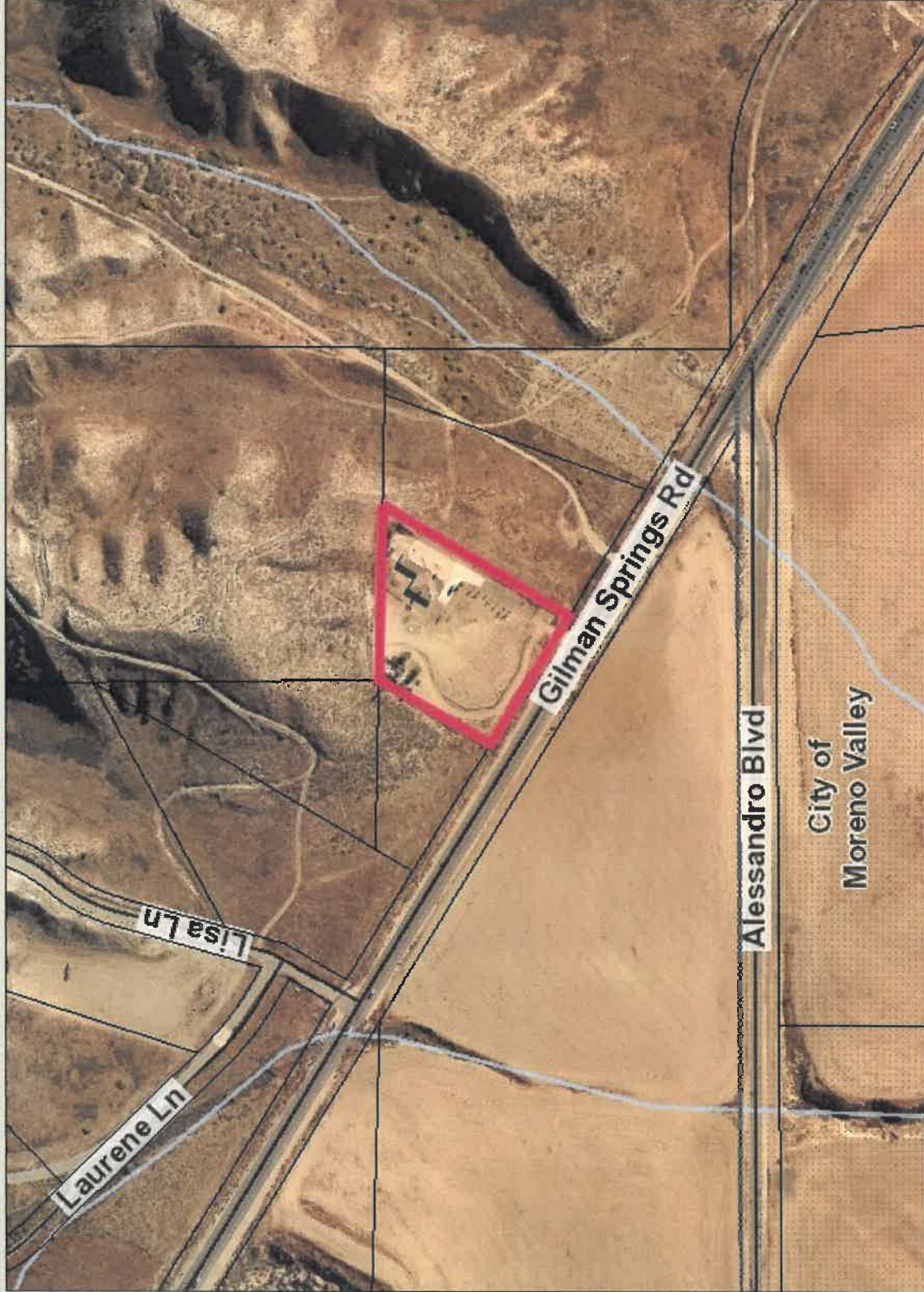
Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP18039

Vicinity Map





Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

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.



0 376 752 Feet

REPORT PRINTED ON... 9/6/2019 3:37:23 PM

© Riverside County GIS



Sprint PCS

EUBANKS PROPERTY RV54XC506-A

TELECOMMUNICATIONS FACILITY PLOT PLAN# PP18039, EA# 38751

14670 GILMAN SPRINGS RD. MORENO VALLEY, CA 92555 COUNTY OF RIVERSIDE

Approved at Director's
Hearing on 7/14/03
Signature LR

EXHIBIT NO. P-1
CASE NO. PP 18039
DATE 3/10/03 SIGNATURE LR



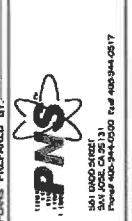
16200 VON KARMAN, SUITE 100
IRVINE, CA 92612

PRODUCT INFORMATION:
EUBANKS PROPERTY
RV54XC506A
14670 GILMAN SPRINGS RD.
MORENO VALLEY, CA 92555
COUNTY OF RIVERSIDE

CURRENT ISSUE DATE:
2/28/03

ISSUED FOR:
100% ZONING

REV.	DATE	DESCRIPTION
6	2/28/03	LOC COMMENTS TK
5	12/30/02	COUNTY COMMENTS TK
4	10/22/02	C.O.A CHANGES 100% ZONING TK
3	07/17/02	PLATFORM DESIGN TK
2	01/14/02	ISSUED FOR 100% ZONING WM
1	12/14/01	ISSUED FOR 100% ZONING WM
0	11/12/01	ISSUED FOR 80% ZONING WM



PLANS PREPARED BY:
301 0000-50027
PMP/PLS/CS/02020 016 400-344-0817

CONTRACT NO.:

DRAWN BY: CHK: JPY.
TONY K. JA JG

LOCK SIGNATURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 6
20023

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	0
ZR-1	ZONING REQUIREMENTS	0
LS-1	PLAN OF SURVEY	1
A-1	OVERALL SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	ELEVATIONS	0
A-4	ELEVATIONS	0
L-1	LANDSCAPE PLAN	1
L-2	REGULATION PLAN	1

REVISION	DATE	DESCRIPTION
ISSUED FOR 100% ZONING	2/28/03	

NETWORK OPERATIONS	DATE	SIGNATURE
WE		
RF ENGINEER		
PE/CONSTRUCTION MANAGER		
PLANNING REP.		
SITE ACQ. REP.		
LANDLORD		

PROJECT TEAM	UTILITY PROVIDERS
FORNER: JERRY ANDERSON 3000 PHOTO PLACE IRVINE, CA 92618 OFFICE: (949) 251-4816 HOME: (949) 251-4816 EMAIL: jerry@forner.com	UTILITY PROVIDERS: VERENA-ME CUMMER 1470 GILMAN SPRINGS RD MORENO VALLEY, CA 92555 PHONE: (949) 858-5883 FAX: (949) 858-5883 MOBILE: (949) 858-5883

PROJECT SUMMARY	ANTENNA INFORMATION
APPLICANT/LESSEE: SPRINT PCS 16200 VON KARMAN, SUITE 100 IRVINE, CA 92612 OWNER: SPRINT PCS 16200 VON KARMAN, SUITE 100 IRVINE, CA 92612 CONTACT: ALAN JAVI OFFICE PHONE: (949) 858-5883 HOME PHONE: (949) 858-5883 CONTACT: JOHN KELLY OFFICE PHONE: (949) 858-5883 HOME PHONE: (949) 858-5883 CONTACT: JERRY ANDERSON OFFICE PHONE: (949) 251-4816 HOME PHONE: (949) 251-4816 CONTACT: TONY K OFFICE PHONE: (949) 251-4816 HOME PHONE: (949) 251-4816	PROJECT INFORMATION: AREA OF CONSTRUCTION: 41,600 SQ. FT. CONSTRUCTION START DATE: 07/01/03 CONSTRUCTION COMPLETE DATE: 07/01/03 ZONING: 100% ZONING PROJECT NUMBER: PP18039, EA# 38751 SITE AREA: 100% ZONING SURROUNDING LAND USE: MIXED

CODE COMPLIANCE	DRIVING DIRECTIONS
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED WITH THE CODES LISTED IN THE FOLLOWING TABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.	THOMAS ROAD 2001 ENTRANCE PAGE 711-05



18200 YORK KARMAN, SUITE 100
IRVINE, CA 92612

PROJECT INFORMATION:
EUBANKS PROPERTY
RVA14C306A
14570 EUBANKS RD
MIRABEL, CA 92583
COUNTY OF RIVERSIDE

CURRENT ISS. DATE: 7/28/03

ISSUED FOR: 100% ZONING

Table with columns: REV., DATE, DESCRIPTION, BY

Table with columns: NO., DATE, COMMENTS

PLANS PREPARED BY: PMS INC. 5010 BERRY AVE. SUITE 200, IRVINE, CA 92614. Phone: 949-441-5900 Fax: 949-441-0117

CONSU. TANT: TONY K. CH. BY: JA. JD.

PROJECT TITLE: ZONING REQUIREMENTS

REVISION: ZR-1 6 2/20/03

- 1.0. 50' STIPLED DEMONSTRATION OF EACH MODEL OF WIND TUBES, WITH DIMENSIONS AND HEIGHT, AND WIND TOWER DATA.
- 1.1. NOT APPLICABLE
- 1.2. ALL ZONING DISTRICTS
- 1.3. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS
- 1.4. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS
- 1.5. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS
- 1.6. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS
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- 1.9. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS
- 1.10. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS

Approved at Directors Hearing on 7/14/03 Signature

COUNTY INFORMATION TECHNOLOGY CRITERIA

- 1. ACTUAL DIMENSIONS TO BE LOCATED BY THE FCC
- 2. THE EFFECTIVE RAISED POWER (EFP) OF THE ANTENNA ARRAY
- 3. THE ANTENNAIZATION TOWER
- 4. SITE COORDINATES IN UTM
- 5. THE ACTUAL HEIGHT OF THE ANTENNA CENTERLINE ABOVE GROUND
- 6. THE ELEVATION OF THE ANTENNA CENTERLINE ABOVE GROUND
- 7. THE ANTENNAIZATION TOWER
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- 19. THE ANTENNAIZATION TOWER
- 20. THE ANTENNAIZATION TOWER

EXHIBIT NO. P-2
CASE NO. 03-03
DATE 7/10/03 SIGNATURE

- 1.0. 50' STIPLED DEMONSTRATION OF EACH MODEL OF WIND TUBES, WITH DIMENSIONS AND HEIGHT, AND WIND TOWER DATA.
- 1.1. NOT APPLICABLE
- 1.2. ALL ZONING DISTRICTS
- 1.3. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS
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EXHIBIT NO. P-2
CASE NO. 03-03
DATE 7/10/03 SIGNATURE

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- 1.10. UNIMPROVED AREAS WITH DIMENSIONS AND SPECIFIC OF ALL ZONING DISTRICTS

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- 19. THE ANTENNAIZATION TOWER
- 20. THE ANTENNAIZATION TOWER

EXHIBIT NO. P-2
CASE NO. 03-03
DATE 7/10/03 SIGNATURE

LAND USE PERMIT PRIMARY EXHIBIT

APPLICATION PROCESS: PLAT PLAN

- 1. NAME, ADDRESS AND TELEPHONE NUMBER OF APPLICANT
- 2. NAME, ADDRESS AND TELEPHONE NUMBER OF LAND OWNER
- 3. NAME, ADDRESS AND TELEPHONE NUMBER OF PROJECT ENGINEER
- 4. PROJECT ENGINEER'S NAME, ADDRESS AND TELEPHONE NUMBER ON FILE WITH THE COUNTY
- 5. ADDRESS, PHONE NUMBER AND ADDRESS OF THE PROPERTY TO BE PLATTED
- 6. ADDRESS, PHONE NUMBER AND ADDRESS OF THE PROPERTY TO BE PLATTED
- 7. ADDRESS, PHONE NUMBER AND ADDRESS OF THE PROPERTY TO BE PLATTED
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- 10. ADDRESS, PHONE NUMBER AND ADDRESS OF THE PROPERTY TO BE PLATTED

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- 9. ADDRESS, PHONE NUMBER AND ADDRESS OF THE PROPERTY TO BE PLATTED
- 10. ADDRESS, PHONE NUMBER AND ADDRESS OF THE PROPERTY TO BE PLATTED



18200 VON KARMAN, SUITE 100
Sprint PCS
IRVINE, CA 92612

PROJECT INFORMATION:
EUBANKS PROPERTY
RV54XC5D8A
14870 GILMAN SPRINGS RD.
IRVINE, CALIFORNIA
COUNTY OF ORANGE

CURRENT ISSUE DATE:
2/28/03

ISSUED FOR:
100% ZONING

REV.	DATE	DESCRIPTION	BY
6	2/28/03	JDC COMMENTS	TK
5	12/30/02	COUNTY COMMENTS	TK
4	10/22/02	C.O.A. CHANGES 100% ZONING	TK
3	07/17/02	PLATFORM DESIGN 100% ZONING	TK
2	01/14/02	ISSUED FOR 100% ZONING	MM
1	12/14/01	ISSUED FOR 100% ZONING	MM
0	11/12/01	ISSUED FOR 100% ZONING	MM

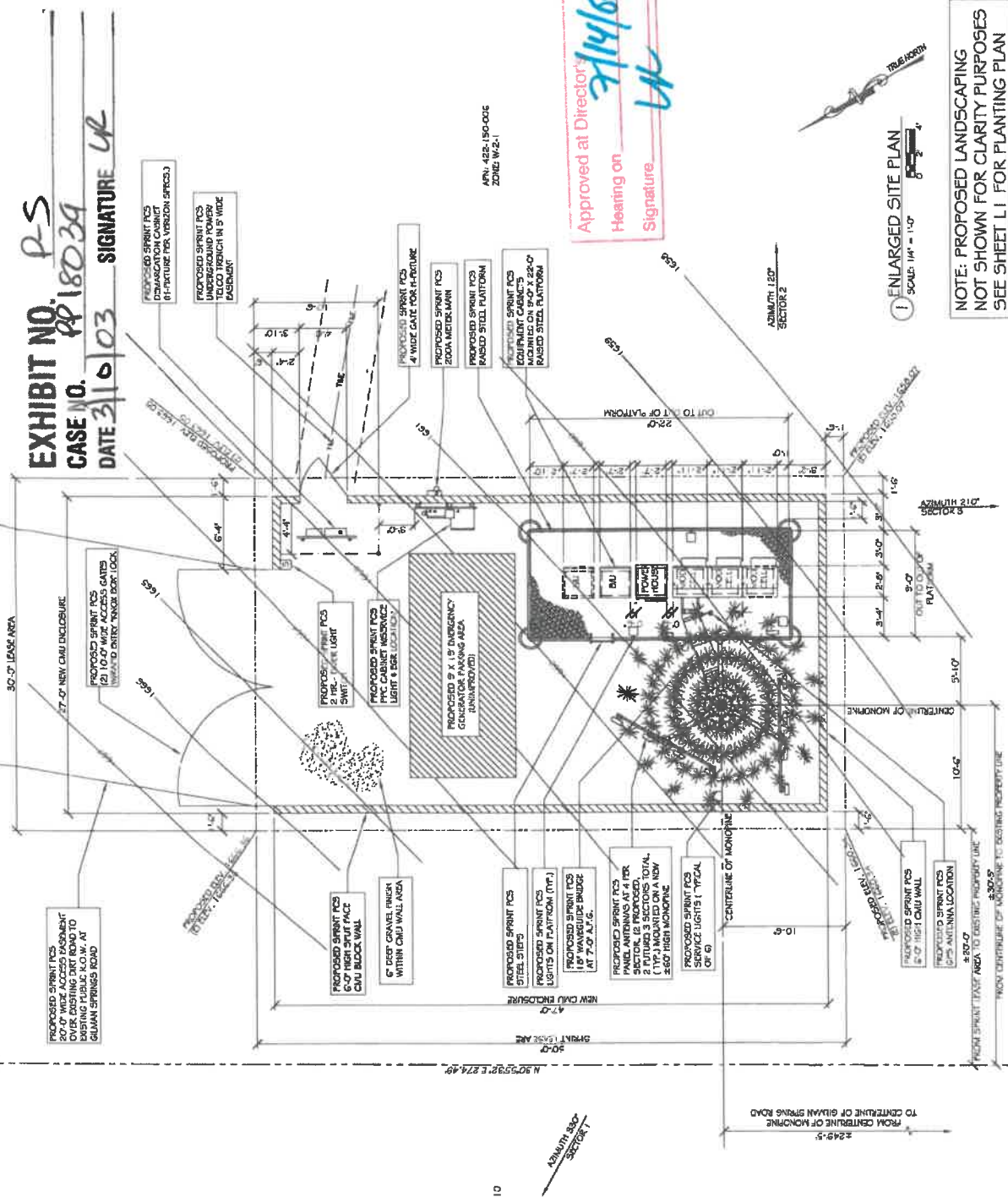
PLANS PREPARED BY:
PNS
540 BROADWAY
SUITE 200
IRVINE, CA 92614
TEL: 949-453-0000 FAX: 949-453-017

CONSULTANT:
DRAWN BY: CHK, APV
TONY K. JA JG
LICENSE:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
REVISION
A-2 6
22023

EXHIBIT NO. **RS**
CASE NO. **AP 1803A**
DATE **3/10/03** SIGNATURE **UP**



Approved at Director's
Hearing on **2/14/03**
Signature **UP**

1 ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"
1/4" = 1'-0"

NOTE: PROPOSED LANDSCAPING
NOT SHOWN FOR CLARITY PURPOSES
SEE SHEET L1 FOR PLANTING PLAN

APR-422-150-010
JOSEPH CANINE
ZONE W2-1

APR-422-150-006
ZONE W2-1



1800 N. ARIZONA, SUITE 100
IRVINE, CA 92612

PROJECT INFORMATION

EUBANKS PROPERTY
RV54XC506A
14870 GULAN SPRINGS RD.
MORNING VALLEY, CA 92655
COUNTY OF RIVERSIDE

CURRENT ISSUE DATE: 2/28/03

ISSUED FOR: 100% ZONING

REV.	DATE	DESCRIPTION	BY
B	2/28/03	LOC COMMENTS	TK
5	12/30/02	COUNTY COMMENT/STK	TK
4	10/22/02	C.B.A. CHANGES 100% ZONING	TK
3	09/13/02	PLATFORM DESIGN/TK	TK
2	01/14/02	RE-ISSUED FOR 90% ZONING	WU
1	12/14/01	ISSUED FOR 100% ZONING	WM
0	11/12/01	ISSUED FOR 90% ZONING	WM



581 3002 STREET
SUITE 31
IRVINE, CA 92614
Phone: 949.944.0800 Fax: 949.944.0817

CONSULTANT:

MAIN BY: CHK: JG
TORY K. LA

DESIGNER:

SHEET TITLE:

NORTH ELEVATION
EAST ELEVATION

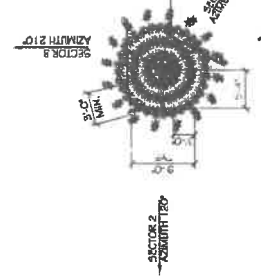
SHEET NUMBER: A-3
REVISION: 6
28023

EXHIBIT NO. P-6
CASE NO. RP 18039
DATE 3/10/03 SIGNATURE WU

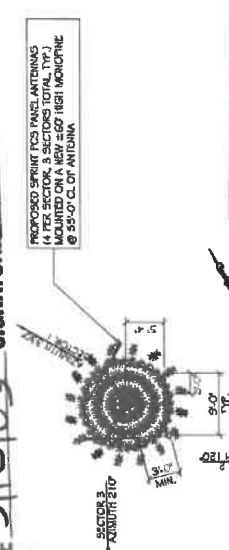
SECTOR	ANTENNA CENTER	ANTENNA HEIGHT	SECTOR #	COUNTY ANTENNA	SECTOR SIZE
1	59'-0"	18'-2"	0	1	710
2	59'-0"	15'-2"	0	1	710
3	59'-0"	15'-2"	0	1	710

NOTE: MONOPHONIC BRANDED FOR ILLUSTRATION PURPOSES ONLY. REFER TO TOWER LOG FOR ANTENNA HEIGHTS AND SPECIFICATIONS.

PROPOSED SPRINT PCS PANEL ANTENNAS (4 PER SECTOR, 3 SECTORS TOTAL, TYP.) MOUNTED ON A NEW 250' HIGH MONOPHONIC @ 55'-0" CL. OF ANTENNA.

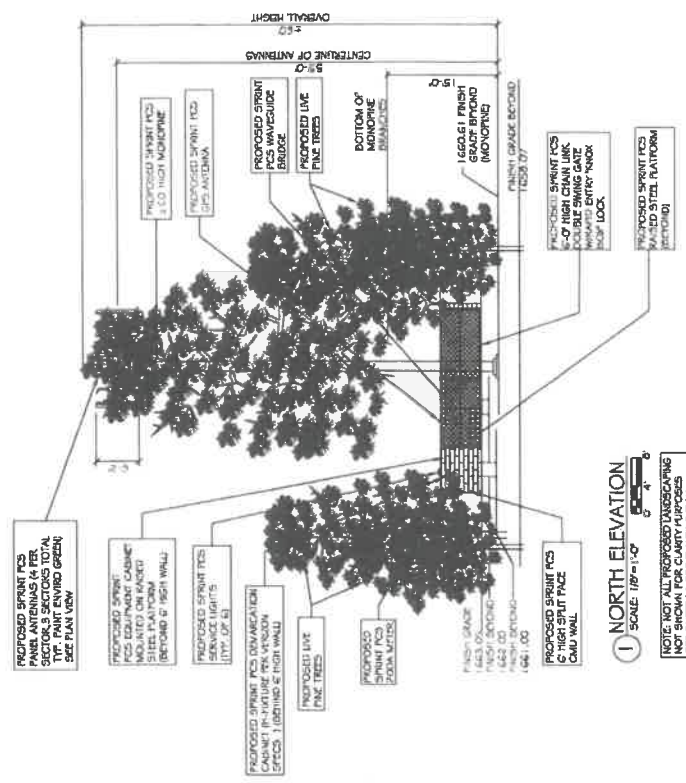


PLAN VIEW



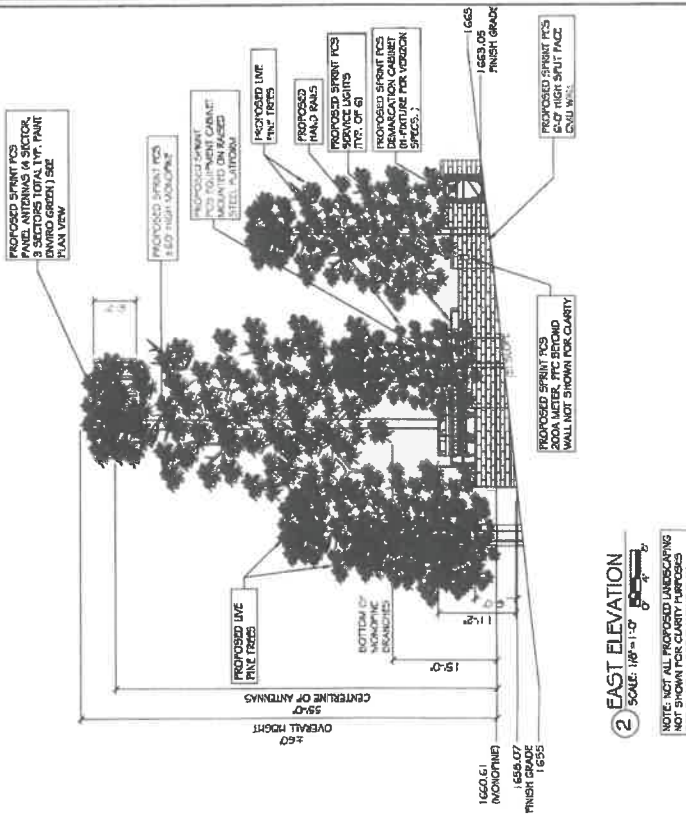
PLAN VIEW

Approved at Director's Hearing on 2/14/03
Signature



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

NOTE: NOT ALL PROPOSED LANDSCAPING SHOWN FOR CLARITY PURPOSES. SEE SHEET L1 FOR CONTINUATION.



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

NOTE: NOT ALL PROPOSED LANDSCAPING SHOWN FOR CLARITY PURPOSES. SEE SHEET L1 FOR CONTINUATION.



Sprint PCS
4883 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:
EUBANKS PROPERTY
RV54XC506A
14670 GILMAN SPRINGS RD.
MORNING HAVEN, CA 94550
CONTRACT NO. 14670
COUNTY OF ALBERQURE

CURRENT ISSUE DATE:
12/31/02

ISSUED FOR:
100% ZONING

REV.	DATE	DESCRIPTION	BY
1	12/31/02	ISSUED FOR CITY COMMENT	PM
0	10/04/02	100% ZONING	PM

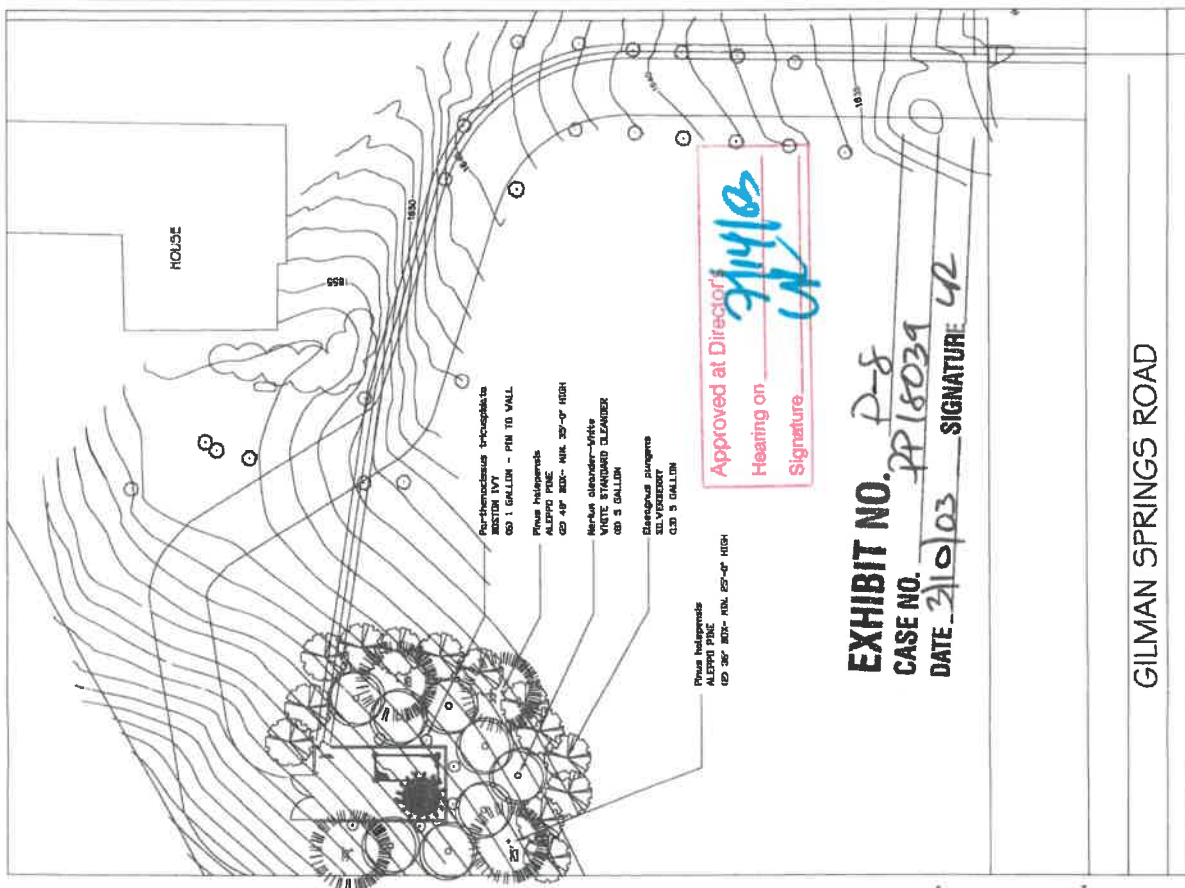
PLANS PREPARED BY:
PNS
5015 Gilman Rd.
Livermore, CA 94550
Phone 925-375-2006 Fax 925-375-0066

CONSULTANT:
DRAIN BY: CHM - APR
PETER HELES JA JG
LICENSE: 68979



SHEET TITLE:
LANDSCAPE

SHEET NUMBER: L-1
REVISION: 1



Extension of Time Environmental Determination

Project Case Number: PP18039E01
Original E.A. Number: 38751
Extension of Time No.: 1st EOT
Original Approval Date: July 14, 2003
Project Location: North of Gilman Springs Rd, East of Kevin Rd, South of 60 Freeway, West of Mcgehe Dr
Project Description: an unmanned telecommunications facility with a 75 foot monopine that has 12 antennas and 6 equipment cabinets in a 1,500 square foot lease area

On July 14, 2003, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
Gabriel Villalobos, Project Planner

Date: *2/6/19*
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbsite.com>
Sent: Wednesday, July 24, 2019 5:45 AM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: Recommended Conditions for PP18039 1st EOT (Eubanks)
Attachments: PP18039E01 COA.PDF

CAUTION: This email originated externally from the **Riverside County** email system.
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Hi Gabriel,

On behalf of SBA 2012 TC Assets, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP18039E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist

561.981.9913 + T
561.226.0883 + F

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, July 16, 2019 4:52 PM
To: Danielle Tschuschke <DTschuschke@sbsite.com>
Subject: [External] Recommended Conditions for PP18039 1st EOT

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 18039.

The County Planning Department has determined it necessary to recommend the addition of one (1) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

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

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

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

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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[County of Riverside California](#)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

0010-Planning-USE - GEOTECHNICAL REPORT (cont.)

31, 2002 was submitted to the County Geologist for this project (Plot Plan 18039). In addition, "Response to Review Comments dated December 17, 2002 from County of Riverside Transportation and Land Management Agency", prepared by ATC and dated January 21, 2003 was also submitted for this project.

The above reports concluded:

- 1.The San Jacinto Valley segment of the San Jacinto Fault Zone lies within 1 mile of the site and has a maximum moment magnitude of 6.9 (Seismic Source Type A).
- 2.There are no known landslides mapped at the site and the site is not in an area with liquefaction potential.
- 3.Probabilistic peak horizontal ground acceleration is about 0.86g.
- 4.Groundwater was not encountered to the maximum depth of exploration (41.5 feet below ground surface).

The above reports recommended:

- 1.The site should be cleared of pavement, debris, concrete, organic matter, and other unsuitable materials.
- 2.Observation and testing of the following construction activities should be performed; site excavations, preparation of subgrades for foundations and pavements, placement of all fill, backfill, and any pavement structures, observations of drilled pier and footing excavations, backfilling of utility trenches.

The above reports satisfy the requirement for a geotechnical study in accordance with the General Plan. Final Planning Department approval of these reports is hereby granted.

Planning. 7

0010-Planning-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. 13 0020-Planning-USE - EXPIRATION DATE-PP (cont.)

date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

Planning. 14 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 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) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 18039 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 18039, Exhibit P, dated 3-10-03.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 18039. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for the construction of an unmanned telecommunications facility with a 60 foot monopine that has 12 antennas and 6 equipment cabinets in a 1,500 square foot lease area on a 2.5 acre residential lot.

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Gilman Springs Road.

Transportation. 3 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Gilman Springs Road.

Transportation. 4 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - STD INTRO 3(ORD 460/461) (cont.)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 5 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP18039E01

Parcel: 422150006

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 2 0060-BS-Grade-USE-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 3 0060-BS-Grade-USE-G2.14OFFSITE GDG ONUS 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.

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.2 IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Plan: PP18039E01

Parcel: 422150006

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 6 0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

Planning

060 - Planning. 1 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning

Plan: PP18039E01

Parcel: 422150006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PLNTLOGST RETAINED (1) (cont.) Not Satisfied

Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

060 - Planning. 2 0060-Planning-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 .034 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE* -G3.1NO B/PMT W/O G/PMT Not Satisfied

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

Planning

080 - Planning. 1 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Moreno Valley Unified and San Jacinto Unified School Districts shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE*G4.3PAVING INSPECTIONS Not Satisfied

Plan: PP18039E01

Parcel: 422150006

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE*G4.3PAVING INSPECTIONS (cont.) Not Satisfied
The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

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 the Hazardous Materials Management Division, Doug Thompson at (909) 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.

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Planning

090 - Planning. 1 0090-Planning-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.

Plan: PP18039E01

Parcel: 422150006

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 18039 has been calculated to be .034 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 3 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 4 0090-Planning-USE - DECORATIVE WALL REQ. Not Satisfied

A six (6) foot high decorative block wall fence shall be constructed along the perimeter of the lease area per APPROVED EXHIBIT A. The required wall shall be subject to the approval of the Building and Safety Department.

090 - Planning. 5 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

All street lights and other outdoor lighting shall be shown

Plan: PP18039E01

Parcel: 422150006

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - LIGHTING PLAN COMPLY (cont.) Not Satisfied
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.

090 - Planning. 6 0090-Planning-USE - ORD 810 O S FEE (2) 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 Plot Plan No. 18039 is calculated to be .034 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 0090-Planning-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 contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be .034 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

09/06/19
15:56

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 7

Plan: PP18039E01

Parcel: 422150006

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - WALL & FENCE LOCATIONS (cont.) Not Satisfied
 Wall and/or fence locations shall be in conformance with
 APPROVED EXHIBIT A.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s): PP23239E01

Applicant(s):

Area Plan: Southwest

SBA Monarch Towers, LLC

Zoning Area/District: Rancho California Area

c/o Danielle Tschuschke

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 963-010-012


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23239 which is a 44-foot high unmanned telecommunications facility disguised as a pine tree (monopine) with 12 antenna panels.

The project is located north of Auld Rd, east of Beech St, south of Benton Rd, and west of Pourroy Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23239**, extending the expiration date to April 6, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 23239 was originally approved at the Director's Hearing on April 6, 2009. It proceeded to the Planning Commission where it was received and filed on April 15, 2009.

The First Extension of Time was received April 4, 2019, ahead of the expiration date of April 6, 2019. The applicant and the County discussed conditions of approval and reached consensus on April 29, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (April 29, 2019) indicating the acceptance of the recommended conditions of approval.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become April 6, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

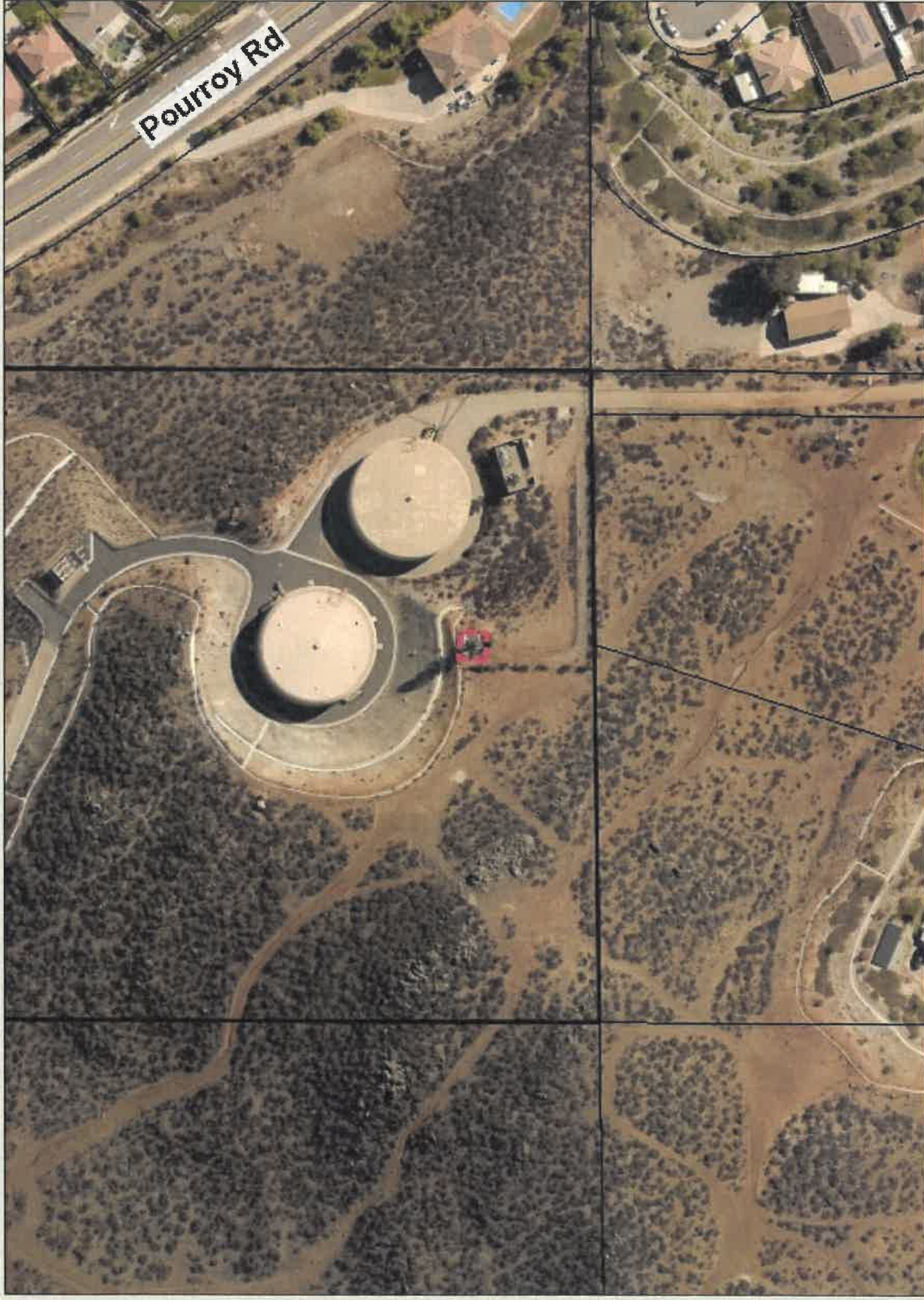
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP23239

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

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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NO.	DATE	DESCRIPTION	BY
B	11/29/07	FINAL ZD	JC
0	12/21/07	SUBMITAL ZD	JC
1	4/15/08	PCC ZD	KH
2	4/30/08	LANDSCAPE REVISIONS	KH
3	9/10/08	CONDITIONS OF APPROVAL	TOW
4	11/14/08	LANDSCAPE COMMENTS	KH

EASTERN MUNICIPAL WATER
IE25829A
 BENTON & POURROY
 WINCHESTER, CA 92586

SEAL:

CONDITIONS OF APPROVAL

T-4

NO.	DATE	DESCRIPTION	BY
1	11/29/07	Final ZD	JC
2	12/21/07	Submittal ZD	JC
3	4/15/08	PCC ZD	KH
4	4/30/08	Landscape Revisions	KH
5	9/10/08	Conditions of Approval	TOW
6	11/14/08	Landscape Comments	KH

SCALE: 1 N.T.S.

CONDITIONS OF APPROVAL

T-Mobile
Get more from life.
357 E. GARDEN ST. STE. 200
OAKLAND, CA 94612

NOVAFACOM
A WIRELESS COMMUNICATIONS CONSULTANT
1540 COMMERCIAL ST. UNIT D
SAN FRANCISCO, CA 94115
PHONE: (415) 479-8025 FAX: (415) 866-8025

SECOLOIA
ENGINEERING ARCHITECTURE
ONE VENTURE, SUITE 300
SAN FRANCISCO, CA 94103
PHONE: (415) 299-9422 FAX: (415) 753-7203

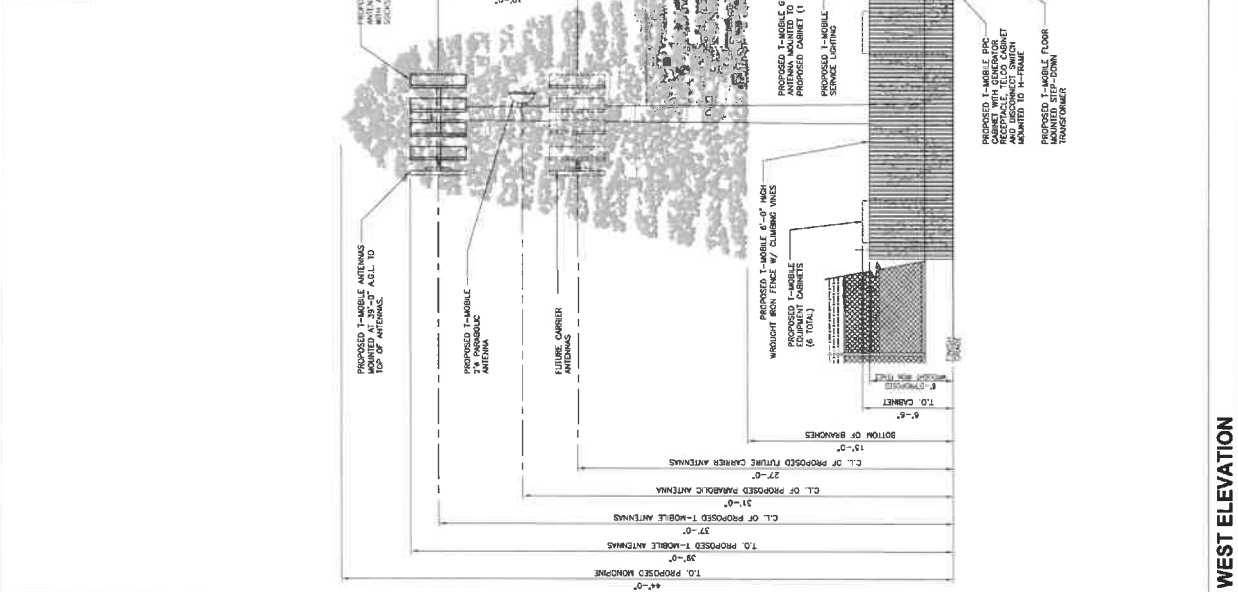
NO.	DATE	DESCRIPTION	BY
8	11/29/07	FINAL ZD	JC
0	12/21/07	SUBMITTAL ZD	JC
1	4/15/08	PCC ZD	KH
2	4/30/08	LANDSCAPE REVISIONS	KH
3	9/10/08	CONDITIONS OF APPROVAL	TOW
4	11/14/08	LANDSCAPE COMMENTS	KH

EASTERN MUNICIPAL WATER
IE25829A
BENTON & BOURBOY
WINCHESTER, CA 92388

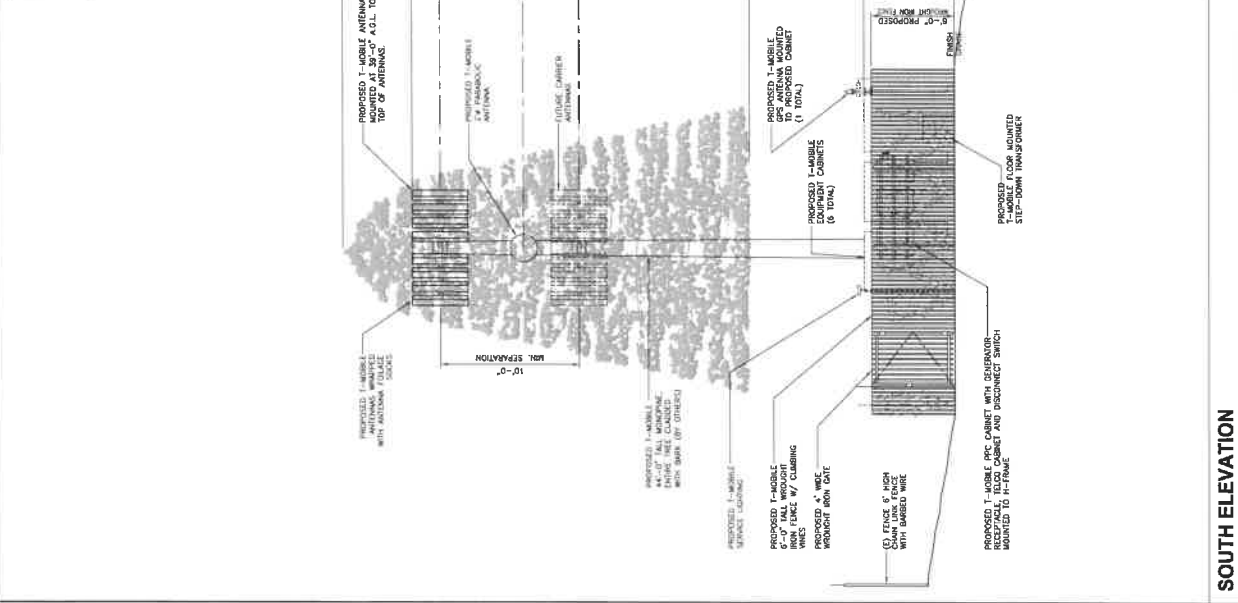
ELEVATIONS

A-3

NOTES:
1. PROPOSED T-MOBILE ANTENNAS TO BE MOUNTED TO BLEND W/ EXISTING TREE CANOPY. BRANCHES TO EXTEND BEYOND ANTENNAS A MINIMUM OF 1'-0" IN ORDER TO COVER & SCREEN THEM.



NOTES:
1. PROPOSED T-MOBILE ANTENNAS TO BE MOUNTED TO BLEND W/ EXISTING TREE CANOPY. BRANCHES TO EXTEND BEYOND ANTENNAS A MINIMUM OF 1'-0" IN ORDER TO COVER & SCREEN THEM.



SCALE: 1/4"=1'-0"

1

WEST ELEVATION

SCALE: 1/4"=1'-0"

2

SOUTH ELEVATION

Extension of Time Environmental Determination

Project Case Number: PP23239E01
Original E.A. Number: 41685
Extension of Time No.: 1st EOT
Original Approval Date: April 6, 2009
Project Location: North of Auld Rd, East of Beech St, South of Benton Rd, and West of Pourroy Rd
Project Description: An unmanned, disguised 44-foot high pine tree for T-Mobile within a 625 square foot equipment enclosure

On April 6, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbsite.com>
Sent: Monday, April 29, 2019 10:53 AM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: Recommended Conditions for PP23239 EOT #1
Attachments: PP23239 EOT 1 Conditions.pdf

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 Gabriel,

On behalf of SBA Monarch Towers I, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23239E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Kind Regards,

Danielle Tschuschke

Zoning Compliance Specialist

561.981.9913 + **T**
561.226.0883 + **F**

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, April 16, 2019 12:54 PM
To: Danielle Tschuschke <DTschuschke@sbsite.com>
Subject: [External] Recommended Conditions for PP23239 EOT #1

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23239.

The County Planning Department has determined it necessary to recommend the addition of one (1) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

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

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

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

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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[County of Riverside California](#)



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

*Juan C. Perez
Agency Director*



08/29/19, 11:31 am

PP23239E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP23239E01. 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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 2 0010-BS-Grade-USE - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT (cont.)

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 4 0010-BS-Grade-USE - DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 5 0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 6 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 7 0010-BS-Grade-USE - LOT TO LOT DRN ESMT

A recorded easement is required for lot to lot drainage.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-USE - MANUFACTURED SLOPES (cont.)

BS-Grade. 8 0010-BS-Grade-USE - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 9 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 10 0010-BS-Grade-USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 0010-BS-Grade-USE - OBEY ALL GDG REGS (cont.)

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 12 0010-BS-Grade-USE - OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 13 0010-BS-Grade-USE - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 14 0010-BS-Grade-USE - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 15 0010-BS-Grade-USE - SLOPE STABL'TY ANLYS

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 15 0010-BS-Grade-USE - SLOPE STABILITY ANALYSIS (cont.)
report. Fill slopes shall not be steeper than 2:1
(horizontal to vertical).

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 16 0010-BS-Grade-USE-G.3.1NO B/PMT W/O G/PMT

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 17 0010-BS-Grade-USE-G2.3SLOPE EROS CL PLAN

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 18 0010-BS-Grade-USE-G2.7DRNAGE DESIGN Q100

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 18 0010-BS-Grade-USE-G2.7DRNAGE DESIGN Q100 (cont.)

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

BS-Grade. 19 0010-BS-Grade-USE-G4.3PAVING INSPECTIONS

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

Comments: INEFFECT VACALDE2 20090428
RECOMMND SGONZALE 20080129
DRAFT SGONZALE 20080129
PP23239

E Health

E Health. 1 0010-E Health-USE - RESTROOMS

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

Comments: INEFFECT VACALDE2 20090428
RECOMMND GDELLENB 20080125
PP23239

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 23239 is a proposal to install an unnamed T-Mobile wireless communication facility within 625 sq. ft. lease area on 16.03 acres in Southwest area. The project site is located southerly of Benton Road, northerly of Auld Road, easterly of Beech Street, and westerly of Pourroy Road.

The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - GEO02043 (cont.)
Wireless Communications Facility, Site Number: IE25829A,
Site Name: Eastern Municipal Water, Benton & Pourroy,
Winchester, CA, AESCO Project No. 20080445-A4695" dated
August 8, 2008.

This additional report is now included as part of GEO 2043.

GEO No. 2043 concluded:

- 1.No active or potentially active faults are known to project through or toward the subject site, nor does the site lie within the boundaries of an Earthquake Fault Zone. Review of aerial photos and site mapping revealed no indication of active faults crossing or trending toward this site and therefore the potential for this site to be affected by surface fault rupture is considered low.
- 2.Based on the relatively dense nature of the subsurface soils and the fact that the historic high groundwater level beneath the site is about 37 feet below the ground surface, the potential for this site to be affected by seismically induced liquefaction is considered low.
- 3.With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or seismically induced rockfall is considered low.
- 4.Although this site lies within a County subsidence potential hazard zone, the relatively dense nature of the subsurface soils encountered in this investigation indicates that there is a low potential for this site to be affected by seismically induced settlement.

GEO No. 2043 recommended:

- 1.The site should be cleared of vegetation, debris, concrete, organic matter or any other unsuitable materials. These materials should be disposed of offsite in an approved facility to prevent their incorporation into the proposed fills.
- 2.Prior to placing compacted fill, all existing fill and low density surficial soils should be removed to expose

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - DEFINITIONS S1 (cont.)

Comments: INEFFECT HSHENGHU 20130114
RECOMMND HSHENGHU 20130114
DRAFT HSHENGHU 20130114
PP23239

Planning-All. 3 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23239. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT VACALDE2 20090428
RECOMMND KHESTERL 20090203
DRAFT KHESTERL 20081219
PP23239

Planning-All. 4 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a T-Mobile wireless telecommunication facility disguised as a 44 foot high monopine, which shall consist of 12 panel antennae mounted onto 3 sectors and located 39 feet high above grade level. Additionally, six (6) equipment cabinets, one (1) GPS antenna, will be located within a 625 square foot lease area surrounded by six (6) foot high wrought iron fencing and landscaping.

Comments: INEFFECT VACALDE2 20090428
RECOMMND KHESTERL 20090203
DRAFT KHESTERL 20081219
PP23239

Planning-All. 5 0010-Planning-All-USE - PROJECT DESCRIPTION S1

The use hereby permitted is for the modification of the

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 5 0010-Planning-All-USE - PROJECT DESCRIPTION S1
(cont.)

existing wireless communications facility. The project is for T-Mobile to install one 2' diameter parabolic antenna on the existing 44 foot high monopine. The project also includes the installation of radio equipment inside the existing T-Mobile equipment cabinet.

Comments: INEFFECT HSHENGHU 20130114
RECOMMND HSHENGHU 20130114
DRAFT HSHENGHU 20130114
PP23239

Transportation

Transportation. 1 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Comments: INEFFECT VACALDE2 20090428
RECOMMND REGRAMLI 20080220
DRAFT REGRAMLI 20080204
PP23239

Transportation. 2 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

0010-Transportation-USE - TS/EXEMPT (cont.)

Comments: INEFFECT VACALDE2 20090428

RECOMMND REGRAMLI 20080220

DRAFT REGRAMLI 20080204

PP23239

Plan: PP23239E01

Parcel: 963010012

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE IMPORT/EXPORT Not Satisfied

n instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

060 - BS-Grade. 2 0060-BS-Grade-USE-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 3 0060-BS-Grade-USE-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.13FIRE D'S OK ON DR. Not Satisfied

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their

Plan: PP23239E01

Parcel: 963010012

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.13FIRE D'S OK ON DR. (cont.) Not Satisfied
approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

060 - BS-Grade. 5 0060-BS-Grade-USE-G2.14OFFSITE GDG ONUS 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.

060 - BS-Grade. 6 0060-BS-Grade-USE-G2.15NOTRD OFFSITE LTR Not Satisfied
A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

060 - BS-Grade. 7 0060-BS-Grade-USE-G2.16REC'D ESMT REQ'D Not Satisfied
A recorded easement is required for off site drainage facilities.

060 - BS-Grade. 8 0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS Not Satisfied
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 9 0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100 Not Satisfied
All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an

Plan: PP23239E01

Parcel: 963010012

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100 (cont.) Not Satisfied
expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

Planning

060 - Planning. 1 0060-Planning-USE - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 2 0060-Planning-USE - GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the

Plan: PP23239E01

Parcel: 963010012

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - GRADING PLANS (cont.) Not Satisfied

Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 3 0060-Planning-USE - IF HUMAN REMAINS FOUND Not Satisfied

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

060 - Planning. 4 0060-Planning-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 0.001 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,

Plan: PP23239E01

Parcel: 963010012

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE- SKR FEE CONDITION (cont.) Not Satisfied
this condition will no longer be applicable. However,
should Riverside County Ordinance No. 663 be rescinded and
superseded by a subsequent mitigation fee ordinance,
payment of the appropriate fee set forth in that ordinance
shall be required.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE* -G3.1NO B/PMT W/O G/PMT Not Satisfied
Prior to issuance of any building permit, the property
owner shall obtain a grading permit and/or approval to
construct from the Grading Division of the Building and
Safety Department.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied
Building and structure elevations shall be in substantial
conformance with that shown on the APPROVED EXHIBIT A,
dated 2/05/09.

080 - Planning. 2 0080-Planning-USE - LC LANDSCAPE INSPECTION Not Satisfied
Prior to issuance of building permits, the permit holder
shall open a Landscape DBF case and deposit the prevailing
DBF amount to cover the Six Month and One Year Landscape
Inspections. In the event that no Landscape DBF case type
is available through the County, then the applicant shall
open and deposit sufficient funds into a FEE ONLY case type
at the current prevailing, Board adopted, hourly rate. The
amount of hours for the Six Month and One Year Landscape
Inspections will be determined by the County Planning
Department's Landscape personnel prior to approval of the
requisite Minor Plot Plan for Planting and Irrigation.

080 - Planning. 3 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 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

Plan: PP23239E01

Parcel: 963010012

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS (coi Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE*G4.3PAVING INSPECTIONS Not Satisfied

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

Planning

090 - Planning. 1 0090-Planning-USE - LC COMPLY W/ LNDSCP/IRR Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 2 0090-Planning-USE - LC LNDSCPE/IRRIG INSTALL Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

090 - Planning. 3 0090-Planning-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

Plan: PP23239E01

Parcel: 963010012

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23239 has been calculated to be 0.00 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 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, and no greater than 18 inches by 18 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 (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.

Plan: PP23239E01

Parcel: 963010012

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied

090 - Planning. 5 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. 6 0090-Planning-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 contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.001 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 0090-Planning-USE- WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-USE - 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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s): PM33206E01

Applicant(s):

Area Plan: Lake Mathews/Woodcrest


David Garcia

Zoning Area/District: Cajalco District

Supervisory District: First District

Project Planner: Gabriel Villalobos

APN: 321-040-015


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5 gross acres into 4 parcels and one remainder parcel with a minimum lot size of 1 acre.

The project is located north of Avenue C, east of Cedar St, south of Avenue B, and west of Sullivan Ln.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33206**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 10, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 33206 was originally approved at Director's Hearing on September 10, 2007. It proceeded to the Board of Supervisors where the application was received and filed on October 16, 2007.

The First Extension of Time was received September 7, 2017, ahead of the expiration date of September 10, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 3, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 3, 2019) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on September 10, 2023.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 10, 2020. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PM33206

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blue Line Streams
- City Areas

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.



0 376 752 Feet

REPORT PRINTED ON... 9/25/2019 4:11:00 PM

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TENTATIVE PARCEL MAP NO. 33206

SHEET 1 OF 1 SHEET



DEVELOPER
JAY VANDERWAL
325 HOLLYWOOD DRIVE
NEWPORT BCH, CA. 92663
949/531-4984

OWNER
BASIL J. PAGE
18781 AVENUE B
PERROS, CA. 92670
PHONE (951) 789-0166

ENGINEER
ANACAL ENGINEERING COMPANY
1000 E. LA PALMA AVENUE SUITE 202
ANAHEIM, CA. 92805
714/774-1783

NUMBER OF PROPOSED PARCELS - 4

ASSESSOR'S PARCEL NO.
321-040-015-4

TOTAL ACREAGE 5 ACRES
THOMAS BROS. 748/07
2004 EDITION

ZONING AND LAND USE

EXISTING AND PROPOSED ZONING:
R-1

CURRENT LAND USE:
SINGLE FAMILY RESIDENCE

PROPOSED LAND USE:
SINGLE FAMILY RESIDENTIAL

SCHOOL DISTRICT PREPARED
PERRIS SCHOOL DISTRICT DECEMBER 12, 2008
908/657-3116

UTILITIES

ELECTRIC: SD. CAL. EDISON CO. 909/307-8756
SEWER: SEPTIC TANK SYS. 909/307-8756
GAS: SD. CAL. GAS CO. 714/688-6415
WATER: W. M. W. D. 909/789-5000

TELEPHONE: 714/688-6415
CABLE: COMCAST 909/390-4777

CONTIGUOUS STATEMENT

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

SCALE: 1" = 40'

GRADING

ALL GRADING SHALL CONFORM TO THE U.L.C. ORDINANCE 457 AND ALL RELEVANT LAWS, RULES AND REGULATIONS GOVERNING GRADING IN THE COUNTY OF RIVERSIDE.

FEMA

THIS SITE IS NOT SUBJECT TO OVERFLOW, WINDSTORM OR FLOOD HAZARD.

LEGAL

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TENTATIVE PARCEL MAP NO. 33206, BEING A DIVISION OF THE FOLLOWING:

THAT PORTION OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF SAID RANCHO ON FILE IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

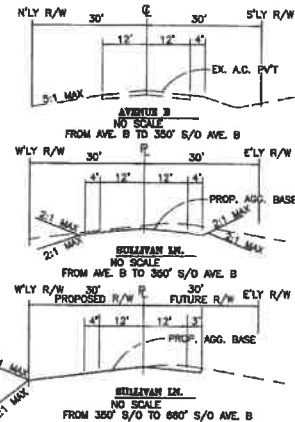
BEGINNING AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY ABOVE DESCRIBED; THENCE NORTH 89°04' EAST ON THE NORTHERLY LINE OF SAID SECTION, 2776 FEET; THENCE SOUTH 0°25' EAST, 1400 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 0°23' EAST, 680 FEET; THENCE NORTH 89°04' EAST, 680 FEET; THENCE NORTH 0°25' WEST, 680 FEET; THENCE SOUTH 89°04' WEST, 680 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY BEING ALSO SHOWN AS LOT 16 ON LICENSED LAND SURVEYOR'S MAP ON FILE IN BOOK 2, PAGE 88 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE WEST HALF THEREOF.

EARTH WORK

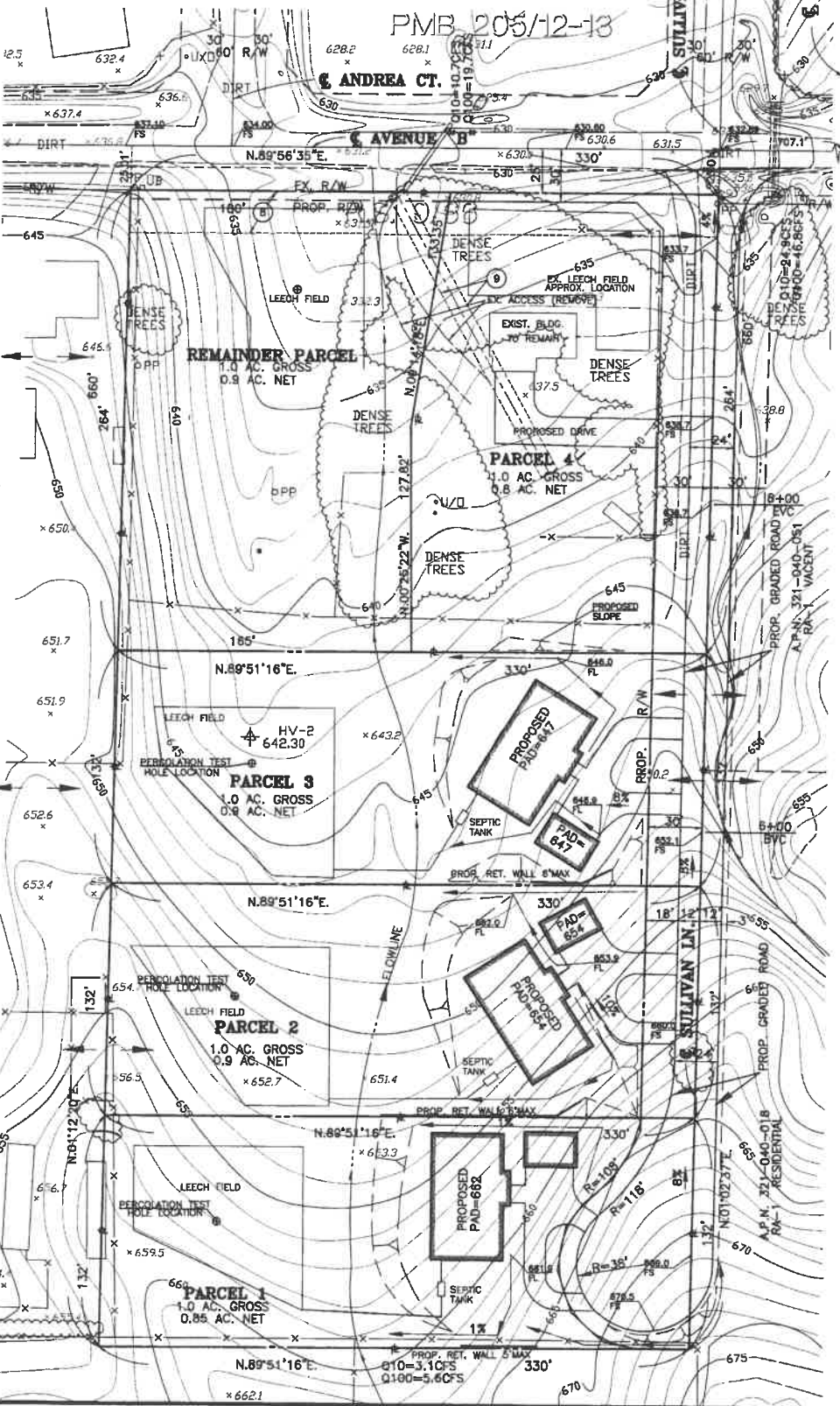
FILL - 3,500 C.Y.
CUT - 1,300 C.Y.



EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NRRV-1752182 (23) DATED JANUARY 12, 2005 BY FIRST AMERICAN TITLE COMPANY:

- ④ AN EASEMENT FOR ROADS, PIPELINES, WATER CONDUITS, POWER LINES, TELEPHONE AND TELEGRAPH LINES PURPOSES TO HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEENEHOLD RECORDED FEBRUARY 7, 1911 BOOK 324 PAGE 389 OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD.
- ⑤ AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JULY 3, 1945 BOOK 681 PAGE 488, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON DUE TO NO DOCUMENTATION PROVIDED.
- ⑦ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JANUARY 6, 1988 AS INSTRUMENT NO. 1918, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON DUE TO NO DOCUMENTATION PROVIDED.
- ⑧ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED DECEMBER 8, 1981 AS INSTRUMENT NO. 10588, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- ⑨ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 10, 1982 AS INSTRUMENT NO. 195714, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.



Extension of Time Environmental Determination

Project Case Number: PM33206
 Original E.A. Number: 40726
 Extension of Time No.: 1st EOT
 Original Approval Date: September 10, 2007
 Project Location: North of Avenue C, East of Cedar St, South of Avenue B, West of Sullivan Ln
 Project Description: a Schedule 'H' subdivision of 5 gross acres into 4 parcels and one remainder parcel with a minimum lot size of 1 acre.

On September 10, 2007, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 2/25/19
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: bonanzabuilder <bonanzabuilder@gmail.com>
Sent: Tuesday, September 03, 2019 9:20 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for PM33206 1st EOT

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 Gabriel , this is David Garcia , yes I'm acknowledging the Parcel Map no. 33206 extension, please move forward , Thank You

Sent on my Boost Mobile Samsung Galaxy S8.

----- Original message -----

From: "Villalobos, Gabriel" <GVillalo@rivco.org>
Date: 8/14/19 4:15 PM (GMT-08:00)
To: bonanzabuilder@gmail.com
Subject: Recommended Conditions for PM33206 1st EOT

Attn: David Garcia

bonanzabuilder@gmail.com

(951) 515-5601

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33206.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

50. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT

90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP

90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

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

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

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

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

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

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501



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County of Riverside California

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

050 - Fire. 1 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 2 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP MOCKINGBIRD FEE (cont.) Not Satisfied
grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the time of issuance of the actual permit. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

050 - Flood. 2 0050-Flood-MAP 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 the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-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 County Service Area No. 152 if at the time of map recordation, this project is located within the boundaries of CSA 152.

050 - Planning. 2 0050-Planning-MAP - CCOC FOR REMNDR PARCEL Not Satisfied
Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied
The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed on the ECS:

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Planning

- 050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont. Not Satisfied
"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."
- 050 - Planning. 5 0050-Planning-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.
- 050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- 050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.
- 050 - Planning. 8 0050-Planning-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 County Service Area No. 152 or other entity as determined by the Planning Department 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, if at the time of map recordation, this project is located within the boundaries of CSA 152.
- 050 - Planning. 9 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial

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50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied
conformance with the approved TENTATIVE MAP relative to
size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size
of 1 gross acre.

C. All lot sizes and dimensions on the FINAL MAP shall be
in conformance with the development standards of the R-A-1
zone, and with the Riverside County Integrated Project
(RCIP).

D. All lots on the FINAL MAP shall comply with the length
to width ratios, as established by Section 3.8.C. of County
Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of
40 feet of frontage measured at the front lot line.

Transportation

050 - Transportation. 1 0050-Transportation-EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a
Water Quality Management Plan (WQMP) subject to the State
Regional Water Quality Board Order No. (See watershed
below) to Transportation Department for review and
approval. However, the applicant may be required to comply
with the latest version of the WQMP manual if required by
the State Regional Water Quality Board. All water quality
features shall be included on the grading plan. WQMP
applicability checklist, templates, LID design
requirements, and guidance can be found on-line at:
www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant
shall ensure that BMP facilities are placed in dedicated
easements and that sufficient legal access to the BMPs are
provided. This requirement is for both onsite and offsite
property.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

050 - Transportation. 2 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied

Plan: PM33206

Parcel: 321040015

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - AGGREGATE/32'GRADED (cont) Not Satisfied

Avenue "B" along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 55 foot full width dedicated right-of-way as approved by the Transportation Department.

Sullivan Lane along project boundary from Avenue "B" to 350' south of Avenue "B" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full width dedicated right-of-way as approved by the Transportation Department.

Sullivan Lane from 350' south of Avenue "B" to 600' south of Avenue "B" along project boundary shall be improved with 24' of acceptable Aggregate Base (0.33') on a 32' graded section within 45 foot part width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 3 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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.

050 - Transportation. 5 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

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.

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

Plan: PM33206

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT (Not Satisfied

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - OFFSITE ACCESS RD/AGG.CO Not Satisfied

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Avenue "B" to Wood Road.

050 - Transportation. 9 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 10 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.) Not Satisfied

required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

060 - BS-Grade. 2 0060-BS-Grade-MAP IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

060 - BS-Grade. 3 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the

Plan: PM33206

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.) Not Satisfied
SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 4 0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS 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.

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

E Health

060 - E Health. 1 0060-E Health-GRADE - PLAN COPIES & SCALE Not Satisfied

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 0060-E Health-GRADE - PLAN COPIES & SCALE (cont.) Not Satisfied

A copy of the grading plan, duly signed by the soils engineer on a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data to include the 100% expansion, shall be submitted for the Department of Environmental Health review and approval.

060 - E Health. 2 0060-E Health-GRADE - PLAN REQMENTS Not Satisfied

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:

- 1) The proposed cuts and/or fills in the areas of the sewage disposal systems.
- 2) The primary sewage disposal system and its 100% expansion.
- 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system.
- 4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed.
- 5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

060 - E Health. 3 0060-E Health-GRADE - SEPTIC Not Satisfied

This Department has reviewed the soils data available in the AM/PAC percolation test in our files and we will permit Domestic Sewage Disposal from the individual parcel/lot as follows: For each 100 gallons of septic tank capacity, 65 sq. ft. of bottom area of leach lines only WITH AM/PAC AND ASSOCIATES INSPECTING THE TRENCHES PRIOR TO CHAMBER PLACEMENT.

If any grading is performed affecting the areas of subsurface sewage disposal systems, the noted rate assigned by the Department of Environmental Health is nullified. Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

Flood

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP MOCKINGBIRD FEE Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-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. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

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 4.8 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Plan: PM33206

Parcel: 321040015

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

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

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

Flood

080 - Flood. 1 0080-Flood-MAP MOCKINGBIRD FEE Not Satisfied

Plan: PM33206

Parcel: 321040015

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP MOCKINGBIRD FEE (cont.) Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

Planning

080 - Planning. 1 0080-Planning-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. 2 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

080 - Planning. 3 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions under 300 kV within a lot shall be placed underground.

Transportation

080 - Transportation. 1 0080-Transportation-EOT1 -WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this

Plan: PM33206

Parcel: 321040015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-EOT1 -WQMP AND MAINTENANCE (cc Not Satisfied
department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-EOT1 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION Not Satisfied

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

Plan: PM33206

Parcel: 321040015

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION (cont.) Not Satisfied
MODIFICATION.

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

Planning

090 - Planning. 1 0090-Planning-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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152 or other entities as determined by the Planning Department if condition 50.PLANNING.7 was met. If 50.PLANNING.7 was set to NOTAPPLY, this condition shall also be set to NOTAPPLY.

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5 Acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.5

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s): PP23545E01

Applicant(s):

Area Plan: Harvest Valley/Winchester

American Towers LLC

Zoning Area/District: Homeland Area

c/o Greg Mercier

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 459-020-072

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23545 which is a disguised wireless communications facility with a 70 foot high monopine. The project includes six (6) panel antennas, four (4) equipment cabinets, one (1) GPS antenna, and one (1) microwave antenna within a 760 square foot lease area surrounded by a 6' high split-face block wall.

The project is located north of McLaughlin Rd, east of Briggs Rd, south of SR-74, and west of Emperor Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23545**, extending the expiration date to August 24, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 23545 was originally approved at the Director's Hearing on August 24, 2009. It proceeded to the Planning Commission where it was received and filed on September 16, 2009.

The First Extension of Time was received August 21, 2019, ahead of the expiration date of August 24, 2019. The applicant and the County discussed conditions of approval and reached consensus on September 24, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (September 24, 2019) indicating the acceptance of the one (1) recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become August 24, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

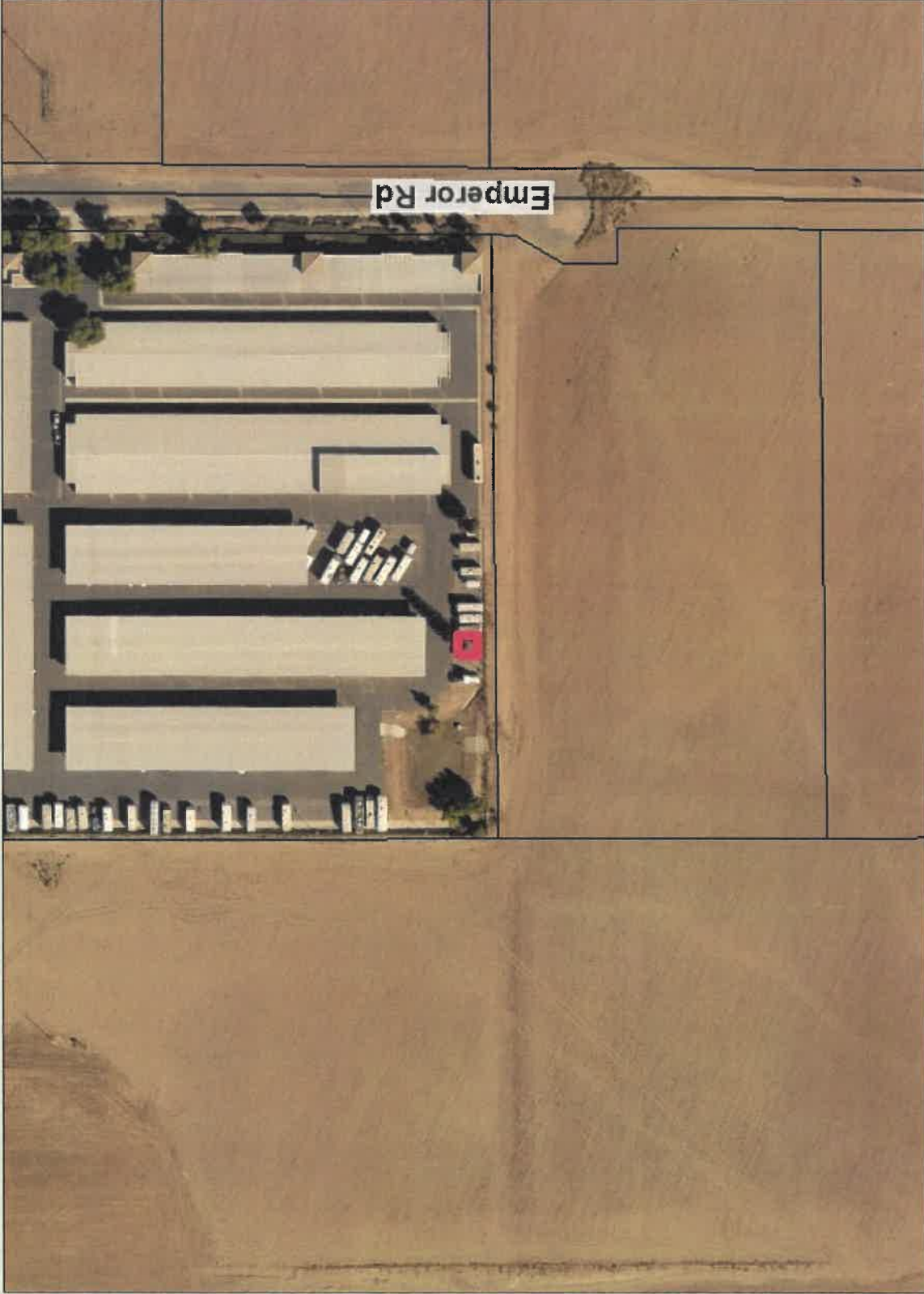
Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP23545

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

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.

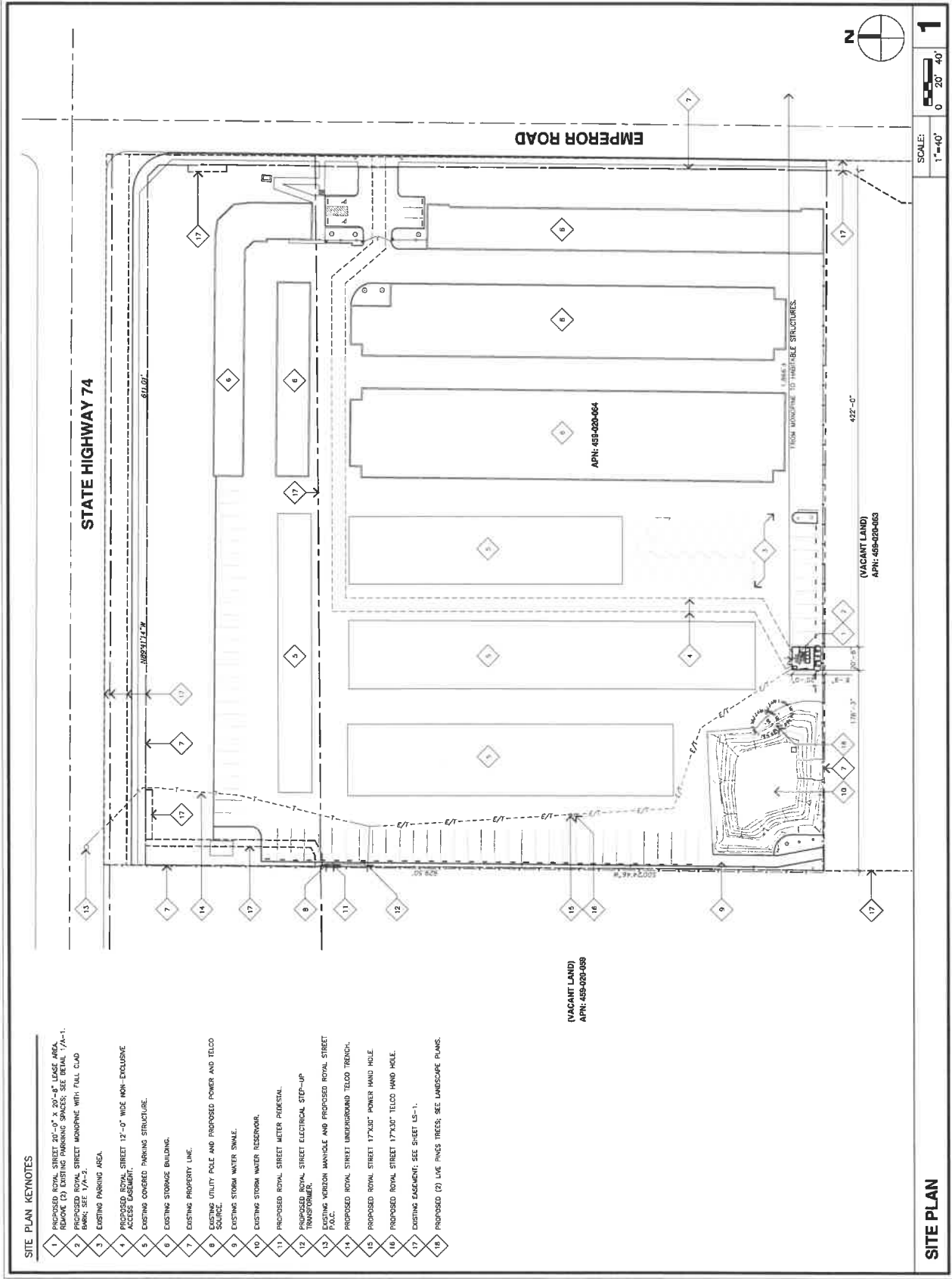


0 188 376 Feet

REPORT PRINTED ON... 9/26/2019 10:47:25 AM

© Riverside County GIS

<p>Royal Street Communications, California LLC 2913 EL CAMINO REAL, #561 TUSTIN, CALIFORNIA 92782</p>	<p>PROJECT INFORMATION: MENIFEE RANCH SS LA3130A 30125 HIGHWAY 74 HOMELAND, CALIFORNIA 92548-9143</p>	<p>CURRENT ISSUE DATE: 01/27/09</p>	<p>ISSUED FOR: 100% ZD'S</p>	<p>REV. DATE ASSIGNED FOR BY:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>10</td><td>01/27/09</td><td>100% ZD'S</td><td>EF</td></tr> <tr><td>9</td><td>01/16/09</td><td>100% ZD'S</td><td>EF</td></tr> <tr><td>8</td><td>01/12/09</td><td>100% ZD'S</td><td>EF</td></tr> <tr><td>7</td><td>11/03/08</td><td>100% ZD'S</td><td>EF</td></tr> <tr><td>6</td><td>10/06/08</td><td>100% ZD'S</td><td>EF</td></tr> <tr><td>5</td><td>09/01/08</td><td>100% ZD'S</td><td>EF</td></tr> <tr><td>4</td><td>07/31/08</td><td>100% ZD'S</td><td>EF</td></tr> </table>	10	01/27/09	100% ZD'S	EF	9	01/16/09	100% ZD'S	EF	8	01/12/09	100% ZD'S	EF	7	11/03/08	100% ZD'S	EF	6	10/06/08	100% ZD'S	EF	5	09/01/08	100% ZD'S	EF	4	07/31/08	100% ZD'S	EF	<p>JRA Jeffrey Renna & Associates, Inc. 4500 S. Harbor Blvd., Suite 150 Anaheim, CA 92814 Report South, California 92860 Tel: (714) 780-3531 Fax: (714) 780-3531</p>	<p>core COMMUNICATIONS 2000 J. JACOBI WAY #201 SERRA, CALIFORNIA 92571 Phone: (714) 728-4444 Fax: (714) 539-4441</p>	<p>DRAWN BY: EF CHECKED BY: JF LICENSED:</p>	<p>PROFESSIONAL SEAL C-CORP STATE OF CALIFORNIA</p>	<p>SHEET TITLE: SITE PLAN</p>	<p>SHEET NUMBER: A-0</p>
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9	01/16/09	100% ZD'S	EF																																			
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5	09/01/08	100% ZD'S	EF																																			
4	07/31/08	100% ZD'S	EF																																			



SITE PLAN KEYNOTES

1. PROPOSED ROYAL STREET 165'-0" x 165'-0" LOT AREA, REMOVE TO EXISTING PARKING SPACES. SEE DETAIL (A)-1.
2. PROPOSED ROYAL STREET WIDENING WITH FULL CAD MARKS. SEE 1/1-2.
3. EXISTING PARKING AREA.
4. PROPOSED ROYAL STREET 12'-0" WIDE NON-EXCLUSIVE ACCESS EASEMENT.
5. EXISTING COVERED PARKING STRUCTURE.
6. EXISTING STORAGE BUILDING.
7. EXISTING PROPERTY LINE.
8. EXISTING UTILITY POLE AND PROPOSED POWER AND TELCO SOURCE.
9. EXISTING STORM WATER SWALE.
10. EXISTING STORM WATER RESERVOIR.
11. PROPOSED ROYAL STREET METER FORESTAL.
12. PROPOSED ROYAL STREET ELECTRICAL STEP-UP TRANSFORMER.
13. EXISTING VERIZON MANHOLE AND PROPOSED ROYAL STREET POOL.
14. PROPOSED ROYAL STREET UNDERGROUND TELCO TRENCH.
15. PROPOSED ROYAL STREET 17"x30" POWER HOLE.
16. PROPOSED ROYAL STREET 17"x30" TELCO HOLE.
17. EXISTING EASEMENT. SEE SHEET US-1.
18. PROPOSED (2) LAKE PINES TREES. SEE LANDSCAPE PLANS.

SITE PLAN

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

PROJECT INFORMATION:

**MENIFEE RANCH SS
LA3130A**
30125 HIGHWAY 74
HOMELAND, CALIFORNIA 92548-9143

CURRENT ISSUE DATE: **01/27/09**

ISSUED FOR: **100% ZD'S**

REV. DATE ISSUED FOR: BY:

10	01/27/09	100% ZD'S	EF
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6	10/06/08	100% ZD'S	EF
5	08/01/08	100% ZD'S	EF
4	07/31/08	100% ZD'S	EF

PLANE PREPARED BY:

JRA
Jeffrey Rame & Associates, Inc.
Professional Mechanical Engineers
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CONSULTANTS:

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8824 CALIFORNIA STREET
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Phone: (714) 333-4444
Fax: (714) 333-4444

DRAWN BY: _____ CHK: _____ APV: _____
DRAWN BY: EF JR JR JR
LICENSE: _____

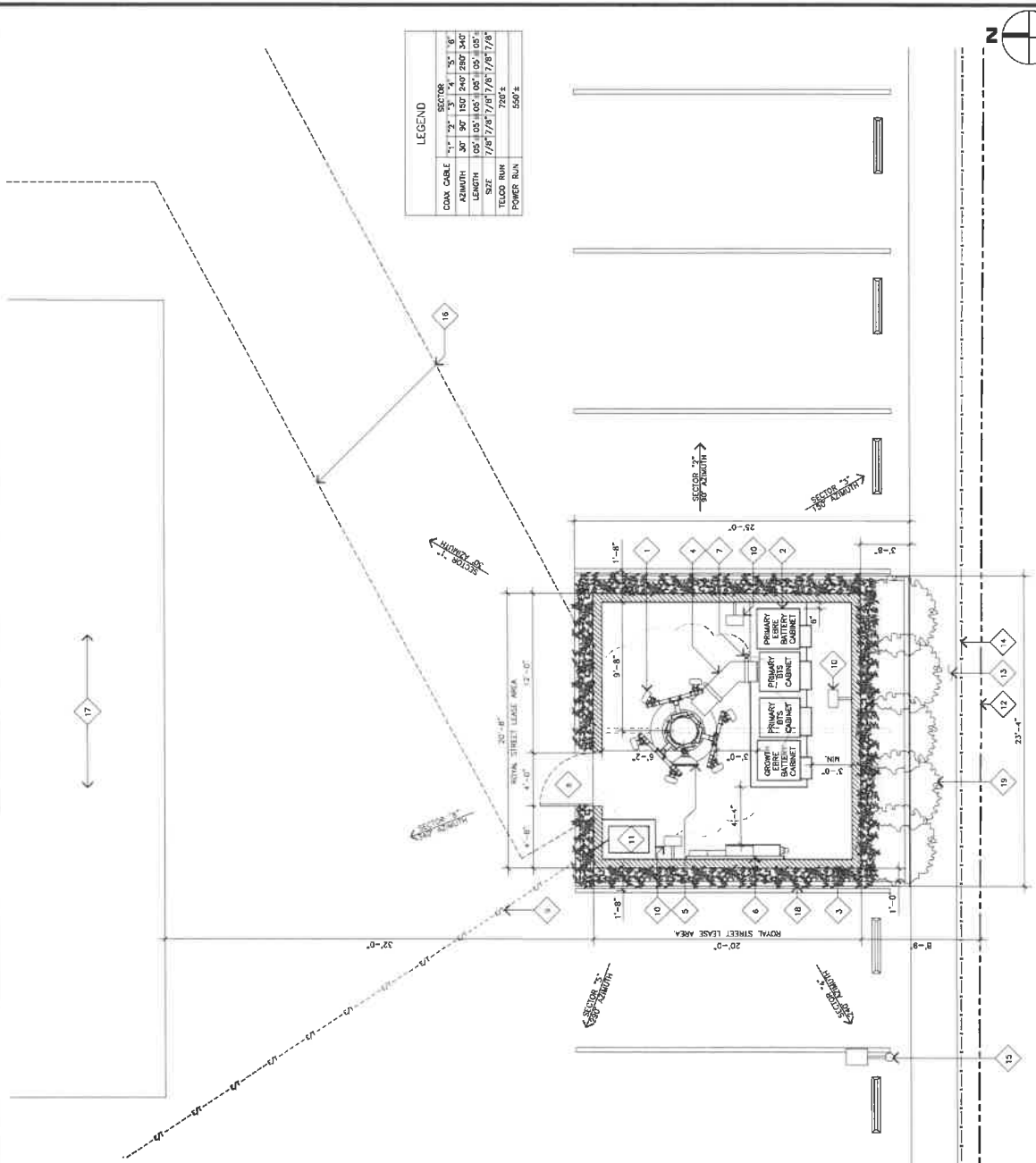


SHEET TITLE:

ENLARGED EQUIPMENT AND ANTENNA PLAN

SHEET NUMBER:

A-1

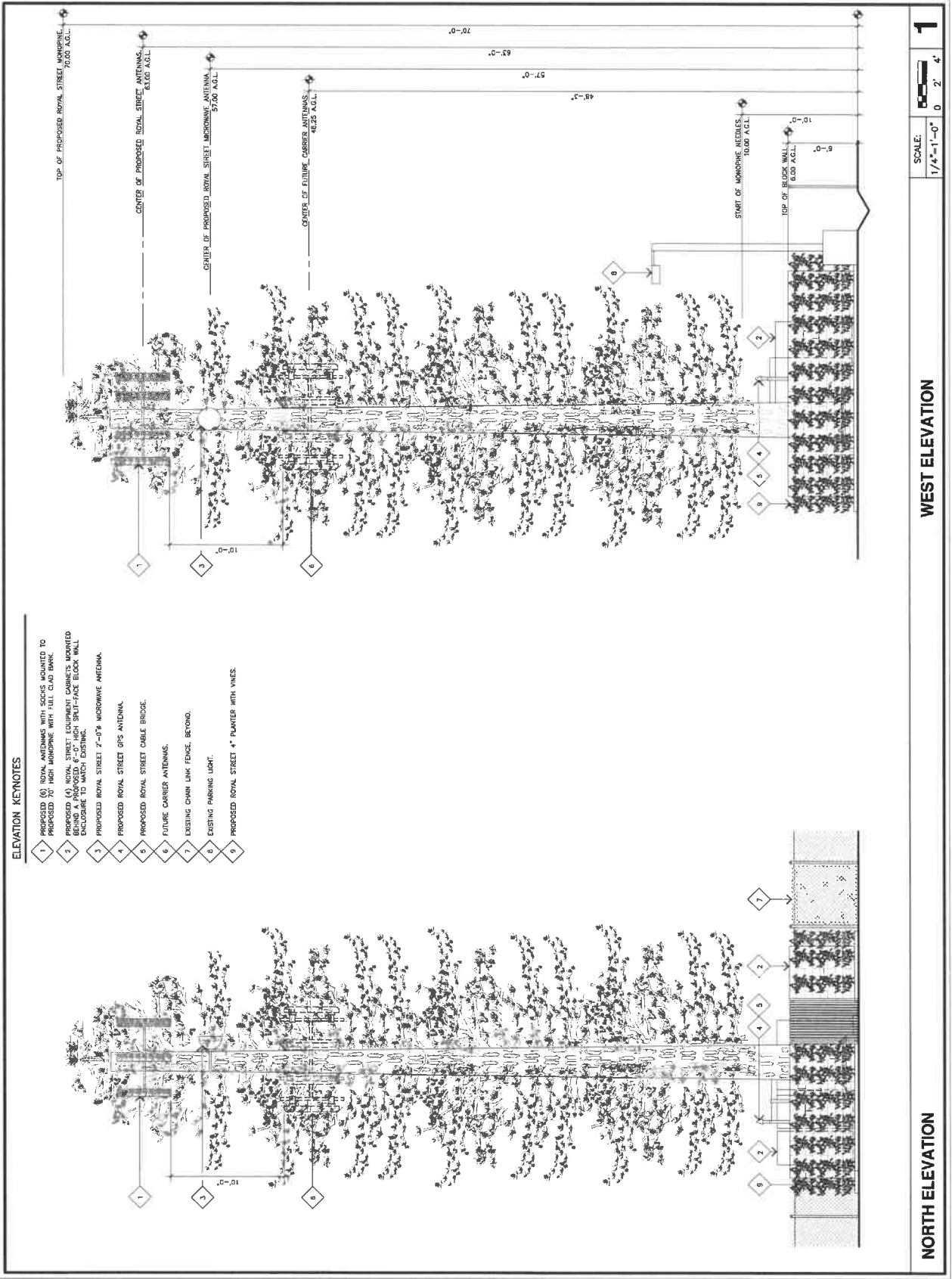


- ENLARGED EQUIPMENT AND ANTENNA PLAN KEYNOTES**
- PROPOSED (B) ROYAL STREET ANTENNAS WITH SOCKS MOUNTED TO PROPOSED 70" HIGH MONOPILE WITH PALL CLAD BARK.
 - PROPOSED (C) ROYAL STREET OUTDOOR EQUIPMENT CABINETS MOUNTED ON PROPOSED RAISED CONCRETE PAD.
 - PROPOSED ROYAL STREET 20'-0"X20'-8" LEASE AREA AND 6'-0" X 6'-0" LEASE AREA TO MATCH EXISTING, REMOVED (2) EXISTING PARKING SPACES.
 - PROPOSED ROYAL STREET OVERHEAD COAX CABLE AND CABLE BRIDGE.
 - PROPOSED ROYAL STREET 2'-0"X MICROWAVE ANTENNA.
 - PROPOSED ROYAL STREET WALL MOUNTED POWER AND TELCO PANELS.
 - PROPOSED ROYAL STREET GPS ANTENNA.
 - PROPOSED ROYAL STREET 4'-0" WIDE HOLLOW METAL ACCESS GATE.
 - PROPOSED ROYAL STREET MANSARDIAN DOME POWER AND TELCO RUN. PROPOSED POWER RUN 560'S. PROPOSED TELCO RUN 720'S.
 - PROPOSED ROYAL STREET SENSE LIGHT.
 - PROPOSED ROYAL STREET STEP-DOWN ELECTRICAL TRANSFORMER.
 - EXISTING PROPERTY LINE.
 - EXISTING SWALE.
 - EXISTING CHAIN LINK FENCE.
 - EXISTING PARKING LIGHT.
 - PROPOSED ROYAL STREET 12'-0" WIDE NON-EXCLUSIVE ADDRESS SIGN.
 - EXISTING COVERED PARKING STRUCTURE.
 - PROPOSED ROYAL STREET 4' PLANTER WITH VINES.

SCALE: 1/8"=1'-0"
0 2' 4'

ENLARGED EQUIPMENT AND ANTENNA PLAN

<p>Royal Street Communications, California LLC 2913 EL CAMINO REAL, #561 TUSTIN, CALIFORNIA 92782</p>	<p>PROJECT INFORMATION: MENIFEE RANCH SS LA3130A 30125 HIGHWAY 74 HOMELAND, CALIFORNIA 92548-9143</p>	<p>CURRENT ISSUE DATE: 01/27/09</p>	<p>DESIGNED FOR: 100% ZD'S</p>	<p>REV. DATE ISSUED I.D.R. BY: 10 01/27/09 100% ZD'S EF 9 01/16/09 100% ZD'S EF 8 01/12/09 100% ZD'S EF 7 11/03/08 100% ZD'S EF 6 10/06/08 100% ZD'S EF 5 08/01/08 100% ZD'S EF 4 07/31/08 100% ZD'S EF</p>	<p>JRA Jeffrey Rowe & Associates, Inc. Architecture & Telecommunications 3 San Joaquin Plaza, Suite 150 Folsom, CA 95630 Phone: (916) 924-3990 Fax: (916) 924-3931</p>	<p>core COMMUNICATIONS 2823-A SATURN STREET SHEA, CALIFORNIA 92681 Phone: (714) 333-4441 Fax: (714) 333-4441</p>	<p>DRAWN BY: EF JR JR LICENSE: APV</p>		<p>SHEET TITLE: ELEVATIONS</p>	<p>SHEET NUMBER: A-2</p>
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- ELEVATION KEYNOTES**
- 1 PROPOSED 60" ROYAL STREET MONOPHIRE WITH ACCESS ADJUSTED TO PROPOSED 74" HIGH MONOPHIRE WITH FULL GLAZ BANK.
 - 2 PROPOSED 60" ROYAL STREET EQUIPMENT CABINETS MOUNTED TO PROPOSED 60" ROYAL STREET MONOPHIRE WITH 24" HIGH BRICK WALL ENCLOSURE TO MATCH EXISTING.
 - 3 PROPOSED ROYAL STREET 2'-0" x 0'-0" MICROWAVE ANTENNA.
 - 4 PROPOSED ROYAL STREET OPS ANTENNA.
 - 5 PROPOSED ROYAL STREET CABLE BRIDGE.
 - 6 FUTURE CARRIER ANTENNAS.
 - 7 EXISTING CHAIN LINK FENCE, BEYOND.
 - 8 EXISTING PARKING LIGHT.
 - 9 PROPOSED ROYAL STREET 4" PLANTER WITH VINES.

**Royal Street
Communications,
California LLC**
2913 E. CAMINO REAL, #561
TUSTIN, CALIFORNIA 92782

PROJECT INFORMATION:
**MENEFEE RANCH SS
LA3130A**
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CURRENT ISSUE DATE:
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6	10/06/08	100% ZD'S	EF
5	08/01/08	100% ZD'S	EF
4	07/31/08	100% ZD'S	EF

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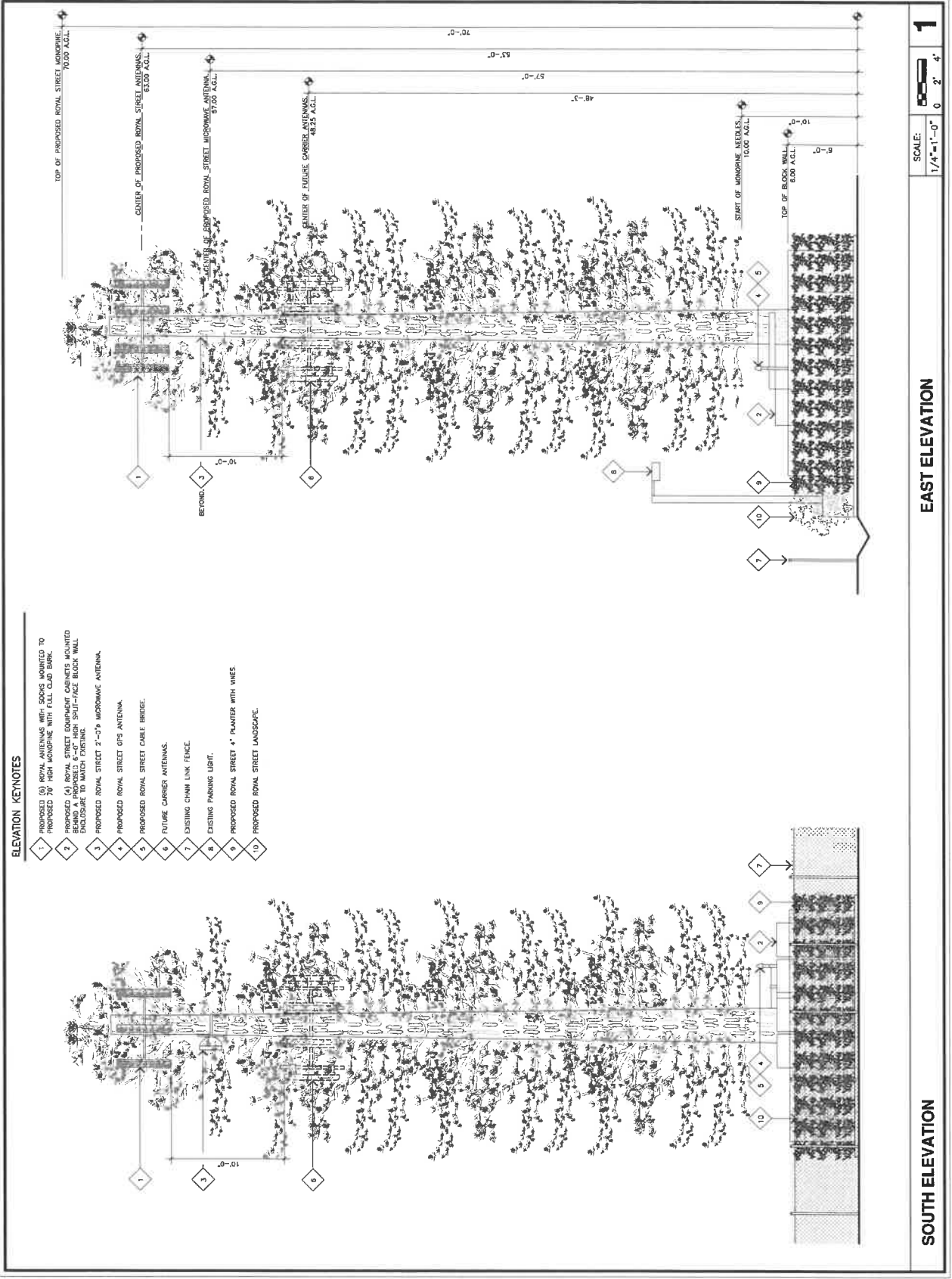
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DRAWN BY: EF JR APV
LICENSE:



SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3



- ELEVATION KEYNOTES**
- 1 PROPOSED 10' ROYAL ANTENNA WITH CROSS MOUNTED TO PROPOSED 70' HIGH MONOPINE WITH FULL CLAD BARK.
 - 2 PROPOSED 10' ROYAL STREET COMMUNITY ANTENNA MOUNTED TO PROPOSED 70' HIGH MONOPINE WITH FULL CLAD BARK.
 - 3 PROPOSED 10' ROYAL STREET COMMUNITY ANTENNA MOUNTED TO PROPOSED 70' HIGH MONOPINE WITH FULL CLAD BARK.
 - 4 PROPOSED ROYAL STREET 27'-0" MICROWAVE ANTENNA.
 - 5 PROPOSED ROYAL STREET GPS ANTENNA.
 - 6 PROPOSED ROYAL STREET CABLE BRIDGE.
 - 7 FUTURE CARRIER ANTENNAS.
 - 8 EXISTING CHAIN LINK FENCE.
 - 9 EXISTING PARKING LIGHT.
 - 10 PROPOSED ROYAL STREET 4" PLANTER WITH WIRES.

SOUTH ELEVATION **EAST ELEVATION**

SCALE: 1/4"=1'-0" 0 2' 4'

1

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPE PLANTS AND THE STANDARD SPECIFICATIONS FOR LANDSCAPE REGULATORS AND IRRIGATION SYSTEMS.
2. ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS WILL BE PROTECTED, ALLOWED AND MAINTAINED TO REMAIN IN PLACE AND OPERATIONAL UNLESS OTHERWISE SPECIFIED.
3. ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS WILL BE PROTECTED, ALLOWED AND MAINTAINED TO REMAIN IN PLACE AND OPERATIONAL UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND LICENSES AND OBTAIN NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND OBTAINING NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND OBTAINING NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND OBTAINING NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND OBTAINING NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND OBTAINING NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND OBTAINING NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

PLANT MATERIAL LEGEND QUANTITIES FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY ALL PLANT COUNTS AND SQUARE FOOTAGES AND SITE CONDITIONS BY PLAN CHECK AND SITE INSPECTION

BOTANICAL NAME	COMMON NAME	IRRIGATION ZONE	QUANTITY	REMARKS
PINUS HALEPENSIS	ALEPPO PINE	NEW-A	L 2	REQUIRED ANTENNA SCREEN PROTECT IN PLACE
EUCALYPTUS	ALPINE PINE	EXISTING	L 1	REQUIRED ANTENNA SCREEN PROTECT IN PLACE
SCENNA ARTEMESIOIDES	FEATHER CASSIA	NEW-B	L 5	REQUIRED ANTENNA SCREEN
VINE SHRUB TREE	CAT'S CLAW VINE	NEW-B	L 10	TRAIN TO NEW WALL
MACADAMYA UNGUIS-CATI	CAT'S CLAW VINE	NEW-B	L 10	TRAIN TO NEW WALL
APPLY WALK-ON BARK MULCH - MINIMUM 3" THICK - IN ALL NEW & EXISTING PLANTERS.				

SOIL AMENDMENT SCHEDULE

GENERAL SITE PREPARATION (RATE PER 1000S.F.)

1. REMOVE ALL CONSTRUCTION TRASH AND RESTORE ORIGINAL GRADE
2. TOP DRESS ALL NEW AND UNDISTURBED AREAS WITH 3" CRUSHED ROCK TO MATCH EXISTING
3. MAINTAIN AREA FREE OF WEEDS AND TRASH

GENERAL PLANT PIT BACKFILL (PER CUBIC YARD)

1. 2/3 CUBIC YARD SITE TOP SOIL
2. 1/3 CUBIC YARD YELLOW GROWMULCH
3. 2 POUNDS AGRICULTURAL GYPSSUM

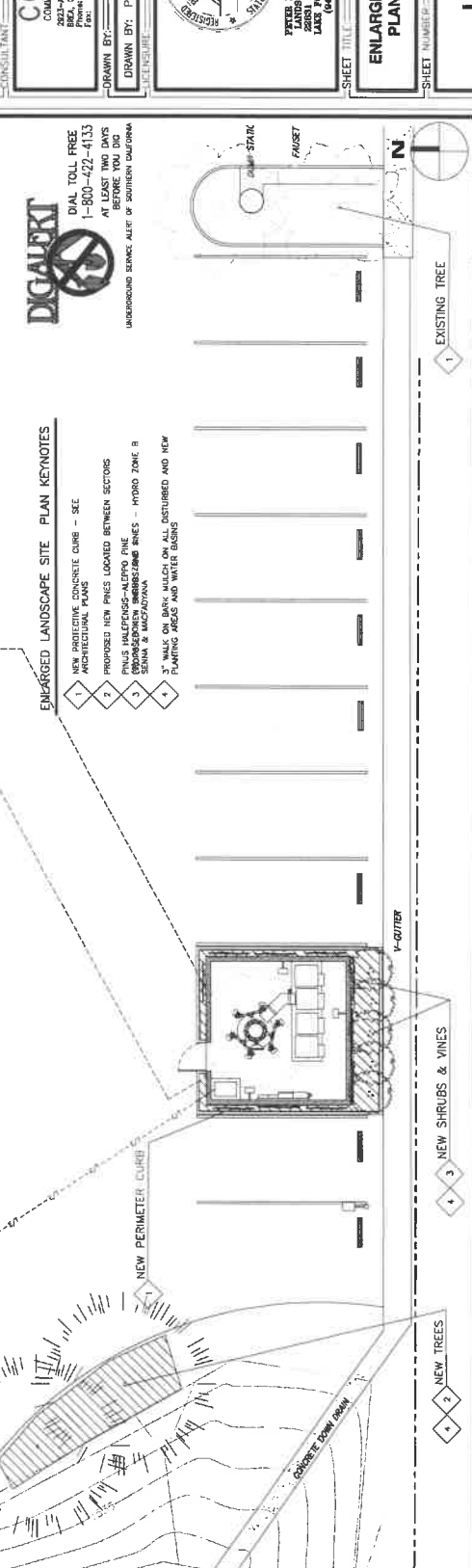
GRO-POWER SLOW RELEASE TABLETS PER DETAIL

1. 15-50 10-6-8
2. 15-50 20-10-5
3. 15-50 24-30
4. 15-50 12-12-15
5. 15-50 15-15-15
6. 15-50 18-18-18
7. 15-50 20-20-20
8. 15-50 24-24-24
9. 15-50 30-30-30
10. 15-50 36-36-36



ENLARGED LANDSCAPE SITE PLAN KEYNOTES

1. NEW PROTECTIVE CONCRETE CURB - SEE ARCHITECTURAL PLANS
2. PROPOSED NEW PINES LOCATED BETWEEN SECTIONS
3. PROPOSED NEW PINES LOCATED BETWEEN SECTIONS
4. 3" WALK ON BARK MULCH ON ALL DISTURBED AND NEW PLANTING AREAS AND WATER BUSHS



ENLARGED LANDSCAPE PLAN

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

SHEET NUMBER: L-1

PROJECT NUMBER: SF-260, PLANNING AREA 31, C-P-5

PLOT PLAN # 23545

Royal Street Communications, California LLC
2913 EL CAMINO REAL, #501
TUSTIN, CALIFORNIA 92712

MENIFEE RANCH SS
LA3130A
30125 HIGHWAY 74
HOMELAND, CALIFORNIA 92548-9143

ISSUED FOR: 100% ZD'S

REV. DATE: ISSUED FOR:

PLANS PREPARED BY: JRA
Jeffrey Rona & Associates, Inc.
3 San Joaquin Place, Suite 150
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Fax: (310) 480-5551

CONSULTANT: CORE COMMUNICATIONS
20000 BROADWAY, SUITE 200
BREA, CALIFORNIA 92781
Tel: (714) 353-4444
Fax: (714) 353-4444

DRAWN BY: PM JR JR
CHECKED BY: APJ

SHEET TITLE: ENLARGED LANDSCAPE PLAN & DETAILS

PROJECT INFORMATION:

DATE: 11/03/08

ISSUED FOR: 100% ZD'S

PROJECT INFORMATION:

DATE: 11/03/08

ISSUED FOR: 100% ZD'S

PROJECT INFORMATION:

DATE: 11/03/08

ISSUED FOR: 100% ZD'S

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

PROJECT INFORMATION:

MENIFEE RANCH SS LA3130A
 30125 HIGHWAY 74
 HOMELAND, CALIFORNIA 92548-8143

CURRENT ISSUE DATE: **11/03/08**

ISSUED FOR: **100% ZD'S**

REV. DATE: ISSUED FOR: BY:

PLANS PREPARED BY: **JRA**
 Jeffrey Rone & Associates, Inc.
 3 San Jacinto Plaza, Suite 155
 Riverside, California 92507
 Phone: (951) 506-5500
 Fax: (951) 506-5550
 E-mail: jra@jra-irrigation.com

CONSULTANT: **core**
 CONSULTING ENGINEER
 3000 S. MAIN STREET
 BREA, CALIFORNIA 92821
 PHONE: (714) 363-4411
 FAX: (714) 363-4411

DRAWN BY: PH JR
 CHECKED BY: PH JR
 LICENSE NUMBER: _____

SHEET TITLE: **ENLARGED IRRIGATION PLAN & DETAILS**

SHEET NUMBER: **L-2**

SP-CRD, PLANNING AREA 31, C-P-S
 PLOT PLAN # 23545

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	GALLONS PER MINUTE			RADIUS	PSI
				1/4"	1/2"	FULL		
☉	RAINBIRD	RMS-B-C-1402	ROOT WATERING SYSTEM	-	-	0.50	-	30
☉	RAINBIRD	RMS-M-B-C-1402	ROOT WATERING SYSTEM	-	-	0.50	-	30
☉	RAINBIRD	PESB	MASTER/ELECTRIC CONTROL VALVE (LOW FLOW)	-	-	-	-	-
☉	RAINBIRD	JRC	QUICK COUPLING VALVE	-	-	-	-	-
☉	NIBCO	123	ISOLATION GATE VALVE	-	-	-	-	-
☉	FEBCO	825-Y-1"	NEW REDUCED PRESSURE BACKFLOW PREVENTER	-	-	-	-	-
☉	RAINBIRD	ESP-4	WALL MOUNT CONTROLLER	-	-	-	-	-
☉	RAINBIRD	RSD	RAIN SENSOR-MOUNT TELECOM WALL	-	-	-	-	-
☉	FEBCO	123	PRESSURE REGULATING VALVE	-	-	-	-	-

--- EXISTING MAIN

--- NEW MAIN-SCH 40 P.V.C.

--- LATERAL PIPING-SCH 40 P.V.C. SOLVENT WELD.

--- VALVE SEQUENCE NUMBER

--- GALLONS PER MINUTE

--- WAVE SIZE

IRRIGATION RESTORATION SITE PLAN KEYNOTES

PROVIDE NEW IRRIGATION SYSTEM, CONNECTED TO EXISTING EQUIP. STATION WATER SOURCE. SEE PLAN FOR EXISTING EQUIP. STATION WITH QUANTITY OBSERVANCE MARKS BY NETWORKING THE CONTROLLER AND ADDING A PRESSURE REDUCING AND ISOLATION GATE VALVE FOR THE REQUIRED ADDITIONAL TELECOM SCREENING.

DUO TO THE SMALL LEASE AREA, WATER USAGE SURFACE OF THE TREES TO PROVIDE A REALISTIC NUMBER. SEE SHEET L-3 FOR ESTABLISHMENT AND REGULAR MAINTENANCE AND WATER USE /FLOW CALCULATIONS.

IRRIGATION RESTORATION SITE PLAN KEYNOTES

1. EXISTING PLUMB SYSTEM WATER LINE-1" SILENT PRESSURE-30 PSI

2. NEW ISOLATION VALVE-1"

3. NEW REDUCED PRESSURE BACKFLOW PREVENTER

4. NEW MASTER VALVE-1"

5. NEW PRESSURE REDUCING VALVE

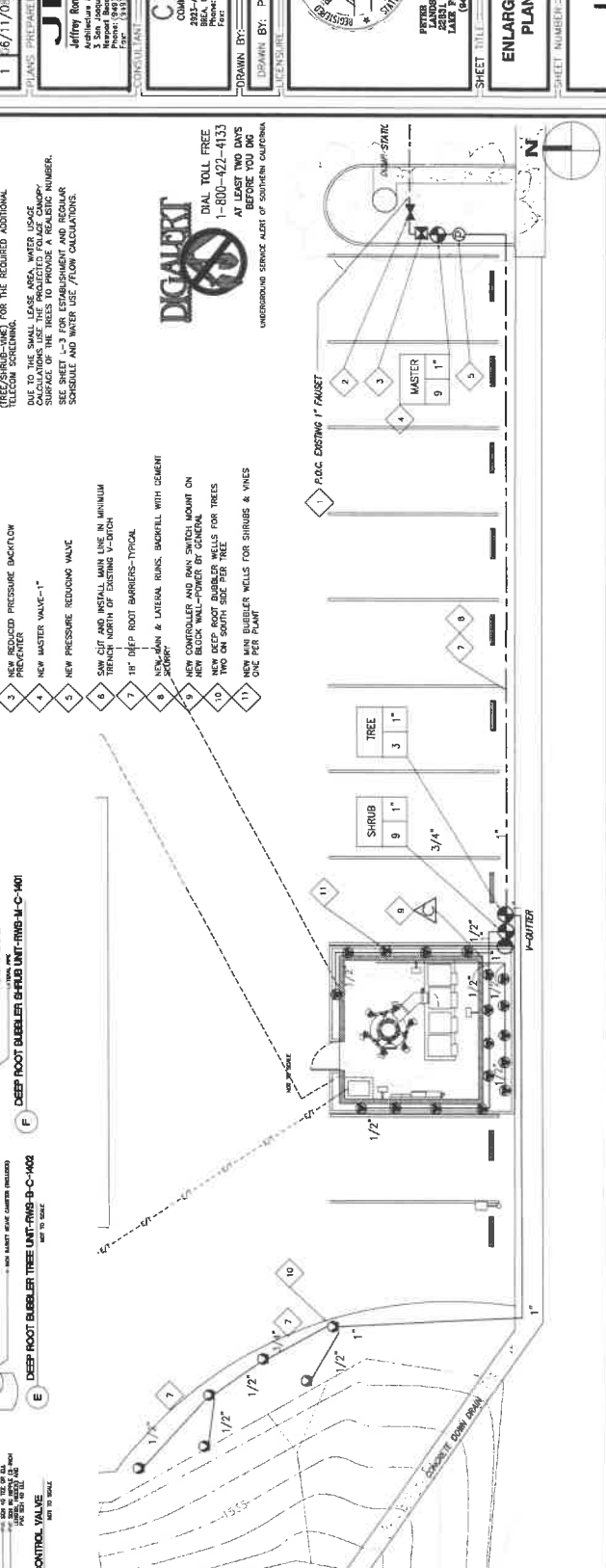
6. SAW CUT AND INSTALL MAIN LINE IN MINIMUM TRENCH NORTH OF EXISTING V-DITCH

7. 18" DEEP ROOT BARRIERS-TYPICAL

8. NEW-MAN & LATERAL RUNS, SHOWWELL WITH CEANIT SCORRY

9. NEW CONTROLLER AND RAIN SWITCH MOUNT ON NEW DEEP ROOT BARRIER WELLS FOR TREES AND SHRUBS SIZE 18" DIA.

11) NEW MAIN BUBBLER WELLS FOR SHRUBS & VINES ONE FEET PLANT



SCALE: 1/8"=1'-0" 0' 4' 8'

ENLARGED IRRIGATION PLAN, NOTES AND DETAILS

Royal Street Communications, California LLC
 2913 E. CAMINO REAL, #561
 TUSTIN, CALIFORNIA 92782

PROJECT INFORMATION:
MENIFEE RANCH SS LA3130A
 30125 HIGHWAY 74
 HOMELAND, CALIFORNIA 92548-9143

CURRENT ISSUE DATE:
11/03/08

ISSUED FOR:
100% ZD's

REV. DATE: ISSUED FOR:
 BY:

PLANS PREPARED BY:
JRA
 Jeffrey R. Adams & Associates, Inc.
 4500 Wilshire Blvd., Suite 1000
 Beverly Hills, California 90210
 Phone: (310) 228-9444
 Fax: (310) 228-9444

SCALE:
 DRAWN BY: JRM
 CHECKED BY: JRM
 APPROVED BY: JRM



PREPARED BY:
core
 COMMUNICATIONS
 2000 W. CENTRAL EXPRESSWAY
 SUITE 200
 TUSTIN, CALIFORNIA 92780
 Phone: (714) 228-9444
 Fax: (714) 228-9444

SHEET TITLE:
IRRIGATION CALCULATIONS

SHEET NUMBER:
L-3

SP-260, PLANNING AREA 31, C-P-S
 PLOT PLAN # 23545

MEMIFEE RANCH - LA3130
 30125 HIGHWAY 74 HOMELAND, CA 92548

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
TREE VALVE	0	0	1	1	1	1	1	1	1	1	1	0
START/TK	0	0	1	1	1	2	2	2	1	1	1	0
REPEAT	0	0	1	1	1	2	2	2	1	1	1	0
RUN TIME	0	0	1	2	4	6	5	4	3	3	0	0
START/UB VALVE	0	0	0	0	0	0	0	0	0	0	0	0
START/TK	0	0	0	1	1	1	1	1	1	1	1	0
REPEAT	0	0	0	1	1	2	2	2	2	2	2	0
RUN TIME	0	0	0	2	3	3	3	3	2	2	2	0

TOTAL WATER USAGE

ET0	2.87	3.45	4.56	6.85	7.85	8.95	9.45	9.5	8.02	5.34	2.36	2.62	71.82
VALVE 1													
PRECIPITATION	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	3
TOTAL GALLON	0	0	0.25	0.5	1	3	2.5	2.5	1	0.75	0	0	11.5
VALVEZ	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	3
PRECIPITATION	0	0	0	0.5	0.75	1.5	1.5	1.5	1	0.5	0	0	7.25
TOTAL GALLON	0	0	0.25	1	1.75	4.5	4	4	2	1.25	0	0	18.75
SYSTEM TOTAL													

ESTABLISHMENT WATER USAGE

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
VALVE A	1	1	1	1	1	1	1	1	1	1	1	1
START/TK	2	2	2	2	2	3	3	2	2	2	2	2
REPEAT	2	2	4	4	5	6	5	4	3	2	2	2
RUN TIME	1	1	1	1	1	1	1	1	1	1	1	1
VALVE B	2	2	2	2	2	3	3	2	2	2	2	2
START/TK	2	2	2	2	2	3	3	2	2	2	2	2
REPEAT	2	2	2	2	2	3	3	2	2	2	2	2
RUN TIME	1	1	1	1	1	1	1	1	1	1	1	1

USE MAINTENANCE ADDITIONAL REPEAT SEQUENCE FOR A MINIMUM OF SIX MONTHS AFTER INSTALLATION

Riverside County Ordinance 859 Landscape Water Use Calculations
LA3130 MENIFEE RANCH
 30125 HIGHWAY 74-HOMELAND, CA. 92548

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 599 S.F.
 INPUT the Hist. Eto for the area = 72
 MAWA = 29 cu ft / yr

2 Estimated Annual Water Use (EAWU)
 Hydrosone #1 trees/Canopy equivalent INPUT Plant Factor = 0.4 (Low)
 INPUT hydrosone irrigation efficiency = 0.9
 EAWU = 72 gal / yr

Hydrosone #2 shrubs and vines INPUT Plant Factor = 0.4 (Low)
 INPUT square footage of hydrosone = 149
 INPUT hydrosone irrigation efficiency = 0.9
 EAWU = 4 gal / yr

Sub Total EAWU = 16 gal / yr
 Input Irrigation System Operation Factor = 0.85
 Total EAWU = 19 cu ft / yr
 EAWU < MAWA = 10 (this number must be positive)

WORST CASE PRESSURE LOSS- VALVE 1 @ 3.0GPM
 PRESSURE @ pump H.B 85 P.S.I.
 1" GATE VALVE (0.18)
 1" ELBOW PRESSURE BACKFLOW (0.0)
 1" MASTER VALVE (6.0)
 1" PRV (6.0)
 100 L.F. 1" MAINLINE (1.2)
 1" CONTROL VALVE (6.0)
 2' 1" LATERAL (0.33)
 45' 3/4" LATERAL (0.19)
 18' 1/2" LATERAL (0.19)
 TOTAL FRICTION LOST (28.92)
 REQUIRED PRESSURE = 30 PSI
 SET PRESSURE REDUCER @ 80-26.92=53.08 PSI AVAILABLE-30.0=1.08 RESERVE

WORST CASE PRESSURE LOSS- VALVE 2 @ 9.0GPM
 PRESSURE @ pump H.B 85 P.S.I.
 1" GATE VALVE (0.36)
 1" ELBOW PRESSURE BACKFLOW (0.0)
 1" MASTER VALVE (6.0)
 1" PRV (6.0)
 100 L.F. 1" MAINLINE (0.9)
 1" CONTROL VALVE (6.0)
 5' 1" LATERAL (0.07)
 30' 1/2" LATERAL (0.02)
 TOTAL FRICTION LOST (29.63)
 REQUIRED PRESSURE = 30 PSI
 SET PRESSURE REDUCER @ 80-29.63=50.37 PSI AVAILABLE-30.0=0.15 RESERVE

IRRIGATION CALCULATIONS

Extension of Time Environmental Determination

Project Case Number: PP23545
 Original E.A. Number: 41982
 Extension of Time No.: 1st EOT
 Original Approval Date: August 24, 2009
 Project Location: North of McLaughlin Rd, East of Briggs Rd, South of SR-74, West of Emperor Rd
 Project Description: a Royal Street Communication wireless communication facility disguised as a 70' high pine tree. The project will include six (6) panel antennas located on three (3) sectors at 65' high above grade level, four (4) equipment cabinets, one (1) GPS antenna, and one (1) microwave antenna within a 760 square foot lease area surrounded by a 6' high split-face block wall

On August 24, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 9/26/19
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Greg Mercier <Greg.Mercier@AmericanTower.com>
Sent: Tuesday, September 24, 2019 11:07 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for PP23545 1st EOT

CAUTION: This email originated externally from the **Riverside County** email system.
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Hi Gabriel:

I'm writing to confirm that the recommended condition to our case referenced below is acceptable to American Towers LLC. Please let me know if I need to do anything else to complete this case.

Thank you very much!

Gregory Mercier
Supervising Attorney
American Tower Corporation
10 Presidential Way
Woburn, MA 01801
Office: 781.926.4712
Mobile: 978.807.7615
greg.mercier@americantower.com
1 O W 081

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From: Villalobos, Gabriel <GVillalo@RIVCO.ORG>
Sent: Tuesday, September 17, 2019 4:43 PM
To: Greg Mercier <Greg.Mercier@AmericanTower.com>
Subject: [EXTERNAL] Recommended Conditions for PP23545 1st EOT

Attn: American Towers LLC
c/o Gregory Mercier
10 Presidential Way
Woburn, MA 02476

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23545.

The County Planning Department has determined it necessary to recommend the addition of one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

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

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

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

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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County of Riverside California

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - GEO02143 (cont.)

Geotechnical Investigation for Proposed Metro PCS Monopine and Equipment Slab, Menifee Ranch SS - LA3130A, 30125 Highway 74, Homeland, California", dated June 19, 2009.

These documents are herein incorporated as a part of GEO02143.

GEO02143 concluded:

- 1.No active faults cross or project toward the site area.
- 2.The potential for damage from surface fault rupture is low.
- 3.The potential for liquefaction at the site is low.
- 4.There is no landslide risk at the site.

GEO02143 recommended:

- 1.All earthwork and grading for site development should be accomplished in accordance with the Standard Guidelines for Grading Projects (Appendix E of the March 27, 2009 Toro report), Appendix J of CBC, and requirements of the regulatory agency.

GEO No. 2143 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2143 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 9 0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-USE - PALEO INCIDENTAL FIND (cont.)

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

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

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20

Telcom – Entitlement Life (cont.)

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 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) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1

0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23545 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23545, Exhibit A (Sheets 1-10), dated August 28, 2009.

Planning-All. 2

0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23545. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 3

0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a Royal Street Communication wireless communication facility disguised as a 57 foot high pine tree. The project will include six (6)

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

panel antennas located on three (3) sectors at 52 feet high above grade level, four (4) equipment cabinets, one (1) GPS antenna, and one (1) microwave antenna within a 760 square foot lease area surrounded by a 6 foot high split-face block wall and landscaping. The project is located on the southwest (rear) portion of the "Menifee Ranch Self Storage" facility.

(Revised per the August 24, 2009 Director's Hearing)

Transportation

Transportation. 1 0010-Transportation-USE - 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 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along SH-74 and Emperor Road due to existing improvements.

Transportation. 3 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 **0010-Transportation-USE - TS/EXEMPT (cont.)**

Transportation. 4 **0010-Transportation-USE - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP23545E01

Parcel: 459020072

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-G1.4 NPDES/SWPPP

Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

Planning

060 - Planning. 1

0060-Planning-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 8.4 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

Plan: PP23545E01

Parcel: 459020072

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

080 - Planning. 2 0080-Planning-USE - LC LANDSCAPE INSPECTION Not Satisfied

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into a FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

080 - Planning. 3 0080-Planning-USE - LC LANDSCAPING SECURITIE Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

080 - Planning. 4 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 0080-Transportation-USE - CALTRANS ENCRCHMNT PRM1 Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from

Plan: PP23545E01

Parcel: 459020072

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 1 0080-Transportation-USE - CALTRANS ENCRCHMNT PRM1 Not Satisfied
the District 08 Office of the State Department of
Transportation in San Bernardino.
- 080 - Transportation. 2 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.

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 the 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.

Planning

- 090 - Planning. 1 0090-Planning-USE - LC COMPLY W/ LNDSCP/IRR Not Satisfied
All required landscape planting and irrigation shall have
been installed in accordance with approved Landscaping,
Irrigation, and Shading Plans, Ordinance No. 859 (as
adopted and any amendments thereto), and the Riverside
County Guide to California Landscaping. All landscape and
irrigation components shall be in a condition acceptable to
the Planning Department through the implementation of the
Department's Milestone 90 condition entitled "USE -
LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and
free of weeds, disease or pests. The irrigation system
shall be properly constructed and determined to be in good
working order.
- 090 - Planning. 2 0090-Planning-USE - LC LNDSCPE/IRRIG INSTALL Not Satisfied
The permit holder's landscape architect responsible for
preparing the Landscaping and Irrigation Plans shall
arrange for an Installation Inspection with the Planning

Plan: PP23545E01

Parcel: 459020072

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - LC LNDSCPE/IRRIG INSTALL (cont.) Not Satisfied

Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

090 - Planning. 3 0090-Planning-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 Plot Plan No. 23545 has been calculated to be 0.002 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 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, and no greater than 18 inches by 18 inches, upon an exterior

Plan: PP23545E01

Parcel: 459020072

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied

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 (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.

090 - Planning. 5 0090-Planning-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 contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 8.4 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee

Plan: PP23545E01

Parcel: 459020072

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
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. 7 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE - 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.

090 - Transportation. 2 0090-Transportation-USE - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 3 0090-Transportation-USE-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.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

2.1

Memorandum

Date: September 23, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

RE: October 7, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 2.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 2.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 2.1 be continued to the November 4, 2019 regularly scheduled Planning Director’s Public Hearing.



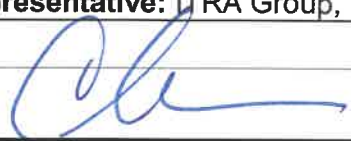
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180065	Applicant: Maggie H.C. Wang
CEQA Exempt	Section 15303, Class 3	
Area Plan:	Lake Mathews/Woodcrest	Representative: JTRA Group, Inc.
Zoning Area/District:	Woodcrest District	
Supervisory District:	First District	
Project Planner:	Bahelila Boothe	 Charissa Leach, P.E. Assistant TLMA Director
Project APN:	280-250-015	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180065 (PPA180065): To erect and operate three (3) detached accessory structures ("Project"). The structures are approximately 3,000 square feet each, totaling 9,000 square feet. The applicant has indicated that the accessory structures would be utilized as an aviary.

The approximately two-acre Project site is located north of Van Buren Boulevard and south of Orrick Avenue. The site has double frontage on Prairie Way along the west front property line and Wood Road along the east property line. The site is currently improved with an existing 1,440 square foot mobilehome.

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 (Class 3, New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 180065, 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

Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	City of Riverside
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Light Agriculture, One acre minimum (A-1-1) Controlled Development Area with Mobilehomes, One acre minimum (W-2-M-1)
Surrounding Zoning Classifications	
North:	Light Agriculture, One acre minimum (A-1-1) Controlled Development Area with Mobilehomes, One acre minimum (W-2-M-1)
East:	City of Riverside
South:	Light Agriculture, One acre minimum (A-1-1)
West:	Residential Agriculture, One acre minimum (R-A-1)
Existing Use:	Single-family residential
Surrounding Uses	
North:	Single-family residential
South:	Single-family residential
East:	Single-family residential
West:	Single-family residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.96	N/A
Existing Building Area (SQFT):	1,440 (mobilehome)	N/A
Proposed Building Area (SQFT):	9,000 (accessory structures)	N/A
Proposed Building Height (FT):	16 feet (accessory structures)	50 feet
Proposed Minimum Lot Size:	N/A	1 acre

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area (“CSA”):	No
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
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – partially within the fee area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base (Zone D)

PROJECT LOCATION MAP



Figure 1: Project Location Map
 Project site identified in yellow.



Figure 2: Project Zoning Map
Project site outlined in yellow.
Green overlay indicated A-1-1 zone.
Orange overlay indicates W-2-M-1 zone.

PROJECT BACKGROUND AND ANALYSIS

Project Site Characteristics:

The Project site is approximately 2 acres with double frontage on Prairie Way to the west and Wood Road to the East. The site is predominately flat with an existing 1,440 square-foot mobile home located approximately 46 feet west of the existing Wood Road right-of-way. The Project site has split zoning classifications are described below and depicted in Figure 2 of this report.

Zoning: The site is split with both A-1-1 (Light Agriculture, 1-acre minimum) and W-2-M-1 zoning:

- The portion of the site with the W-2-M-1 zoning occupies the area directly abutting Wood Road. The W-2-M-1 zoning extends west from Wood Road approximately 340 feet, occupying approximately 37.5 percent of the site. The existing mobilehome is located on the W-2-M-1 portion of the site and would remain as the primary use (residential).
- The portion of the site with the A-1-1 zoning occupies the area directly abutting Prairie Way. The A-1-1 zoning extends east from Prairie Way approximately 565 feet, occupying approximately 62.5 percent of the site. The proposed Project, including the installation of the three accessory structures would be located on the portion of the site zoned A-1-1.

Project Description:

Plot Plan No. 180065 is a proposal to construct three (3), steel, accessory, pre-fabricated structures for use as an aviary. Each structures are approximately 3,000 square feet with a maximum height of 16 feet.

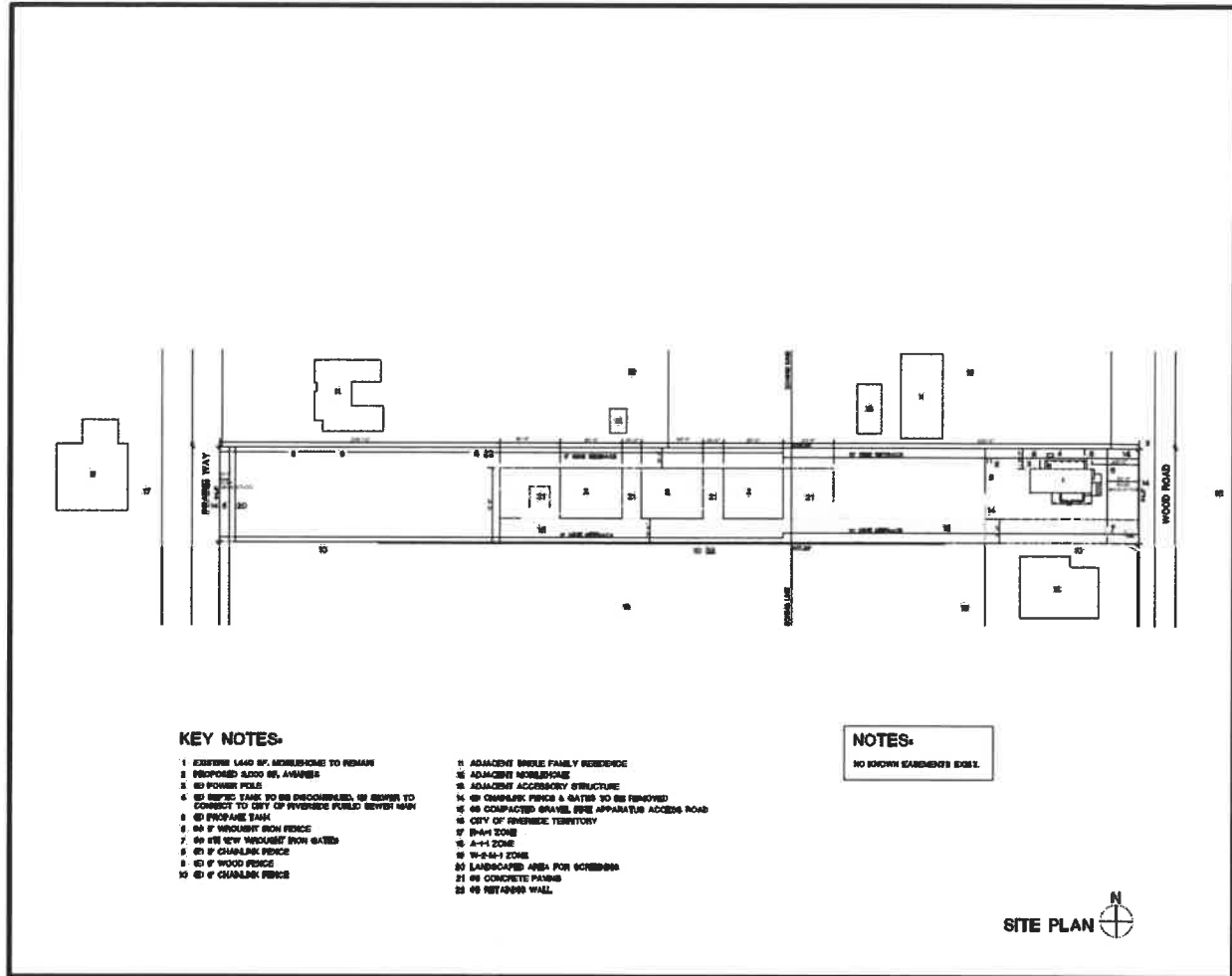


Figure 3: Project Site Plan

Zoning/Development Standards:

Ordinance No. 348, Section 18.17 (Accessory Uses) provides that the express enumeration of permitted uses in all zoning classifications shall be construed to include accessory uses. Detached accessory buildings and structures, where the principal use of a lot includes a one family dwelling, shall be subject to the requirements of Section 18.18 of Ordinance No. 348. In this case, the proposed accessory structures are located on a site that is currently utilized with a mobilehome, which is included in the definition of a one-family dwelling in Ordinance No. 348, as the primary use. The proposed accessory structures would be located on the A-1-1 zoned portion of the site. As outlined in Section 18.18, the permitted accessory use depends upon the enumerated permitted use in the zoning classification. In this case, although the structures are proposed within the A-1-1 zoned portion of the site, an aviary is listed

as a use by right in both the A-1-1 and W-2-M zone (Ordinance No. 348 – Section 13.1, Section 15.300, and Section 15.1).

Ordinance No. 348, Section 18.18 provides provisions that establish minimum development requirements for the erection of detached accessory buildings and structures. Pursuant to the authority provided in Section 18.18 of Ordinance No. 348, the Planning Director has, based on a consideration of potential environmental concerns, determined that a plot plan is required, subject to a public hearing, because the accessory dwellings proposed total greater than 5,000 square feet in building area. The accessory structures are required to comply with the following development standards:

- Location/Rear Yard. *Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than fifty percent of the required rear yard.* The proposed detached accessory structures are located towards the middle of an approximately 907 foot deep lot. The accessory two accessory structures that are located closest to the two street frontages are approximately 307 feet east of Prairie Way and approximately 350 feet west of Wood Road. Since the site has a double frontage on Prairie Way and Wood Road, there is no rear property line, however, in this case, the accessory structures are located outside of the required 20 foot, front yard setbacks, and behind the existing mobilehome residence and therefore would comply with this location requirement.
- *In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such building or structure need not be more than seventy-five feet from the street line.* The accessory structures are located in the middle of the parcel located more than 75 feet from the street lines of Wood Road and Prairie Way and will not be erected so as to encroach upon the front half of the lot.
- *In the case of a corner lot abutting upon two or more streets, no detached accessory building shall be nearer any street line than twenty percent of the width or length of the lot; provided, however, such building or structure need not be more than seventy-five feet from the street line.* The subject site is not located on a corner lot, therefore, this standard does not apply.
- *In the case of through lots, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot; provided, however, such building or structure need not be more than seventy-feet from the street line from which the one family dwelling takes access and maintains a minimum rear yard setback of twenty feet as measured from the rear yard street line.* The proposed structures are located approximately 350 feet from Wood Road and approximately 307 feet from Prairie Way within the middle 250 feet of the 907 feet in depth lot. The middle of the lot, is located outside of the rear and side yard setback.
- *In areas at altitudes above four thousand feet, a detached accessory building or structure may be constructed in accordance with the same building setback line as is required for a one family dwelling on the same lot.* The subject site is not located above four thousand feet, therefore, this standard does not apply.
- *No detached accessory building shall be nearer to the one family dwelling, or other building or structure than that permitted by Ordinance No. 457 and Ordinance No. 787.* The closest accessory structure is located approximately 244 feet away from the existing mobilehome and would not conflict with this standard.

- *For lots greater than one acre, the minimum setback from a side property line and from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, the greater setback shall apply.* The side yard setback established for the A-1 is five feet and ten feet for the rear yard. Therefore, the requirement for the Project to provide 10 feet for the side and rear yard setback would apply. The accessory structures are providing a minimum of 20 feet and 24.5 feet on the side setbacks and is located 300 feet into the rear yard from Wood road, therefore, complying with this standard.
- Garage/Carport. *In areas at altitudes below four thousand feet and where the slope of the front twenty feet of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage may be built to the front and/or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, however, in areas at altitudes above four thousand feet and where the slope of the front twenty feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage or carport may be built to the front and/or side lot lines.* The application does not propose an accessory structure for an automobile for a carport or garage, and therefore this standard would not apply.
- Height. *Notwithstanding the height limitations of any zone, the height limit on any lot shall be twenty feet for lots one acre or less and thirty feet for lots larger than one acre.* The Project site is greater than one acre, and therefore would have a maximum height of 30 feet for the accessory structures. The accessory structures are proposed at a maximum height of 26 feet and therefore would comply with this standard.
- Materials. *Bare metal buildings and structures (metal buildings and structures without paint or exterior architectural coatings or treatments), shall not be located on a lot one acre or smaller.* The Project site is greater than one acre and therefore this requirement would not apply. However, the Project has been conditioned to paint the accessory structures a neutral earth-tone color in order to better match the surroundings. (80. Planning – Accessory Structure Colors and Materials)
- Lease. *No detached accessory building or structure shall be rented or leased, or offered for rent or lease, unless the one family dwelling on the lot is also being rented or leased, or offered for rent or lease, to the same renter or lessee.* This has been added as a condition of approval. (15. Planning – Lease)
- Overnight Accommodations. *No detached accessory building or structure shall be used for overnight accommodations. No detached accessory building or structure shall contain a kitchen.* The accessory structures do not contain or propose any cooking facilities and will not be allowed to be used for overnight stays. This has been added as a condition of approval. (15. Planning - PPA - ACSRY BLD NO HBTBL AREA)
- Access. *Any detached accessory building or structure must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building or structure except as may be authorized by the Transportation Department through the issuance of an encroachment permit.* Access to the accessory structures would be from Wood Road along a driveway that provides access to the

existing mobilehome. Although the site has frontage on Prairie Way, no access has been approved from Prairie Way. In an effort to prevent access from Prairie Way, the applicant is proposing wrought iron fencing with landscape screening along the entire width of the frontage on Prairie Way.

- Character. *A detached accessory building or structure shall be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood.* The existing mobilehome structure has an exterior finish of vinyl and metal, with a vinyl and metal roof and patio cover. The proposed exterior finish of the accessory structures is painted steel with a Galvalume Roof. The existing mobilehome and the proposed metal painted finished accessory structures are not uncommon for portions of Riverside County that are rural in nature. The mobilehome structure and the accessory buildings are pre-fabricated/manufactured to specific detail. The accessory structures are consistent with other structures that you could typically find in these rural areas that are similar in design, size, and scale as a barn, or detached garage structures. Therefore the Project is consistent with the surrounding, unincorporated County neighborhood.

General Plan Land use Element:

The proposed Project is required to be consistent with the General Plan as part of the findings and conclusions identified in this report. Two of the nine elements of the General Plan are specific to this Project and are outlined below:

Land Use Element: The Project site has a General Plan Foundation of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR land use designation provides for the development of detached single-family residential dwelling units and ancillary structures on large parcels. In the Rural Community Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from one dwelling unit per acre to one dwelling unit per two acres.

The proposed Project is consistent with the RC-VLDR as it would be used as a single-family residence with ancillary (accessory structures) on a two acre parcel. The proposed Project is further supported by RC-VLDR as the accessory structures intend to be used for the keeping of animals, and in this case Finch birds. In addition, small scale commercial uses are permitted in this designation. If the applicant intends to breed and sell Finches. If the property owner intends on selling the finches, no public visitation or signage would be allowed. (90. Planning – Commercial Activity Restrictions)

Airport Land Use Commission (ALUC)

The Project site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within in Compatibility Zones D of this Airport Land Use Plan, residential density and no residential intensity is not restricted.

On July 18, 2019, The Riverside County Airport Land Use Commission Director found the Project **consistent** with the 2014 March Air Reserve/Base/Inland Port Land Use Compatibility Plan, subject to the specific conditions of approval that have been incorporated into the Project's conditions of approval.

PPA180065 was submitted to the County of Riverside on July 9, 2018

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed Project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines:

Section 15303, Class 3, New Construction or Conversion of Small Structures – This section cover the construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include:

- a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption
- b) A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units
- c) A store, motel, office, restaurant and/or similar small commercial structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such 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
- d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction
- e) **Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.**
- f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

The Project specifically falls into the Accessory Structure exemption which allows structures that are allowed appurtenant to a primary use. In this case, the accessory structures would be utilized as an aviary which is permitted as a use by right in the subject zone. These accessory structures are typical of the neighborhood where other properties are improved with accessory structures such as detached garages, barns, accessory dwelling units, sheds and workshops.

Section 15300.2 identifies exceptions to the Class 3 CEQA exemptions. The Project shall be shall remain exempt except when:

- a) *Location. Class 3 are qualified by consideration of where a Project is to be located – a Project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, this class are considered to apply in all instances, except where the Project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.* The Project site is not located in an area that has been identified sensitive environment or in an area that has been mapped for hazards or environmental resources of concern.
- b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive Projects of the same type in the same place, over time.* The Project would provide accessory uses to the primary single-family uses that have been identified as permitted and allowable uses by the County's General Plan and Zoning ordinance. Consistency and compliance with the General Plan and Zoning as intended and anticipated uses would not create a cumulative impact that was not previous identified and analyzed.
- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.* The Project as a prevalent and permitted use in the County is not unusual. The Project design and conditions of approval will ensure that the Project would not have a significant effect on the environment.
- d) *Scenic Highways. A categorical exemption shall not be used for a Project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.* The Project site will not result in damage to any resources, nor located within or adjacent to a state scenic highway.
- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a Project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.* The Project site is not located on an identified Hazardous Waste Site.
- f) *Historic Resources. A categorical exemption shall not be used for a Project which may cause a substantial adverse change in the significance of a historical resources.* The Project proposed the construction of three accessory buildings on a vacant, flat portion on the Project site. The Project will not have any effect on a historic resource.

The Project would not trigger any of the above-mentioned exceptions and therefore, the Class 3 Categorical Exemption form CEQA would be appropriate.

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 Foundation Component of Rural Community (RC) and a land use designation of Very Low Density Residential (VLDR) with a maximum density of 1 dwelling unit per acre. The land use proposed by the Plot Plan is consistent with the RC-VLDR and all other applicable aspects of the General Plan since the applicant is proposing accessory structures, to be used as aviaries, which are consistent with the intended uses as described in the RC-VLDR section of the General Plan Land Use Element. The accessory structures will not be used for housing, and therefore would not change the existing density of the site which is approximately one dwelling unit per two acres.
2. The site is split with both A-1-1 (Light Agriculture, 1-acre minimum) and W-2-M-1 zoning. The portion of the site with the A-1-1 zoning occupies the area directly abutting Prairie Way. The A-1-1 zoning extends east from Prairie Way approximately 565 feet, occupying approximately 62.5 percent of the site. The proposed Project, including the installation of the three accessory structures will be located on the portion of the site zoned A-1-1. The proposed accessory structures would be located on the A-1-1 portion of the site. As outlined in Section 18.18 of Ordinance No. 348, the permitted uses default to the permitted uses in zoning classifications. In this case, although the structures are proposed within the A-1-1 zoned portion of the site, an aviary is listed as a permitted use, without discretion, in the A-1-1. Since the accessory structures proposed in combination exceeds 5,000 square feet, a Plot Plan subject to a public hearing is required. The Project as designed and conditioned complies with all the required development standards, and complies with the uses permitted within the A-1-1 zone as outlined in Ordinance No. 348.

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provision of Riverside County Zoning Ordinance No. 348 (Land Use):

Entitlement Findings:

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 Project is consistent with the Riverside County Adopted General Plan. The site is located within the RC-VLDR General Plan Land Use Designation that is intended to provide for the development of detached single-family residential dwelling units and ancillary structures on large parcels. In the Rural Community Component, equestrian and other animal uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The proposed Project embodies the intention and provisions of the RC-VLDR as it enables the keeping of animals in ancillary (accessory) structures and will not conflict with any aspects of the General Plan.
2. ***The overall development of the land shall be designed for the protection of the public health, safety and general welfare.*** The proposed Project has been designed and conditioned to adhere to requirements of the County of Riverside including but not limited to all applicable Ordinances, ALUC requirements, and applicable development standards. As a result of these design features it is anticipated that the Project will not have an adverse effect on the public health, safety and general welfare of the site and the general vicinity.
3. ***That the plan for the proposed use shall consider the location and need for dedication and improvements 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 has been conditioned) to comply with the required of the Circulation Element of the General Plan, and all applicable County ordinances. The Project will be required to provide sufficient public street right of way along Wood Road shall be conveyed for public use to provide for a 50 foot half-width right of way per Standard No. 94, Ordinance 461. Sufficient public street right of way along Prairie Way shall be conveyed for public use to provide for a 30 foot half-width right of way per Standard No. 106, Section A, Ordinance 461.

4. ***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 will result in the construction of one structure on an existing lot. No subdivision is proposed.

Development Standards Findings:

Ordinance No. 348, Section 18.18 provides provisions that establish minimum development requirements for the erection of detached accessory buildings and structures. A plot plan, subject to a public hearing, is required for all detached accessory buildings or structures on a lot equal or exceed five thousand square feet. The accessory structures are required to comply with the following requirements/standards:

- **Location/Rear Yard.** *Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than fifty percent of the required rear yard.* The proposed detached accessory structures are located towards the middle of an approximately 907 foot deep lot. The accessory two accessory structures that are located closest to the two street frontages are approximately 307 feet east of Prairie Way and approximately 350 feet west of Wood Road. Since the site has a double frontage on Prairie Way and Wood Road, there is no rear property line, however, in this case, the accessory structures are located outside of the required 20 foot, front yard setbacks, and behind the existing mobilehome residence and therefore would comply with this location requirement.

In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such building or structure need not be more than seventy-five feet from the street line. The accessory structures are located in the middle of the parcel located will over 75 feet from the street lines of Wood Road and Prairie Way.

In the case of a corner lot abutting upon two or more streets, no detached accessory building shall be nearer any street line than twenty percent of the width or length of the lot; provided, however, such building or structure need not be more than seventy-five feet from the street line. The subject site is not located on a corner lot, therefore, this requirement does not apply.

In the case of through lots, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot; provided, however, such building or structure need not be more than seventy-feet from the street line from which the one family dwelling takes access and maintains a minimum rear yard setback of twenty feet as measured from the rear yard street line. The proposed structures are located approximately 350 feet from Wood Road and approximately

307 feet from Prairie Way within the middle 250 feet of the 907 feet in depth lot. The middle of the lot, outside of the rear and side yard setback.

In areas at altitudes above four thousand feet, a detached accessory building or structure may be constructed in accordance with the same building setback line as is required for a one family dwelling on the same lot. . The subject site is not located above four thousand feet, therefore, this requirement does not apply.

No detached accessory building shall be nearer to the one family dwelling, or other building or structure than that permitted by Ordinance No. 457 and Ordinance No. 787. The closest accessory structure is located approximately 244 feet away from the existing mobilehome and would not conflict with any separation requirements.

For lots greater than one acre, the minimum setback from a side property line and from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, the greater setback shall apply. The side yard setback established for the A-1 is five feet and ten feet for the rear yard. Therefore, the requirement for the Project to provide 10 feet for the side and rear yard setback would apply. The accessory structures are providing a minimum of 20 feet and 24.5 feet on the side setbacks and is located 300 feet into the rear yard from Wood road, therefore, complying with this requirement.

- Garage/Carport. *In areas at altitudes below four thousand feet and where the slope of the front twenty feet of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage may be built to the front and/or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, however, in areas at altitudes above four thousand feet and where the slope of the front twenty feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage or carport may be built to the front and/or side lot lines. The application does not propose an accessory structure for an automobile for a carport or garage, and therefore this requirement would not apply.*
- Height. *Notwithstanding the height limitations of any zone, the height limit on any lot shall be twenty feet for lots one acre or less and thirty feet for lots larger than one acre. The Project site is greater than one acre, and therefore would have a maximum height of 30 feet for the accessory structures. The accessory structures are proposed at a maximum height of 26 feet and therefore would comply with this requirement.*
- Materials. *Bare metal buildings and structures (metal buildings and structures without paint or exterior architectural coatings or treatments), shall not be located on a lot one acre or smaller. The Project site is greater than one acre and therefore this requirement would not apply. However, the Project has been conditioned to paint the accessory structures a neutral earth-tone color to the satisfaction of the Planning Director. (80. Planning – Accessory Structure Colors and Materials)*
- Lease. *No detached accessory building or structure shall be rented or leased, or offered for rent or lease, unless the one family dwelling on the lot is also being rented or leased, or offered for rent*

or lease, to the same renter or lessee. This has been added as a condition of approval. (15. Planning – Lease)

- Overnight Accommodations. *No detached accessory building or structure shall be used for overnight accommodations. No detached accessory building or structure shall contain a kitchen. The accessory structures do not contain or propose any cooking facilities and will not be allowed to be used for overnight stays. This has been added as a condition of approval. (15. Planning - PPA - ACSRY BLD NO HBTBL AREA)*
- Access. *Any detached accessory building or structure must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building or structure except as may be authorized by the Transportation Department through the issuance of an encroachment permit. Access to the accessory structures would be from Wood Road along a driveway that provides access to the existing mobilehome. Although the site has frontage on Prairie Way, no access has been approved from Prairie Way. In an effort to prevent access from Prairie Way, the applicant is proposing wrought iron fencing with landscape screening along the entire width of the frontage on Prairie Way.*
- Character. *A detached accessory building or structure shall be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood. The existing mobilehome structure has an exterior finish of vinyl and metal, with a vinyl and metal roof and patio cover. The proposed exterior finish of the accessory structures is painted steel with a Galvalume Roof. The existing mobilehome and the proposed metal painted finished accessory structures are not uncommon for portions of Riverside County that are rural in nature. The mobilehome structure and the accessory buildings are pre-fabricated/manufactured to specific detail. The accessory structures are consistent with other structures that you could typically find in these rural areas that are similar in design, size, and scale as a barn, or detached garage structures. Therefore the Project is consistent with the surrounding, unincorporated County neighborhood*

Other Findings:

1. The Project site is located within the March Air Reserve Base 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 July 18, 2019 it was determined that the proposed Project was Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to recommended conditions of approval. (015. Planning – Airport Land Use Commission)
2. 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’ and as provided in Advisory Notification Document. (015. Advisory Notification Document – Federal, State, Local regulation requirements; and 080. Planning – Lighting Plans)

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) provides 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.

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

On August 13, 2019, public notices were sent to property owners within a 600 radius of the subject site. The notices outlined the proposed Project and provided instructions on how to request a public hearing on the Project. The deadline to request a public hearing was August 23, 2019. On August 20, 2019, Sonya Alemdar requested a public hearing for PPA180065. Following August 20, 2019, staff received additional comment letters from Ariel Safai, Gene Klatt, Allan Stone, and David Wiest, who collectively requested additional information on the Project or a public hearing.

The Project was scheduled for the October 7, 2019 Director's Hearing and as a result was re-noticed. The Project was advertised in the Press Enterprise Newspaper / Desert Sun 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 individuals who have 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.

PPA180065



- Legend**
- County Centerline Names
 - County Centerlines
 - Blue-line Streams
 - City Areas
 - World Street Map



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 location, the party, accuracy, timeliness, or completeness of any of the data provider, 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... 8/27/2019 6:54:44 AM



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Notes

PROPOSED
AVIARIES
PPA180065
15925 WOOD ROAD
RIVERSIDE, CA 92508



ITRA GROUP INC.
954 Crystal Vale Lane
Vancouver, CA 91789

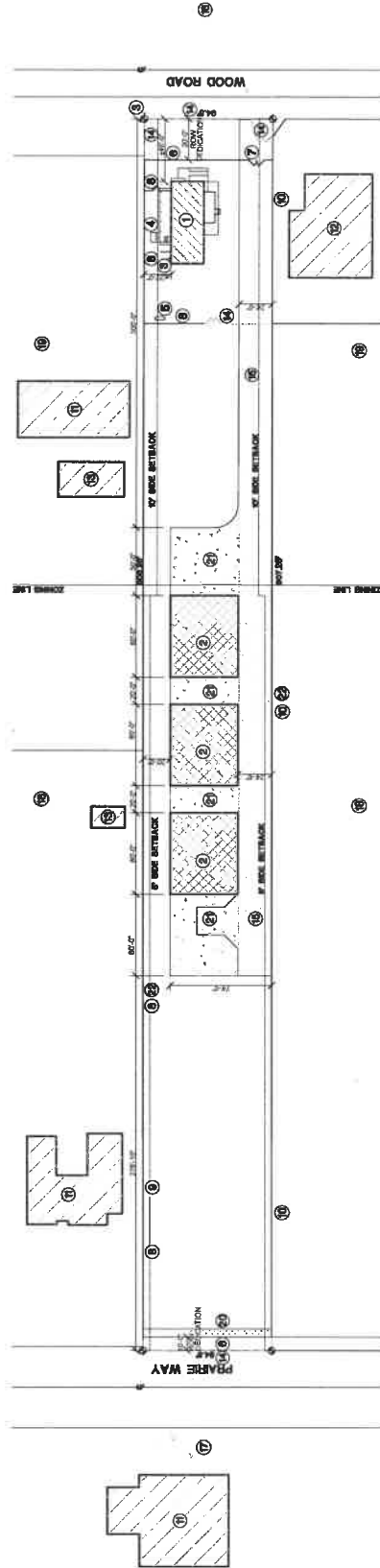
Tel: (909) 254-2148
E-mail: itragroup@icloud.com

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Revisions
A MINOR PLOT PLAN 080319

Date: 07/02/18
Scale: 1" = 40'-0"
Drawn by: R.S.
Checked by: R.S.
Project No.: 181102
Drawing Title: SITE PLAN

Drawing No.:
A-1.0



NOTES:
NO KNOWN ENCUMBRANCES EXIST.

- KEY NOTES:**
- 1 EXISTING 1,440 SF. MOBILEHOME TO REMAIN
 - 2 PROPOSED 3,000 SF. AVIARIES
 - 3 EX POWER POLE
 - 4 EX SEPTIC TANK TO BE DISCONTINUED, EX SEWER TO CONNECT TO CITY OF RIVERSIDE PUBLIC SEWER MAIN
 - 5 EX PROPANE TANK
 - 6 EX 6" WROUGHT IRON FENCE
 - 7 EX 6" WROUGHT IRON GATES
 - 8 EX 5' CHAINLINK FENCE
 - 9 EX 5' WOOD FENCE
 - 10 EX 5' CHAINLINK FENCE
 - 11 ADJACENT SINGLE FAMILY RESIDENCE
 - 12 ADJACENT MOBILEHOME
 - 13 ADJACENT ACCESSORY STRUCTURE
 - 14 EX CHAINLINK FENCE & GATES TO BE REMOVED
 - 15 EX COMPACTED GRAVEL FIRE APPARATUS ACCESS ROAD
 - 16 CITY OF RIVERSIDE TERRITORY
 - 17 R-A-1 ZONE
 - 18 W-2-M-1 ZONE
 - 19 LANDSCAPED AREA FOR SCREENING
 - 20 CONCRETE PAVING
 - 21 RETAINING WALL

N
SITE PLAN

PROPOSED AVIARIES

PPA180065

19925 WOOD ROAD
RIVERSIDE, CA 92508



ITRA GROUP INC.

894 Crystal Vello Lane
Whittier, CA 91790

Tel: (909) 254-2148
E-mail: itra@itragroup.com

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DATE: 07/02/18
DRAWN BY: S.H.
CHECKED BY: R.S.
PROJECT NO.: 181102

MINOR PLOT PLAN 07/02/18

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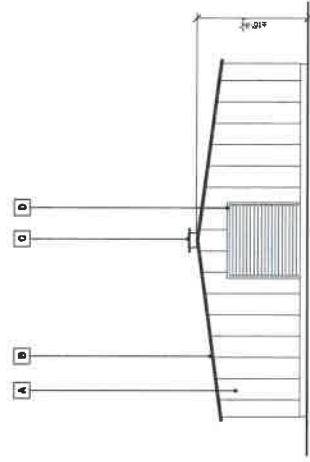
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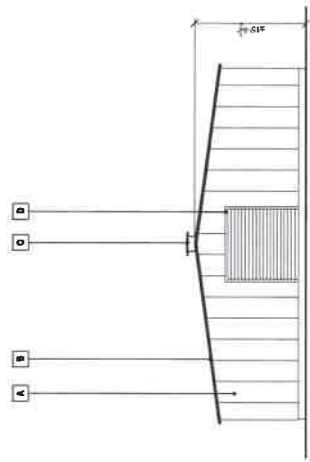
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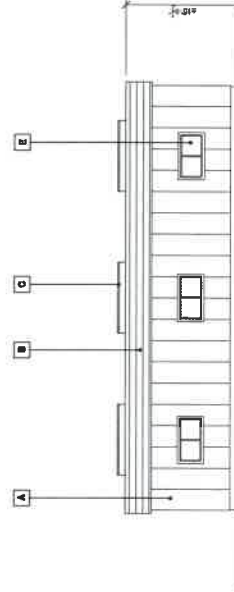
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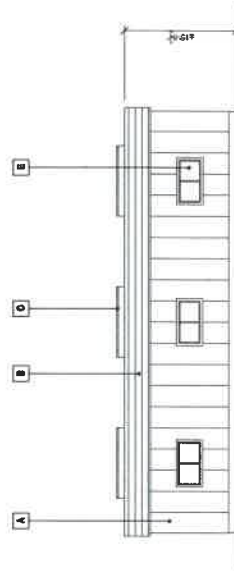
PROPOSED AVIARIES WEST (REAR) ELEVATION

EXTERIOR MATERIALS

- A 3/4\"/>



PROPOSED AVIARIES NORTH (SIDE) ELEVATION



PROPOSED AVIARIES SOUTH (SIDE) ELEVATION

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PROPOSED AVIARIES

PPA180085

19625 WOOD ROAD
RIVERSIDE, CA 92508



ITRA GROUP INC.

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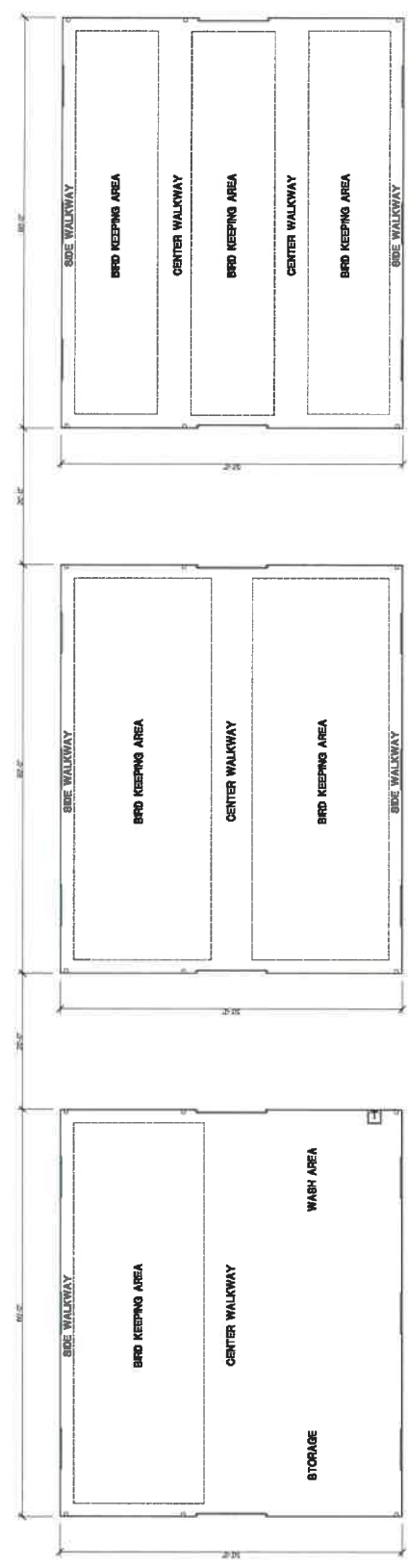
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Project No.
181102

Drawing Title
PROPOSED AVIARIES
FLOOR PLAN

Drawing No.

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PROPOSED AVIARIES FLOOR PLAN

PROPOSED AVIARIES
PPA180065
15825 WOOD ROAD
RIVERSIDE, CA 92508



ITRA GROUP INC.
984 Crystal Water Lane
Walnut, CA 91789
Tel: (909) 252-2148
E-mail: itragroup@gmail.com

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MINOR PLOT PLAN FOR PROPOSED AVIARIES 15825 WOOD ROAD, RIVERSIDE, CA 92508

PROJECT DESCRIPTION

PROPOSE TO ERECT THREE 3,000 SQ. FT. PRE-FABRICATED AVIARIES.

LEGAL DESCRIPTION

LOT 10 OF OLIVE GROVE PARK NO. 2, COUNTY OF RIVERSIDE, T3S, R4W, WITH THE CORNER RECORDS OF PLATS (S) 80, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THE SOUTH 84.5 FEET THEREOF.

SITE INFORMATION

OWNER/APPLICANT:
MAGGIE WANG
2560 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733
626-258-7175 TEL
E-MAIL: itrapat@aol.com

OWNER/APPLICANT:
MAGGIE WANG
2560 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733
626-258-7175 TEL
E-MAIL: itrapat@aol.com

ZONING
EXISTING: A-1-1; W2-M-1
PROPOSED: A-1-1; W2-M-1

SITE
LOT GROSS AREA : 1.86 ACRE (85,377 SQ. FT.)
LOT NET AREA : 1.89 ACRE (82,542 SQ. FT.)

BUILDING AREA
A. EXISTING MOBILHOME TO REMAIN 1,440 SQ. FT.
B. PROPOSED AVIARIES 3 X 3,000 SQ. FT. = 9,000 SQ. FT.
TOTAL 10,440 SQ. FT.

OCCUPANCY GROUP
A. EXISTING MOBILHOME R-3
B. PROPOSED AVIARIES U

TYPE OF CONSTRUCTION
A. EXISTING MOBILHOME V-B
B. PROPOSED AVIARIES V-B

PROJECT TEAM

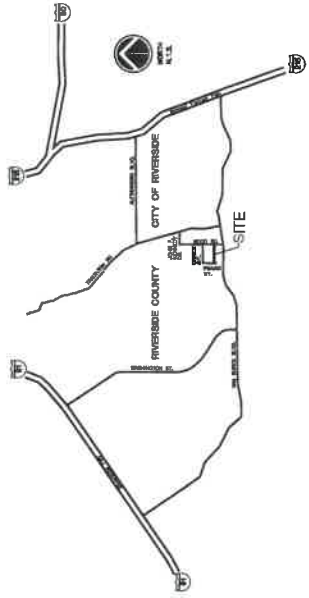
OWNER/APPLICANT
MAGGIE WANG
2560 ROSEMEAD BLVD.
SOUTH EL MONTE, CA 91733
626-258-7175 TEL
E-MAIL: itrapat@aol.com

EXHIBIT PREPARER
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WALNUT, CA 91789
909-252-2148 TEL
CONTACT: ROGER SU
E-MAIL: itragroup@gmail.com

DRAWING INDEX

- T-1.0 TITLE SHEET, PROJECT INFORMATION
- A-1.0 SITE PLAN, NON ACCESSIBILITY REQUIREMENTS
- B-1.0 EXISTING MOBILHOME ELEVATIONS
- C-1.0 EXISTING MOBILHOME FLOOR PLAN
- C-2.0 PROPOSED AVIARIES FLOOR PLAN
- D-1.0 DRAINAGE, STREET SECTIONS
- D-2.0 DRAINAGE MANAGEMENT

SITE VICINITY MAP



DEVELOPMENT CONTACTS

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
288 KANSAS STREET
REDLANDS, CA 92373
909.274.3511

TELEPHONE
SPECTRUM
3602 RIVERSIDE PLAZA DR., #111
RIVERSIDE, CA 92506
866.874.2389

NATURAL GAS
SOUTHERN CALIFORNIA GAS CO.
7000 INDIANA AVE. #105
RIVERSIDE, CA 92508
800.427.2200

CABLE TELEVISION
SPECTRUM
3602 RIVERSIDE PLAZA DR., #111
RIVERSIDE, CA 92506
866.874.2389

SCHOOL DISTRICT
RIVERSIDE UNIFIED
3380 LEMON STREET
RIVERSIDE, CA 92501
951.786.7135

SEWER
WESTERN MUNICIPAL W.D.
14205 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
951.571.7100

PLANNING
CITY OF RIVERSIDE
4090 LEMON STREET
RIVERSIDE, CA 92501
951.995.8800

WATER
WESTERN MUNICIPAL W.D.
14205 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
951.571.7100

Revisions	1	MINOR PLOT PLAN	01/30/19
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TECHNICAL MEMORANDUM

To: Maggie Wang
From: Shannon McKenna, Cross-Spectrum Acoustics Inc.
Date: September 18, 2019
Subject: Aviary Noise Measurement Results in Pico Rivera
Reference: CSA Project No. J2019-1750

1. INTRODUCTION AND SUMMARY

This memorandum summarizes an evaluation of the measured noise levels at the aviary at 9570 Kruse Road in Pico Rivera, CA. The building is a 4750 square foot barn style avian holding facility. At the time of the measurement, the aviary had 500 finches held in flight cages, each cage 6 ft by 8 ft by 8 ft. The aviary facility is similar in size and design to a proposed facility in Riverside, CA, where residences would be a distance of 120 feet from the proposed aviary. The noise measurements were conducted at the Pico Rivera facility to document the noise levels associated with an aviary similar to what is proposed in Riverside.

A one-hour noise measurement was completed by Cross-Spectrum Acoustics (CSA) on September 11, 2019 from 1:20 pm to 2:20 pm at a distance of 120 ft from the aviary. An additional 10-minute noise measurement at a distance of 10 ft from the aviary was completed directly after the hour-long measurement. The 1-hour equivalent noise level (Leq) measured 120 ft from the aviary was 52 dBA and the dominant noise source was local traffic. The 10-minute Leq measured 10 feet from the building was 48 dBA with partial shielding of the traffic noise, confirming that the dominant noise source at 120 feet was not from the birds. The low noise levels measured at 10 feet from the open barn door indicate noise levels from a similar facility would be compatible with a residential area where residences are at least 120 feet away.

Following is a discussion of the noise measurements and results. Attached at the end of this memorandum is a log-sheet from the measurement.

2. NOISE MEASUREMENTS AND RESULTS

CSA conducted the noise monitoring using a NTi Audio model XL2 noise monitor that complies with ANSI Standard S1.4 for Type 1 (precision) sound level meters. Calibrations, traceable to the U.S. National Institute of Standards and Technology (NIST), were conducted before and after the measurements using an acoustic calibrator. At each location, the measurement microphone was protected by a windscreen and supported on a tripod at a height of 4-5 feet above the ground.

The noise levels were measured at two locations: 120 ft west of the aviary building on Kruse Road for one hour and 10 feet from the west door of the aviary for ten minutes. The one-hour measurement was conducted from 1:20 pm to 2:20 pm on the afternoon of September 11, 2019 and the ten-minute measurement was conducted

immediately following. Figure 1 shows the locations of the microphones for the two measurements and Figure 2 shows photographs of the microphones relative to the aviary building.

The main environmental noise sources observed during the measurement period were local traffic on Kruse Road, distant landscaping noise, infrequent overhead aircraft, and light industrial work in the lot across the yard (earthmovers and backup alarms). There were light wooden boards covering all the windows of the aviary, which is the normal condition of the building in Pico Rivera. During the one-hour measurement the door to the aviary was closed as it would be during normal operations and during the ten-minute measurement the door to the aviary was open in an effort to assess worst case noise levels. During both the one-hour and ten-minute measurement, vocalizations from the birds could be heard when standing very close to the building. The log-sheet completed during the measurement period noting conditions, placement of the microphone, and observations is included at the end of this memorandum.



Figure 1: Aerial photograph showing the location of microphones during noise measurement



Figure 2: Photograph of the microphone 120 ft from aviary (left) and 10 ft from the aviary with door open (right)

The noise measurement results are presented in Table 1. Measured noise levels can be presented using many different metrics, or descriptors. Table 1 includes results for the following noise metrics:

- **Leq:** The equivalent level, which is the level of steady sound which over a stated time period has the same sound energy as the time-varying sound. The Leq can be described as the average sound over a time period.
- **L50:** The sound level that is exceeded for 50% of the measurement period, which is the median sound level.
- **Lmax:** The maximum sound level, which is the loudest 1-second noise level over the measurement period.

Table 1: Measured Noise Levels Results at 9570 Kruse Road

Noise metric	Measured Noise Level (dBA)	
	At 120 ft (1hr)	At 10 ft (10 min)
Leq	52	48
L50	46	45
Lmax	68	59

Figure 3 shows a plot of the 1-second noise levels during the 1-hour measurement and Figure 4 shows a plot of the noise levels during the 10-minute measurement. The following observations were made during the measurement and from inspection of the results:

- The highest noise levels are from local traffic on Kruse Road. Based on observation during the measurement, it is likely that most of the noise levels exceeding 50 dBA are from traffic.
- At 120 ft, it was difficult to distinguish any bird noise over other environmental noise sources such as distant landscaping, even when there were no cars passing by. The birds could be heard when standing very close to the building.
- The measured noise levels are lower at 10 feet than at 120 feet, confirming the noise from the birds is not the dominant noise source 120 feet from the building. The traffic noise levels are likely lower at the 10-foot measurement because there could have been some noise shielding provided by the vehicle adjacent to the microphone pictured in Figure 2.
- The noise levels from the birds 10 feet from the building are between 45 and 50 decibels. This level of noise should be compatible with an aviary cited in a residential location.

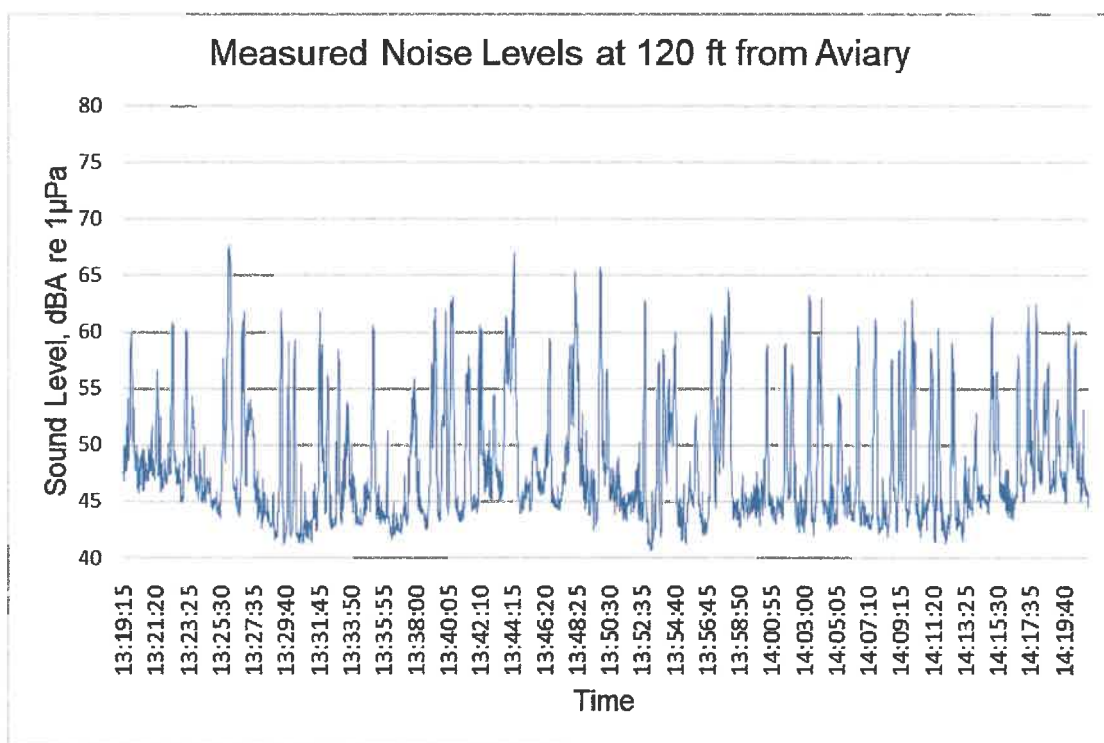


Figure 3: Measured 1-second noise levels at microphone 120 ft from aviary over a one-hour period

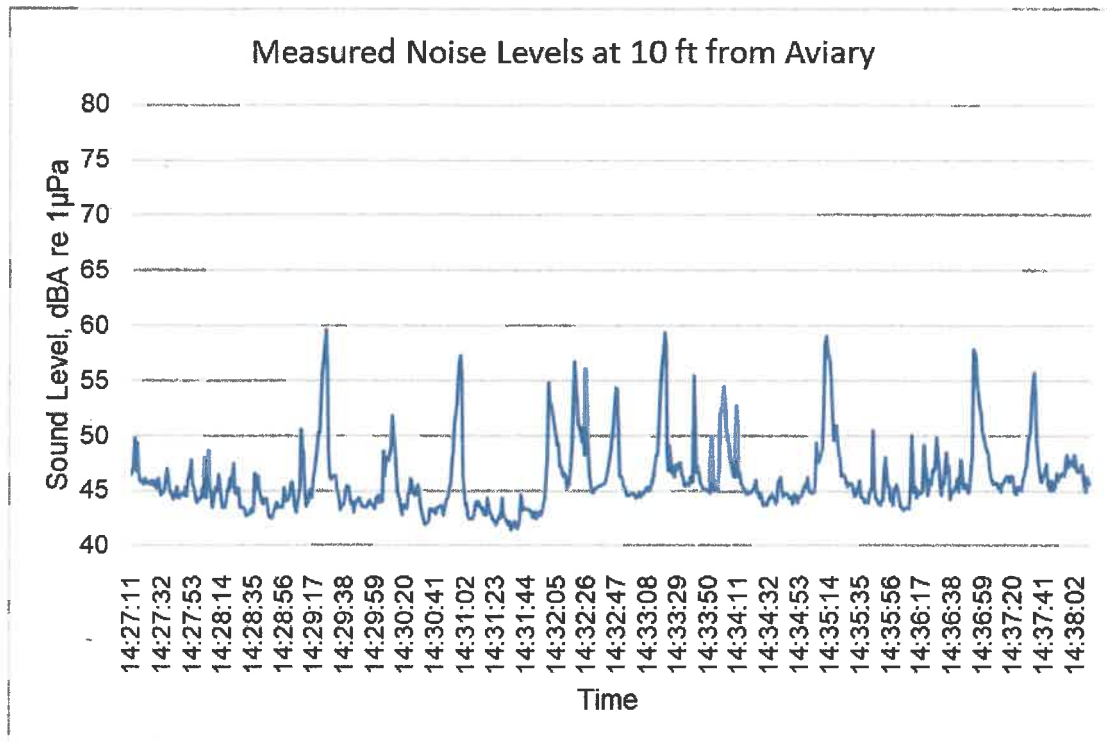


Figure 4: Measured 1-second noise levels at microphone 10 feet from aviary over a 10-minute period

3. COUNTY OF RIVERSIDE NOISE ORDINANCE

A new aviary facility is proposed at 15825 Wood Road in the county of Riverside. The proposed aviary facility will be located on the portion of the property zoned A-1 for light agriculture. Section 2(f) of Riverside County’s noise ordinance (No. 847)¹ exempts noise from land zoned A-1 “provided such operations are carried out in a manner consistent with accepted industry standards.” The caring and breeding of birds observed at the facility in Pico Rivera where the measurement was completed appears consistent with light agricultural activity that was intended to be exempt from the noise ordinance.

For context, the noise levels measured at the aviary facility in Pico Rivera can be compared to the noise level limits in the Riverside County noise ordinance even though the limits do not apply. The maximum decibel limit for agricultural land uses is 45 dBA at the property line of the nearest residence. The bird noises measured at 10 feet from the facility with the barn door open were between 45 and 50 decibels. The nearest residences will be 120 feet from the proposed building in Riverside. Assuming the aviary noise is at worst case 50 dBA at 10 feet, the level at 120 ft would be about 28 dBA using a standard equation to estimate sound propagation effects.²

¹ Ordinance No. 847 Regulating Noise, An ordinance of the County of Riverside, effective 07/19/2007.
<https://www.rivcocob.org/ords/800/847.pdf>

² The standard equation used to estimate the sound propagation effects for a point source assuming no ground effects is:
Noise Reduction = $20 \cdot \log(10 \text{ ft}/120 \text{ ft})$.

4. MEASUREMENT LOG-SHEET



Project: Aviary Noise Project No: _____
 Site No: --- Site Address: 9750 Kruse Rd, Pico Rivera
 Field Staff: PM
 Date: 9/11/2019 Kit: grey Filename: Per Int1

Start Date: 9/11/2019 Start Time: 1:19 pm
 End Date: 9/11/2019 End Time: 2:20 pm
 Start Cal: 93.9 End Cal: 94.0

Weather: 80°F, sunny, wind < 5mph.

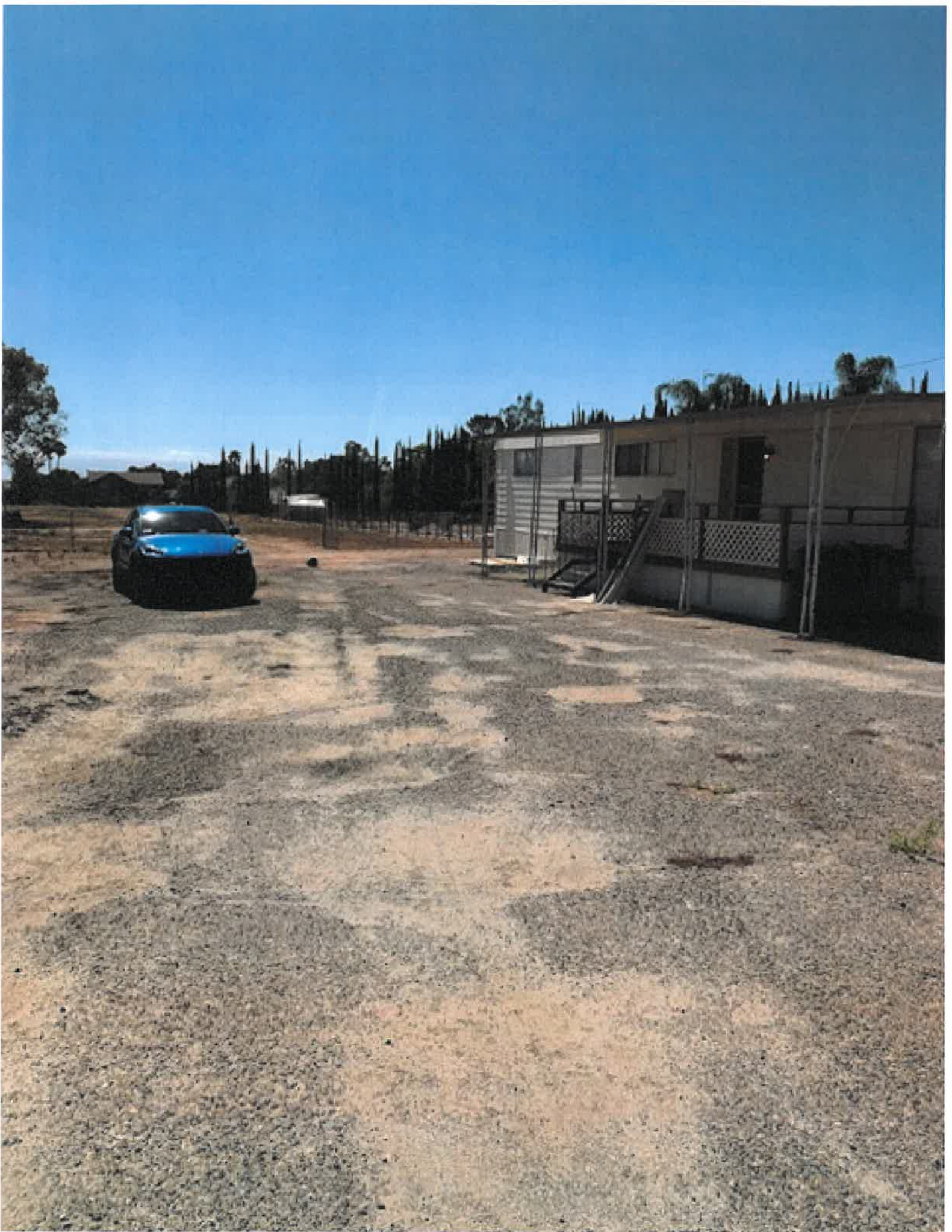
Sources: intermittent local traffic
light industrial across street.
distant landscaping noise

Notes: microphone at 120 ft from building
birds not distinguishable,
doors closed, light weaker sounds
over windows.

- 12:40 pm - loud car nearby
- 12:49 pm - pickup truck passing
- 1:31 pm - back-up alarm across street.
- 1:39 pm - overhead airplane
- 1:42 pm - UPS truck into driveway.

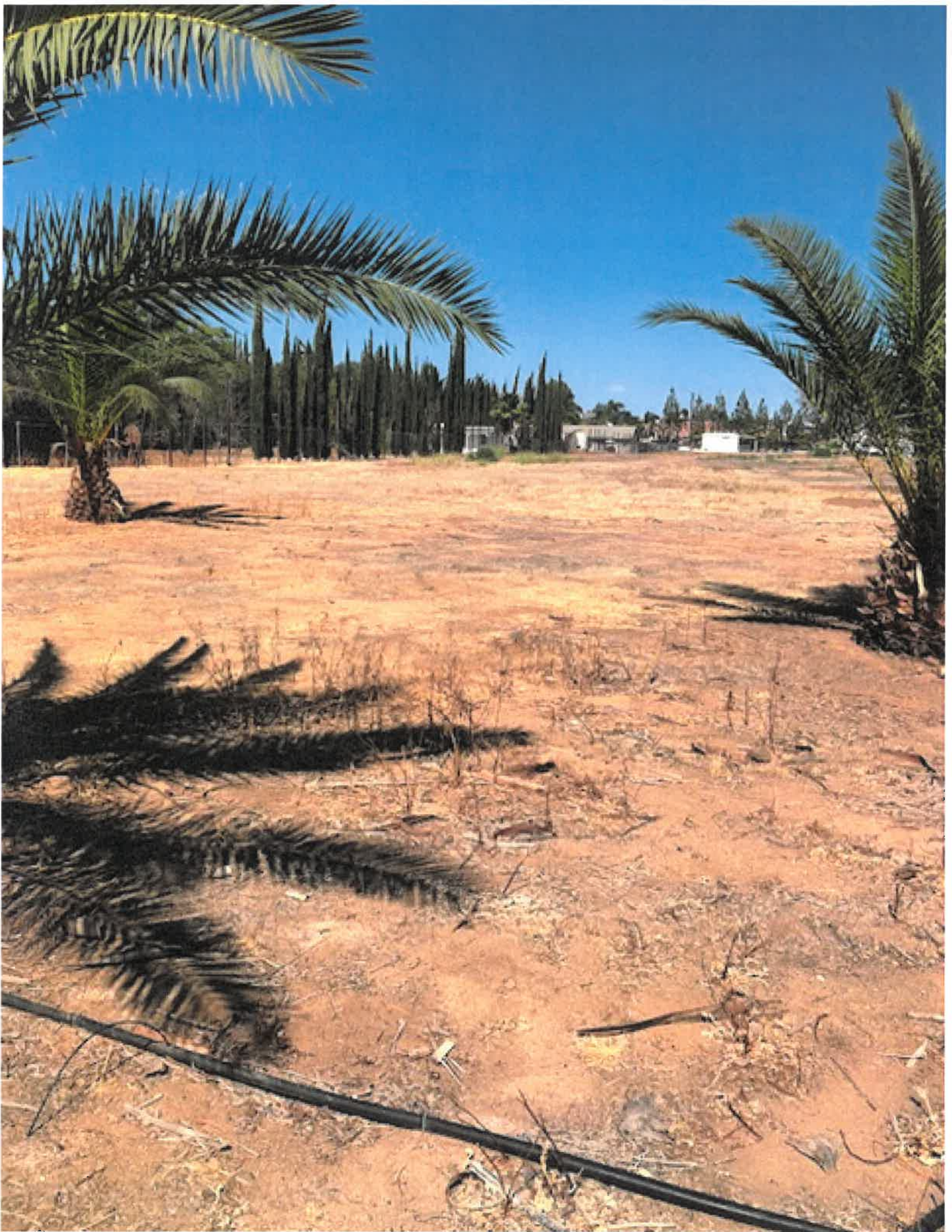
Site Sketch:

light industrial (fertilizer co.)
 Residential
 Kruse Rd
 Aviary
 mic = 120 ft to aviary
 65 ft to Kruse Rd.
 $L_{Aeq}(1hr) = 52 dBA$
 Birds in flight cages, 500 birds (checked)
 Add 10 min noise measurement
 10 ft from open door begin 2:22 pm
 ~ 15 ft room btw open door and bird area
 2:32 pm = car
 tr. i: 23 dBA









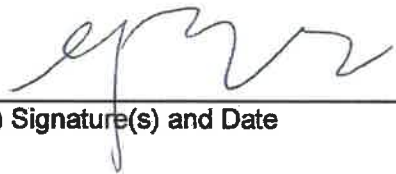


RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

 7/5/2018

Property Owner(s) Signature(s) and Date

Maggie H. C. Wang

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

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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Margaret H Y Wang 7/4/2018
Property Owner(s) Signature(s) and Date

Margaret H. Y. Wang
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:

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/04/19, 12:39 pm

PPA180065

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPA180065. 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 - 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 revocation procedures.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on approved exhibit prepared by ITRA Group Inc.

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 COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PPA180065 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 PPA180065, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)
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 - Notification Document

The following requirements are included as part of the approval for PPA180065 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 5 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan 180065 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.

This Advisory Notification Document is included as part of the justification for the recommendation of approval of PPA180065 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. 6 AND - Project Description & Operational Limits

Plot Plan No. 180065 (PPA180065): To erect three (3) detached accessory structures. The structures are approximately 3,000 square feet each (50 feet by 60 feet each), totaling 9,000 square feet. The applicant has indicated that the accessory structures would be utilized as an aviary. Each accessory structure shall be limited to a maximum height of 16 feet.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)
The applicant shall provide mature landscaping behind the wrought iron fence the along
Prairie View Way frontage.

The plans shall be in accordance with the approved site plan (Exhibit A).

Advisory Notification. 7 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

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) {Geographically based}
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading.

Fire

Fire. 1 Fire Advisory

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.

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.

Fire. 2 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - TRANSPORTATION

1. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
2. 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.
3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
4. 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.

Waste Resources

Waste Resources. 1 Waste - Advisory

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

Plan: PPA180065

Parcel: 280250015

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED 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 submitted a Preliminary WQMP that included site design only. this is acceptable. The project shall submit a Final WQMP at the permit phase to include site design only. A single PDF shall be submitted on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes.

060 - Transportation. 2 Gen - 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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

Based on C-42 certification submitted by West Coast Sanitation dated 8/27/18, existing onsite wastewater treatment system (OWTS) is in disrepair. There is also concern of high groundwater at the site that was documented by West Coast Sanitation to be as shallow as 9'7" bgs (below ground surface).

Prior to any further development, proper sewage disposal for structures with plumbing must be provided. If a connection to sanitary sewer service is available, then connection must be made prior to clearances being provided.

Please contact (951)955-8980 for any additional questions.

Planning

080 - Planning. 1 Accessory Structure Colors and Materials Not Satisfied

Prior to the issuance of a building permit the applicant shall paint or treat the exterior wall finish of the accessory structures to the satisfaction of the Planning Director.

The accessory structures shall have a non-metallic exterior wall finish and treated with paint or architectural coatings or treatments. The paint and exterior wall finish shall be of a neutral earth-tone color.

080 - Planning. 2 Gen - Agency Clearance Not Satisfied

Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from the California Department of Fish and Agriculture (CDFA) and United States Department of Agriculture (USDA) to the Planning Department verifying compliance with the Virulent Newcastle Disease transporting and keeping of bird requirements.

For information about virulent Newcastle disease permit requirements and for application to apply for

Plan: PPA180065

Parcel: 280250015

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Gen - Agency Clearance (cont.) Not Satisfied
a permit.

SFSPermits@CDFA.CA.Gov

CDFA/USDA vND incident response team.
PIO telephone number 909-731-6367

080 - Planning. 3 Prairie Way Access Not Satisfied

No access has been approved from Prairie Way. To ensure no access is taken from Prairie Way, the applicant shall provide a six foot high wrought iron or similar fencing with landscaping along the frontage of Prairie Way. The landscaping shall be installed to the satisfaction of the Planning Director.

080 - Planning. 4 Use - Lighting Plans Not Satisfied

Prior to Building Permit Issuance, a lighting plan shall prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied. Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

Survey

080 - Survey. 1 LOT ACCESS/SURVEY MONUMENT Not Satisfied

1. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.
2. By the project's design, access on Wood Road shall be restricted with the exception of one 24' project access point. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Wood Road.
3. The project driveway shall require the applicant to obtain an encroachment permit from the Transportation Department and construct a driveway using Ord. No. 461, Std. No. 206.

Transportation

080 - Transportation. 1 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied

This project proposes site design only and no BMPs

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP Satisfied

Plan: PPA180065

Parcel: 280250015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP (cont.) Satisfied
This project proposes site design only and no BMPs

080 - Transportation. 3 R-O-W DEDICATION Not Satisfied

Sufficient public street right of way along Wood Road shall be conveyed for public use to provide for a 50 foot half-width right of way per Standard No. 94, Ordinance 461.

Sufficient public street right of way along Prairie Way shall be conveyed for public use to provide for a 30 foot half-width right of way per Standard No. 106, Section "A", Ordinance 461.

080 - Transportation. 4 UTILITY PLAN Satisfied

In accordance with Ordinance 461, land improvement case that has frontage improvements of less than 300 feet in length do not require under-grounding of overhead frontage conductors.

Waste Resources

080 - Waste Resources. 1 Gen - 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

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Planning

090 - Planning. 1 Commercial Activity Restrictions Not Satisfied

The accessory structures and the property they are located on are restricted from commercial activity including the on-site selling of animals, public visitation or signage.

The site shall be restricted to the the property owner, and a maximum of two employees specific to the care of the animals.

090 - Planning. 2 Limitation of Birds Not Satisfied

Each accessory structure shall be limited to a maximum of 300 birds. The entire site shall have no

Plan: PPA180065

Parcel: 280250015

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Limitation of Birds (cont.) Not Satisfied
 more than 900 birds total. Birds shall be limited to species that will not exceed 20 pounds per bird.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Satisfied
 This project proposes site design only and no BMPs

090 - Transportation. 2 RCTD - Existing Maintained Not Satisfied

Wood Road along the project is County-maintained road designated as a Secondary Highway, and shall be widened with AC Pavement, 6-inch curb and gutter to be located 32 feet from centerline, within a 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 5-foot sidewalk per Standard No. 404, constructed 9-foot curb line shall be provided.

NOTE: The applicant may elect to provide cash in-lieu of improvements for the ultimate road and parkway improvements on Wood Road as determined by the Director of Transportation.

090 - Transportation. 3 UTILITY INSTALL Satisfied

In accordance with Ordinance 461, land improvement case that has frontage improvements of less than 300 feet in length do not require under-grounding of overhead frontage conductors.

090 - Transportation. 4 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 Gen - 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 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.: Plot Plan No. 180065 (PPA180065)

Project Location: APN: 280-250-015

Project Description: To erect and operate three (3) detached accessory structures ("Project"). The structures are approximately 3,000 square feet each, totaling 9,000 square feet. The applicant has indicated that the accessory structures would be utilized as an aviary.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Maggie H.C. Wang

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: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 of the CEQA Guidelines.

Section 15303, Class 3, New Construction or Conversion of Small Structures – This section cover the construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The Project specifically falls into the Accessory Structure exemption which allows structures that are allowed appurtenant to a primary use. In this case, the accessory structures would be utilized as an aviary which is permitted as a use by right in the subject zone. These accessory structures are typical of the neighborhood where other properties are improved with accessory structures such as detached garages, barns, accessory dwelling units, sheds and workshops.

Jason Killebrew
County Contact Person

(951) 955-0314
Phone Number

Signature

Principal Planner
Title

10/7/2019
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: EA43066

FOR COUNTY CLERK'S USE ONLY

Aug 19, 2019
RECEIVED
AUG 21 2019

Dear Sirs

RIVERSIDE COUNTY
PLANNING DEPARTMENT

My concerns are

1. We have a lot of schools in this area & the pollutants from such a business could & will have an impact of the students outdoor activities
2. Children with allergies will be made a lot worse with the pollutants that will be present.
3. There are a lot of properties located away from the populated areas & these structures do not have to go up in the middle of communities
4. This will attract rats & coyotes putting the public health at risk.
5. It will attract flies, it will be smelly.
6. It will lower property values.
7. This just doesn't make sense to me & my neighbors

Thank You
Gene Workman



CITY OF RIVERSIDE
PLANNING DEPARTMENT

Also our neighbors have been here for years & have health issues which will only be made worse breathing this contaminated air. A lot of them are alot older & this would be so hard on them.

PPA180065, (Avairy Structures)

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

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

<u>IRENE C. WORKMAN</u> <small>PRINTED NAME</small>	<u>Irene C. Workman</u> <small>SIGNATURE</small>
<u>15747 WOOD RD</u> <small>PRINT STREET ADDRESS</small>	<u>RIVERSIDE, CA 92508</u> <small>PRINT CITY/STATE/ZIP</small>

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

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

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 p.m. on August 23, 2019. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 180065, exempt from the California Environmental Quality Act (CEQA), is an application submitted by Maggie Wang for property located in the Woodcrest District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located Northerly of Van Buren Boulevard, southerly of Orrick Avenue, easterly of Prairie Wand, and westerly of Wood Road; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to construct three (3) detached accessory steel pre-fabricated avairy structures approximately 3,500 sq. ft. each, totaling 10,500 sq. ft.

For further information regarding this application, please contact Bahelila Boothe at (951) 955-8703 or e-mail at Bboothe@rivco.org. The case file for the proposed application 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. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
PPA180065, (Avairy Structures)

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



I would like to know more information on the structure
thats being built on this property. My family and I live right next
to the property so it would be nice to know this information

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

Ariel Safai
15810
Prairie way
PRINTED NAME
PRINT STREET ADDRESS

Ariel Safai
Riverside, CA / 92508
SIGNATURE
PRINT CITY/STATE/ZIP

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

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



INCREASE FLY POPULATION, NOISE
You have Prairie Wand when it is Prairie WAY

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

ALLAN STONE

PRINTED NAME

18770 LAMAR CT

PRINT STREET ADDRESS

[Signature]

SIGNATURE

RVSD CA 92508

PRINT CITY/STATE/ZIP

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

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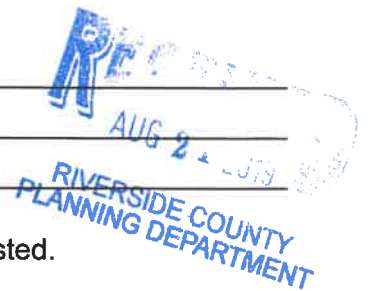
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- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*



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

David Wiest
PRINTED NAME
8803 Windmill Place
PRINT STREET ADDRESS

David Wiest
SIGNATURE
Riverside Ca. 92508
PRINT CITY/STATE/ZIP

Boothe, Bahelila

From: Gene and Kay Klatt <gkklatt@att.net>
Sent: Tuesday, August 20, 2019 8:17 PM
To: Boothe, Bahelila
Subject: Questions about Plot Plan No 180065

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.

Ms. Boothe,

We have some questions which you should be able to address from the planning application.

1. What type of birds are planned for the proposed pre-fabricated aviary structures?
2. Is the facility for commercial sale of birds? Egg production? Exotic species?
3. How many birds would be permitted on the property at full occupancy?
4. Any limits on the number of birds, cage size or are the aviary structures free flight?
5. What is the overall height of the planned structures?
6. Any provisions for noise containment if the species tends to be vocal?
7. Will there be a caretaker/owner/employee on-site?
8. If anyone is to be on-site, is it 24 hours or will the birds be left unattended after business hours? If not a business, will the birds be left unattended most of the time?
9. What conditions have been imposed for removal of guano? Will it be by special pickup and waste container or simply placed in the regular residential waste stream?
10. What provisions, if any, for odor control?
11. What, if any security measures might be used? Lights, alarms, nothing?
12. Will there be equipment on site such as air conditioning, cooling fans or other climate controls that will run 24-hours per day or for extended periods of time?
13. Will there be on-site feed storage, tool sheds, equipment rooms etc. in addition to the three planned aviary structures?
14. What is the minimum setback from the property lines for the structures? Distance from nearest habitable structure?
15. What provisions are made for eventual dead birds? Compost on-site, disposal in trash?
16. Will any type of screen fencing be installed beyond the existing chain link fencing?
17. What provisions have been made for storm water run-off? As you are aware, this site drains to a blue line drainage course within approximately 200 feet of the site.
18. Will permitted use be subject to regular inspections by animal control or vector/disease control personnel? If so, how often?
19. Will the property be posted with contact information or owner information should problems develop?
20. If these are commercial structures will they be required to incorporate fire suppression/alarms?

You may, if you wish, simply address the above with a response following each question. A timely response would be appreciated so we can decide if a public hearing might be needed.

Thank you in advance.

Cordially,

Mr. and Mrs. Gene R. Klatt
18759 Lamar Court

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 18, 2019

CHAIR
Steve Manos
Lake Elsinore

Ms. Bahellia Boothe, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, 9th Floor

VICE CHAIR
Russell Betts
Desert Hot Springs

Riverside CA 92501
(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler
Riverside

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

John Lyon
Riverside

File No.: ZAP1374MA19

Steven Stewart
Palm Springs

Related File No.: PPA180065 (Plot Plan)

APN: 280-250-015

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

Dear Ms. Boothe:

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. PPA180065 (Plot Plan), a proposal to construct three 3,500 square foot pre-fabricated buildings for use as an indoor bird aviary on a 1.96-acre lot, located westerly of Wood Road, easterly of Prairie Way, northerly of Van Buren Boulevard, and southerly of Orrick Road.

STAFF

Director
Simon A. Housman

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 18,100 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,716 feet AMSL. The site's elevation is 1,624 feet AMSL, and the proposed maximum building height is 26 feet, resulting in a top point elevation of 1,650 feet AMSL. Therefore, FAA OES review for height/elevation reasons is 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:

John Guerin
Paul Rull
Barbara Santos
County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting 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 Lake Mathews/Woodcrest 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 following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. 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/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.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.

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: Maggie Wang/International Pet & Supply (applicants/landowner)
Itra Group., Inc., Roger Su (representative)
Margaret Wang (Rowland Heights)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1374MA19\ZAP1374MA19.LTR.doc

August 26 2019

RECEIVED
SEP 05 2019

To Whom It May Concern:

RIVERSIDE COUNTY
PLANNING DEPARTMENT

This is to confirm that Maggie Wang has been renting and using our building structure for avian species for more than 30 years. Building is located in a residential area at 9570 Kruse Road, Pico Rivera, CA. 90660

During all this time, I never had any complaints from neighbors concerning noise and odor.

Best Regards,

Wesley Kruse

Wesley Kruse

Kruse Property

Tel: 562-2012570

September 4 2019

RECEIVED
SEP 05 2019
RIVERSIDE COUNTY
PLANNING DEPARTMENT

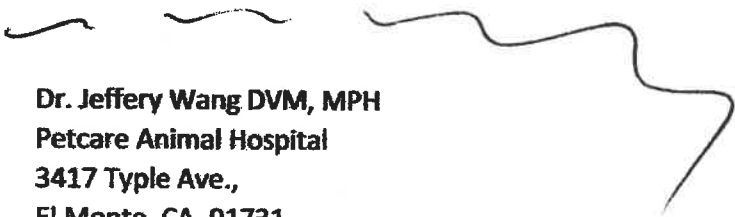
To Whom It May Concern:

I have been working with Maggie Wang for many years.

Birds Maggie plans to keep at 15825 Wood Road, Riverside do not present any concern to neighbor for noise.

Daily cleaning and care of birds will keep facility free of unpleasant odor.

Best Regards,



Dr. Jeffery Wang DVM, MPH
Petcare Animal Hospital
3417 Tyle Ave.,
El Monte, CA. 91731
Tel: 626-4010988

RECEIVED
SEP 05 2019
RIVERSIDE COUNTY
PLANNING DEPARTMENT

August 26 2019

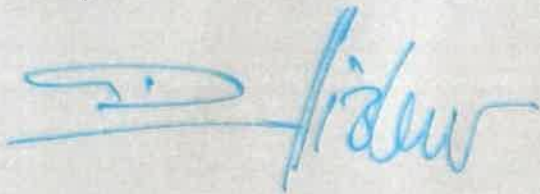
To Whom it May Concern:

I have been in the Pet Bird Business for over 20 years, operate a Bird Sanctuary in Illinois and also own a USDA approved bird quarantine in Carson, CA.

Maggie Wang is planning to build 3 enclosed structures for holding birds at 15825 Wood Road Riverside. After reviewing building plans I can assure that there will be no issue for neighbors concerning smell or noise. Bird enclosures will have wood shavings bedding and replaced when necessary eliminating any potential smell inside or outside buildings. In addition with a distance of 120' to the nearest resident, there will be no issue with noise.

Best Regards,

Henri Giugni



IZI International Zoological Imports

Imports / Exports / Bird Quarantine

17519 Lincoln Road, Harvard, IL 60033, USA

+1 626 2740304

IZIBirds@hotmail.com

From: Kim Tiberi [<mailto:kktiberi@gmail.com>]
Sent: Wednesday, October 02, 2019 4:42 PM
To: Killebrew, Jason <JKillebr@RIVCO.org>
Subject: RE: Aviary Maggie Wang Notice of Public Hearing

Mr. Killebrew,

I hope you would NOT approve 3 structures of 3,000 square feet to house finches that are 16 ft. high? All of us in Woodcrest sit on pins and needles worrying about Newcastle coming to our area. Can't all birds carry Newcastle? Last I checked we were under mandatory quarantine in this area and cannot even order chicks. I don't think the intent of Woodcrest's rural properties is to have commercial bird farms anyway. We should be low density rural residential. What could possibly be a positive outcome of these three structures?

I am a resident of Woodcrest and thoroughly oppose this misuse of property.

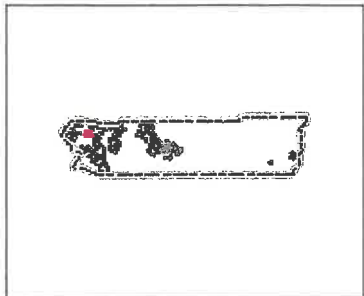
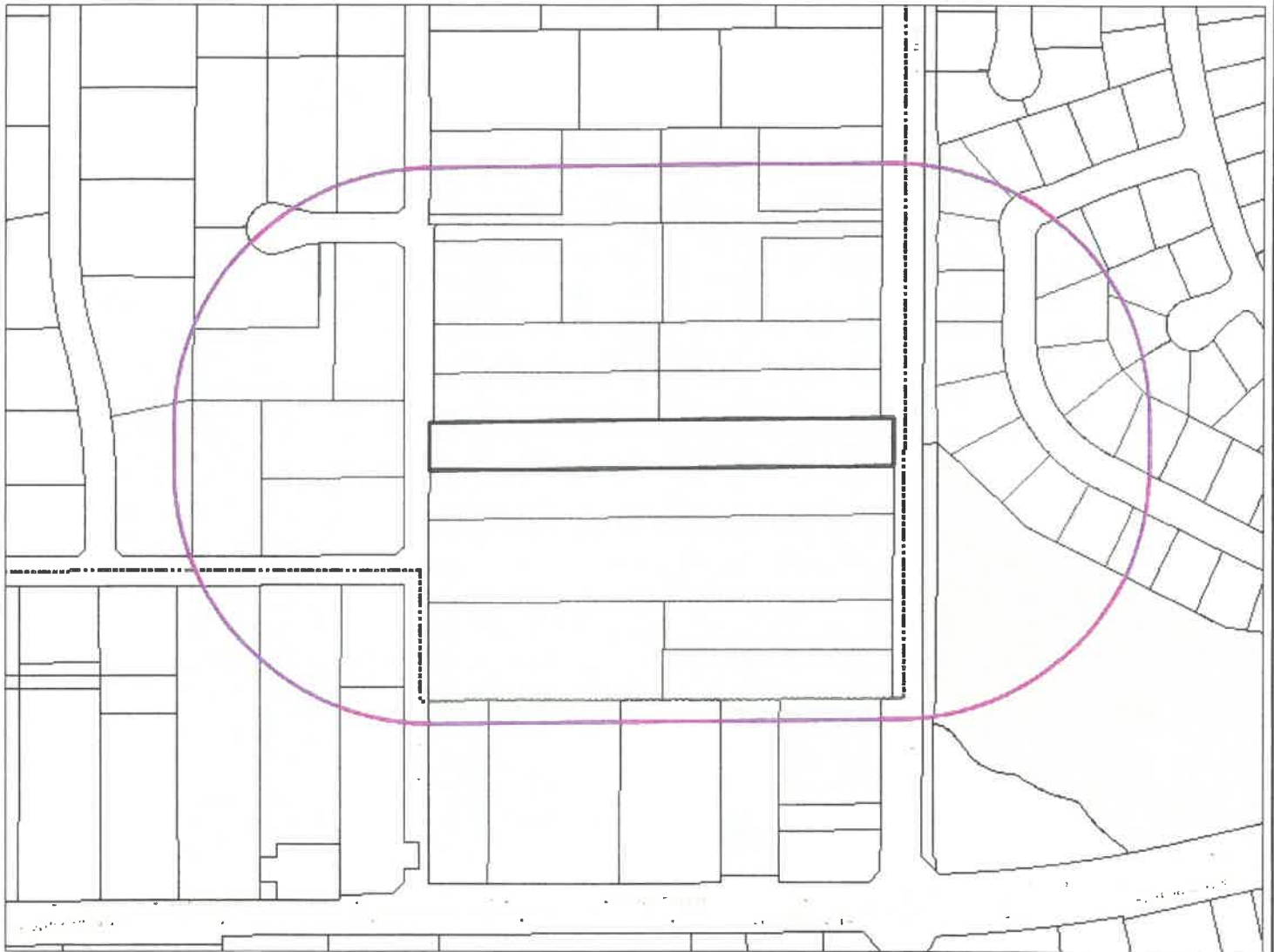
The favor of a reply is requested. Thank you,

--




Kim Tiberi
Gentian Ave.
Riverside, CA

Riverside County GIS Mailing Labels

PPA180065 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

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...4/22/2019 3:25:59 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 22, 2019,

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

APN (s) or case numbers PPA180065 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

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 180065 (PPA80065) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) – Applicant: Maggie H.C. Wang – First Supervisorial District – Engineer/Representative – ITRA Group, Inc. – Area Plan: Lake Mathews/Woodcrest Area Plan – Zoning Area/District: Woodcrest District – General Plan: Rural Community: Very Low Density Residential – Location: Southerly of Orrick Road, northerly of Van Buren Boulevard, easterly of Prairie Way, and westerly of Wood Road – 1.96 Gross Acres – Zoning: Controlled Development Area with Mobile Homes – One Acre Minimum (W-2-M-1) – Light Agriculture – One Acre Minimum (A-1-1) – **REQUEST:** A plot plan application to construct three (3) detached accessory structures. The structures are approximately 3,000 sq. ft. each, with a maximum height of 16 feet, totaling 9,000 sq. ft. The proposed accessory structures would be utilized as an aviary.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 7, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Jason Killebrew at (951) 955-0314 or email at jillebr@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jason Killebrew
P.O. Box 1409, Riverside, CA 92502-1409

284012006
XIAOPING GONG
10 GAOXINNANSIDAO
SHENZHEN GUANGDONG CHINA 0

280250016
HOA DUC NGO
TAMMY NGUYEN
15481 MARYKNOLL ST
WESTMINSTER CA 92683

280230014
EMILIO J VIRATA
CELIA B CUDIAMAT
15738 PRAIRIE RD
RIVERSIDE CA. 92508

280230013
MARISELA MAYORA
15746 PRAIRIE WAY
RIVERSIDE CA. 92508

280230012
IRENE C WORKMAN
15747 WOOD RD
RIVERSIDE CA. 92508

280250008
DURWOOD HARRIS
KAREN HARRIS
15752 PRAIRIE WAY
RIVERSIDE CA. 92508

280250009
MALCOLM G SIMMONS
15767 WOOD RD
RIVERSIDE CA. 92508

280250007
VINCENT T TRAN
15772 PRAIRIE WAY
RIVERSIDE CA. 92508

280250010
MARK S SWOBODA
MONICA L SWOBODA
15777 WOOD RD
RIVERSIDE CA. 92508

280250011
CHRIS BOYTER
15785 WOOD RD
RIVERSIDE CA. 92508

280240002
DOUGLAS C WILSON
SANDRA L WILSON
15790 GILA WAY
RIVERSIDE CA. 92508

280250013
CRISTINE SEEBER
EMILIA FIGUEIREDO
ECKART SEEBER

15790 PRAIRIE WAY
RIVERSIDE CA. 92508

280250002
CLEO J KELLEY
15791 PRAIRIE WAY
RIVERSIDE CA. 92508

280250012
EPIGMENIO ESPINOZA
MARIA ESPINOZA
DANNY ESPINOZA

15805 WOOD RD
RIVERSIDE CA. 92508

280250005
MARIANA
15833 PRAIRIE WAY
RIVERSIDE CA. 92508

280250006
JAMES P GIARDINA
15871 PRAIRIE WAY
RIVERSIDE CA. 92508

280270022
DANIEL P NUNEZ
RACHEL T NUNEZ
15920 PRAIRIE WAY
RIVERSIDE CA. 92508

284011007
DAVID LATHROP WIEST
17425 DAUBY CT
RIVERSIDE CA 92508

280270024
RICHARD GOODMAN
CECILIA GOODMAN
ARTHUR GOODMAN

280250004
WALTER P THORNTON
PAMELA DAVIS THORNTON
18748 COLT ST
RIVERSIDE CA. 92508

18 CYPRESS POINT
NEWPORT BEACH CA 92660

280250001
GENE R KLATT
KATHLEEN A KLATT
18759 LAMAR CT
RIVERSIDE CA. 92508

280230016
ALLAN R STONE
SHERRY L STONE
18770 LAMAR CT
RIVERSIDE CA. 92508

280250014
NEIL SAFAI
18777 LAMAR CT
RIVERSIDE CA 92508

280250003
NEIL SAFAI
OLGA SAFAI
18777 LAMAR CT
RIVERSIDE CA. 92508

280230015
PAULA S CURTIS
18790 LAMAR CT
RIVERSIDE CA. 92508

280270006
MOHAMAD KHODR KHALED
18820 VAN BUREN BLV
RIVERSIDE CA. 92508

280270001
VAL R SANTI
PAM SANTI
18888 VAN BUREN BLV
RIVERSIDE CA 92508

280270001
VAL R SANTI
PAM SANTI
18888 VAN BUREN BLV
RIVERSIDE CA 92508

280270020
JUAN SANTELLAN
19009 KEELI LN
PFLUGERVILLE TX 78660

280250015
MAGGIE H C WANG
MARGARET H Y WANG
19178 HASTING ST
ROWLAND HEIGHTS CA 91748

284011008
WINDMILL PLACE TRUST
231 E ALESSANDRO BL NO A
RIVERSIDE CA 92508

280260030
CROSSROAD RIVERSIDE
23550 ALESSANDRO NO 102
MORENO VALLEY CA 92553

280270023
XIYING RUAN
280 E DEL MAR BLV APT 339
PASADENA CA 91101

284011020
ORANGECREST COUNTRY COMMUNITY ASSN
29 TECHNOLOGY DR STE B100
IRVINE CA 92618

280270026
MOHAMAD KHALED
3399 ADAMS ST
RIVERSIDE CA 92504

280270030
NEAL T BAKER ENTERPRISES INC
520 NEWPORT CNDR NO 630
NEWPORT BEACH CA 92660

280270029
LUPPINO PROP
6804 CANYON HILL DR
RIVERSIDE CA 92506

280230011
JAMES R SANDERS
AMANDA J SANDERS
811 TROON CT
RIVERSIDE CA 92508

284370016
ROBERT L SIMMONS
JAN RAE SIMMONS
8727 SUGAR BUSH CT
RIVERSIDE CA. 92508

284370015
ANTONIO HICKMAN
HELENE HICKMAN
8737 SUGAR BUSH CT
RIVERSIDE CA. 92508

284011014
SAMI ALBERRE
HALA ALBERRE
8739 WINDMILL PL
RIVERSIDE CA. 92508

284370014
MARK R MATSUMOTO
SHERILYNN M MATSUMOTO
8747 SUGAR BUSH CT
RIVERSIDE CA. 92508

284011013
SURENDRA SINGH
SAROJ SINGH
8749 WINDMILL PL
RIVERSIDE CA. 92508

284012003
LISA ASHLEE
8752 WINDMILL PL
RIVERSIDE CA. 92508

284011012
DAVID LARRY FINK
JOYCE ALKANA FINK
8759 WINDMILL PL
RIVERSIDE CA. 92508

284011011
PATRICK THOMAS PHILLIPS
8769 WINDMILL PL
RIVERSIDE CA. 92508

284012004
SEAN GALBRAITH
TIFFANY GALBRAITH
8774 WINDMILL PL
RIVERSIDE CA. 92508

284011010
LOUIS J WINDER
ROSYLYN E WINDER
8779 WINDMILL PL
RIVERSIDE CA. 92508

284011009
RANDY B COOK
THERESA L COOK
8789 WINDMILL PL
RIVERSIDE CA. 92508

284012005
RAMON O MAGDALENO
JUDY MAGDALENO
8792 WINDMILL PL
RIVERSIDE CA 92508

284011006
LOWELL KENT DACUS
LYNAE G DACUS
8817 WINDMILL PL
RIVERSIDE CA. 92508

284012007
SUSAN KIKUYO EPSTEIN
8830 WINDMILL PL
RIVERSIDE CA. 92508

284011005
ELENA SATALAN
GEORGE SATALAN
8831 WINDMILL PL
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280240003
ALLISON KIM DALE
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Kirkland West
Habitat Defense Council
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Laguna Niguel, Ca, 92607-7821

280270021
PETER PAUL ZAPALAC
BRENDA K ZAPALAC
ZAPALAC PETER P & BRENDA K REV LIVING

PO BOX 523
HEBER AZ 85928

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

4.1

Director's Hearing: October 7, 2019

PROPOSED PROJECT

Case Number(s): Plot Plan No. 190008

EIR No.: Environmental Impact Report

Area Plan: Mead Valley

Zoning Area/District: North Perris Area

Supervisory District: First District

Project APN(s): 317-240-001

Applicant: Barker Logistics LLC

Representative: SDH Associates

Project Planner: Russell Brady

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Project Location and Setting

The overall project site is located within the unincorporated community of Mead Valley. The project site is located north of Placentia Avenue, east of Patterson Avenue, west of Harvill Avenue, and south of Walnut Street on a 30.19 acre site. The site is currently undeveloped, vacant land.

Project Description

The proposed project to be analyzed in the Environmental Impact Report (EIR) includes a single application, Plot Plan No. 190008. Plot Plan No. 190008 proposes the development and operation of a 694,630-square foot warehouse/logistics building with paved surface parking for 385 automobiles and 124 trucks/truck trailers on a 31.55-acre property. The building dimensions are 42-49.5 feet (at its peak) in height, 1,098 feet in length, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 98 truck/truck trailer bays will be located on the east and west elevations of the building.

Project development will include construction of the following off-site improvements:

- Widening of the northerly right-of-way of Placentia Avenue to its ultimate width as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461
- Placing the existing overhead utilities currently on power poles along the Project site southerly and westerly boundaries along Placentia Avenue underground; placing any Verizon or CATV communication lines currently overhead underground in a common trench with the Southern California Edison distribution lines

- Widening the easterly right-of-way of Patterson Avenue to its ultimate easterly limit as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461
- Project development will necessitate grading of approximately 15,000-35,000 cubic yards of cut/fill that will be balanced on site. However, some import and export of soils may be required, depending on final development plans. Off-site grading will involve remedial grading to allow construction of the widened Placentia Avenue and Patterson Street.

PROJECT LOCATION MAP



Figure 1 (Project Vicinity Map)

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Surrounding General Plan Land Uses	
North:	Business Park (BP), Rural Community: Very Low Density Residential (RC:VLDR), Medium Density Residential
East:	Business Park (BP)
South:	Rural Community: Very Low Density Residential (RC:VLDR), Rural Residential (R:RR)
West:	Rural Community: Very Low Density Residential (RC:VLDR)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC), Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P), Light Agriculture, one-acre minimum (A-1-1), Rural Residential, one-acre minimum (R-R-1), One-Family Dwelling (R-1)
East:	Manufacturing – Service Commercial, Light Agriculture, one-acre minimum (A-1-1), Rural Residential (R-R)
South:	Rural Residential, one-acre minimum (R-R-1)
West:	Rural Residential, one-acre minimum (R-R-1), Light Agriculture, one-acre minimum (A-1-1)
Existing Use:	Vacant/Undeveloped
Surrounding Uses	
North:	Vacant/Undeveloped
East:	Industrial, Single family dwellings
South:	Single family dwellings
West:	Single family dwellings

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

California Environmental Quality Act

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has determined that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an EIR for the Project is warranted.

An EIR is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an EIR is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

As part of the Notice of Preparation (NOP) of the EIR, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report (FEIR), prior to the formal public hearing on the proposed project.

An EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the NOP period including those made by reviewing agencies in addition to those received at the Scoping Session. The EIR will be circulated in draft form, for Notice of Completion (NOC) review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the FEIR prior to scheduling a public hearing on this item.

The NOP period began on September 30, 2019 and will run for thirty (30) consecutive days which is scheduled to conclude on October 29, 2019. The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR to further analyze them and determine whether they remain potentially significant:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |

PUBLIC HEARING NOTIFICATION AND OUTREACH

NOP notices were mailed to property owners within 600 feet of the proposed project site, and to public agencies, organizations, and local public libraries. As of the writing of this report Planning Staff has not received any written communication or phone calls with comments.

PROJECT RECOMMENDATION

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: September 13, 2019

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT CASE NO./TITLE: Barker Logistics LLC EIR Plot Plan PPT190008

PROJECT LOCATION: The Project site is located at the northeast corner of the Placentia Avenue/Patterson Street intersection. The Project site is bounded on the north by Walnut Avenue, on the south by Placentia Avenue, on the east by Harvill Avenue, and on the west by Patterson Street.

PROJECT DESCRIPTION: The Project involves development and operation of a 694,630-square foot warehouse/logistics building with paved surface parking for 385 automobiles and 124 trucks/truck trailers on a 31.55-acre property. The building dimensions are 42-49.5 feet (at its peak) in height, 1,098 feet in length, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 98 truck/truck trailer bays will be located on the east and west elevations of the building.

Project development will include construction of the following off-site improvements.

- Widening of the northerly right-of-way of Placentia Avenue to its ultimate width as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461
- Placing the existing overhead utilities currently on power poles along the Project site southerly and westerly boundaries along Placentia Avenue underground; placing any Verizon or CATV communication lines currently overhead underground in a common trench with the Southern California Edison distribution lines
- Widening the easterly right-of-way of Patterson Avenue to its ultimate easterly limit as a Secondary Highway, per Riverside County Standard No. 94, Ordinance 461

Project development will necessitate grading of approximately 15,000-35,000 cubic yards of cut/fill that will be balanced on site. However, some import and export of soils may be required, depending on final development plans. Off-site grading will involve remedial grading to allow construction of the widened Placentia Avenue and Patterson Street.

Reference the attached Regional, Vicinity, and Aerial Map Exhibits.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: Orbis Real Estate Partners
Address: 280 Newport Center Drive
Suite 240
Newport Beach, CA 92660

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

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee preparation of an Environmental Impact Report (EIR) for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

PUBLIC SCOPING MEETING:

A SCOPING SESSION has been scheduled before the RIVERSIDE COUNTY PLANNING DIRECTOR to bring together and resolve concerns of affected federal, State and local agencies, the proponent of the proposed project, and other interested persons; as well as to inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m., or as soon afterward as possible
DATE OF SCOPING SESSION: October 7, 2019
PLACE OF SCOPING SESSION: County Administrative Center
1st Floor Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

Please send written correspondence to:
rbrady@rivco.org or to

Riverside County Planning Department
Attn: Russell Brady
P.O. Box 1409
Riverside, CA 92502-1409

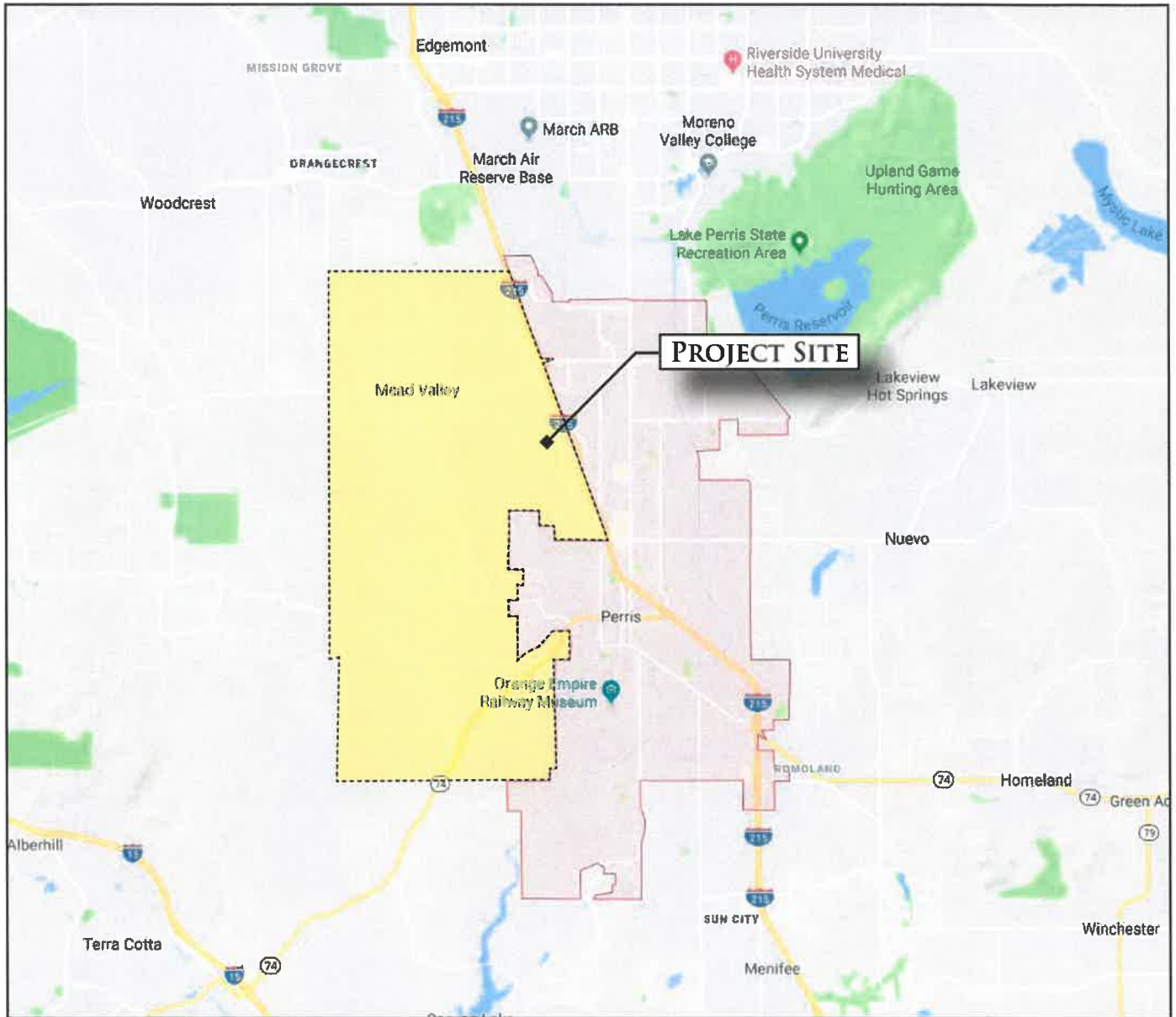
An e-copy of the Environmental Assessment No. **CEQ 190017**, which identifies the issues to be studied in the Draft EIR, is attached. If you have any questions please contact Russell Brady, Project Planner at rbrady@rivco.org or (951) 955-3025.

Sincerely,

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

Russell Brady, Project Planner

EXH 1
**REGIONAL
MAP**



Legend

- Perris, CA City Boundary
- City of Perris Sphere of Influence*

*A “sphere of influence” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city’s jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Source: Google Maps



EXH 2
VICINITY MAP



Source: Google Maps



EXH 3
AERIAL



Source: Google Maps



INITIAL STUDY

FOR THE

**BARKER LOGISTICS, LLC
INDUSTRIAL WAREHOUSE BUILDING
AT PLACENTIA AVENUE & PATTERSON AVENUE**

Prepared For:

COUNTY OF RIVERSIDE
COUNTY ADMINISTRATION CENTER
4080 Lemon St.
Riverside, CA 92501
(951) 955-3025
Russell Brady, Contract Planner

Prepared By:

TEMPLETON
PLANNING GROUP

20250 Acacia Street, Suite 260
Newport Beach, CA 92660
(949) 724-0640
Peter Templeton, Principal
Al Armijo, Environmental Director
CJ Martinez, Planning Manager

September 9, 2019

BARKER LOGISTICS LLC E.I.R. Initial Study

Initial Study Checklist

The proposed project (Project) requires a Plot Plan, Grading Permit and Building Permit to proceed.

As part of the County of Riverside's discretionary permitting process for the proposed project (Project), the County has determined an Initial Study shall be prepared to determine whether any impacts resulting from Project development and/or operation would be considered potentially significant. Where the Initial Study concludes there is no substantial evidence the project could have a significant effect on the environment, a Negative Declaration (or a Mitigated Negative Declaration) is required. If revisions in the Project plans or Project Description are made or agreed to by the Applicant before the CEQA analysis is released for public review that would avoid or mitigate significant adverse environmental impacts, then a Negative Declaration is still required (§15070). If the Initial Study concludes there is substantial evidence the Project could have a significant effect on the environment, and Mitigation Measures either are unavailable or have not been agreed to by the Applicant, then an EIR is required.

The Initial Study Checklist recommended in the CEQA Guidelines is used to determine potential impacts of the Project on the physical environment. The Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the Project. Explanations to answers are provided in a discussion for each section of questions, as follows:

- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project level, indirect as well as direct, and construction as well as operational impacts.
- "Potentially Significant Impact" is appropriate if there is substantial evidence an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- "Less Than Significant Impact with Mitigation Incorporated" applies where incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the Mitigation Measures and briefly explain how they reduce the effect to a less than significant level

- “Less Than Significant Impact” applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any physical conditions within the area affected by the Project.
 - “No Impact” applies where Project development (demolition; grading; construction) and Project operation would not result in any impacts to the environment in the context of CEQA Thresholds of Analysis.
 - 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. Section 15063(c)(3)(D).
-

Environmental Assessment (CEQ/EA) Number: CEQ 190017

Project Case Type(s) and Number(s): Plot Plan 190008

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Contract Planner

Telephone Number: (951) 955-3025

Applicant's Name: Raymond A. Polverini, Barker Logistics LLC/Orbis Real Estate Partners

Applicant's Address: 280 Newport Center Drive, Suite 240, Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description: The Project involves a Plot Plan to allow development of a 694,540-square foot, logistics/warehouse building with a height ranging from 43 feet to a peak of 49.5 feet with paved surface parking for 382 automobiles and 86 trucks/truck trailers on a 30.19-acre property. The building dimensions are 43 feet to a peak of 49.5 feet in height, 1,098 feet long, and 720 feet at its widest. It is 600 feet from dock doors on the west to the dock doors on the east of the structure. The automobile parking spaces are to be located around the perimeter of the building; 109 truck/truck trailer bays will be located on the east and west elevations of the building. Three vehicular access points are proposed – two onto the Project site from an extension of Walnut Street that would border the Project site to the north and one onto the Project site from Placentia Avenue in the southeast corner of the Project site.

Type of Project: Plot Plan

Site Specific: Logistics/Warehouse Building

Total Project Area: 31.55 gross acres

Industrial Acres: 31.55 acres

Lots: Two

Sq. Ft. of Bldg. Area: 694,540

Est. No. of Employees: 700 (an estimated 1 employee per 1,000 square feet of building)

Assessor's Parcel No(s): 317-240-001

Street References: Northwest corner of Placentia Avenue/Patterson Avenue; south of a proposed extension of Walnut Street.

Section, Township & Range Description/Legal Description: Township 4 South, Range 4 West, San Bernardino Base; Book 1, Page 33.

Brief description of existing environmental setting of Project site and surroundings: The Project site is vacant, has sparse grasses and several trees in its southerly area, slopes approximately 50 feet down from north to south, and has been graded in the past. The Project site is bordered by two single-family residences and vacant land to the north, by four single-

family residences and vacant land to the south, by industrial uses and four residences to the east, and by four single-family residences and vacant land to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

RIVERSIDE COUNTY GENERAL PLAN POLICIES

Land Use Element – County General Plan Land Use Element policies that are relevant to the Project pertain to the following: general administration of discretionary projects, efforts to involve appropriate cities, local and regional agencies, stakeholders and Indian nations in addressing various identified environmental issues; project design character; infrastructure supporting development; project compatibility with its surrounding community in accordance with the County General Plan and relevant area plan(s); project economic viability and job promotion; project financial contribution to County infrastructure and public services; promotion of air quality improvement and reduction in greenhouse gas emissions; project preservation of scenic vistas and views; project consistency with relevant airport land use compatibility plans; potential use of solar energy facilities; project use of water conservation techniques; and, addressing potential conflicts between industrial and non-industrial uses adjacent to, or near, a project site. Project compliance with specific relevant Land Use Element policies will be addressed in the Land Use and Planning Chapter of the Project EIR.

Multipurpose/Open Space Element – The County General Plan Multipurpose/Open Space Element policies that are relevant to the Project pertain to the following: water conservation; water quality; groundwater recharge; solar energy; energy resources and energy conservation; Western Riverside County Multiple Species Habitat Conservation Plan; cultural and paleontological resources; and, open space and recreation. Project compliance with specific relevant Multipurpose/Open Space Element policies will be addressed in the Land Use and Planning Chapter of the Project EIR.

Healthy Communities Element – The County General Plan Healthy Communities Element policies that are relevant to the Project pertain to promoting employment growth in Riverside County to reduce vehicular trips and to taking steps to improve air quality in the region.

Noise Element – The County General Plan Noise Element policies that are relevant to the Project pertain to the following: protecting noise sensitive land uses from high levels; maintaining noise compatibility with existing land uses; minimizing noise spillover from commercial and industrial land uses onto adjacent properties and noise sensitive uses; prohibiting excessive noise levels during nighttime hours; complying with airport land use compatibility criteria; designing loading and shipping areas to minimize potential noise impacts to surrounding properties; using landscaping as a noise barrier; and, minimizing construction-related noise. A Noise Analysis that pertains to the Project is being conducted. The Noise Analysis findings and recommendations will form the basis of the Noise Chapter of the Project EIR to ensure Project consistency with Noise Element policies pertaining to noise.

Air Quality Element – The County General Plan Air Quality Element policies that are relevant to the Project pertain to the following: protecting sensitive land uses and people from emissions sources and emissions; controlling mobile pollution sources; reducing air quality impacts through construction techniques and project building design; emphasizing job creation to reduce vehicle miles traveled; encouraging off-peak hours for business operations; separating truck

traffic from automobile traffic in industrial areas; complying with the policies of the Riverside County Climate Action Plan; and, reducing greenhouse gas emissions through energy efficiency and energy conservation measures, water conservation, and waste reduction. An Air Quality /Greenhouse Gas Emissions Analysis is being prepared for the Project and will form the basis of the Air Quality and Greenhouse Gas Chapters of the Project EIR.

Safety Element – The County General Plan Safety Element policies that are relevant to the Project pertain to the following: requiring a geological study of Project site liquefaction, landslides and rock faults; addressing slope and soil instability hazards; addressing fire hazards; addressing wind-related hazards; addressing hazardous materials use; and, addressing disposal of hazardous waste. A Geology/Soils Study is being prepared for the Project and will form the basis of the Geology and Soils Chapter of the Project EIR. In addition, a Phase I Hazards Assessment is being prepared for the Project and will form the basis of the Hazards and Hazardous Materials Chapter of the Project EIR.

Circulation Element – The County General Plan Circulation Element policies that are relevant to the Project pertain to the following: encouraging use of alternative forms of transportation; maintaining established roadway levels of service; requiring traffic studies for development projects; improving roads as made necessary by development entitlements; establishing safe driveway access to commercial and industrial projects; making reasonable accommodations for pedestrians; buffering commercial and industrial parking areas from adjacent residential areas; implementing the Riverside County trail system; and, maintaining environmental consideration related to noise, air quality, protection of biological resources and water quality. A Traffic Impact Analysis is being prepared for the Project and will form the basis of the Traffic Chapter of the Project Environmental Impact Report. In addition, technical studies pertaining to noise, air quality, greenhouse gas emissions, hydrology, and biological resources are being prepared for the Project and will comprise the bases of the related chapters in the Project EIR.

MEAD VALLEY AREA PLAN

Mead Valley Area Plan policies that are relevant to the Project pertain to the following: applying structural setbacks as required in the I-P zoning districts; complying with nighttime lighting restrictions for the Mount Palomar Observatory; maintaining acceptable roadway levels of service; and, improving County of Riverside trails and bikeways. Project consistency with Mead Valley Area Plan policies will be discussed in the Land Use and Planning chapter of the Project EIR.

- A. General Plan Area Plan:** Mead Valley Area Plan (MVAP)
- B. Foundation Component(s):** Community Development (CD)
- C. Land Use Designation(s):** (BP) Business Park
- D. Overlay(s), if any:** The Project site is not in a General Plan Policy Overlay Area
 - 1. Policy Area(s), if any:** None
- E. Adjacent and Surrounding:**
 - 2. General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)

3. **Foundation Component(s):** Community Development; Rural Community; Rural

4. **Land Use Designation(s):** Business Park to the east, south east, and north east of the Project site. Rural Community – Very Low Density Residential to the north, west, and south of the Project site. Medium Density Residential to the north east of the Project site. Rural Residential to the southwest of the Project site.

5. **Overlay(s), if any:** None

6. **Policy Area(s), if any:** None

F. Adopted Specific Plan Information

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

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

G. Existing Zoning: I-P (Industrial Park); M-SC (Manufacturing – Service Commercial)

H. Proposed Zoning, if any: Not applicable

I. Adjacent and Surrounding Zoning: Light Agriculture Zone (A-1) to the north, west, and east of the Project site. Manufacturing – Service Commercial Zone to the east of the Project site. Rural Residential Zone (R-R; one acre minimum lot size) to the west, south, and Rural Residential (R-R-1) to the east of the Project site. Industrial Park Zone (I-P) to the north east of the Project site.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below 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 below.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |

IV. DETERMINATION

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

1. Scenic Resources

- a) **Have a substantial effect upon a scenic highway corridor within which it is located?**

NO IMPACT – The Project site is not located on a State-designated scenic highway. The only State-designated scenic highways within Riverside County are California State Route 62 (SR-62), California State Route 74 (SR-74), and California State Route 243 (SR-243). The Riverside County General Plan and Mead Valley Area Plan indicate the nearest designated scenic highway is Interstate 215, approximately one-half mile east of the Project site and separated from the Project site by industrial uses and vacant land. In addition, although as of the composition of this Initial Study there were eight eligible Scenic Highways in Riverside County, none were in view of the Project site. The closest eligible Scenic Highway is State Route 74, near Romoland and the City of Perris, which is approximately 6.0 miles from the Project site. The Project will not be visible from any State Routes or from Interstate 215. Therefore, Project development will have no impact upon a scenic corridor.

Sources: Riverside County General Plan Figure C-8 (“Scenic Highways”); Project Application Materials; Project Viewshed Analysis; Mead Valley Area Plan; dot.ca.gov/design/lap/livability/scenic-highways; Caltrans, “Scenic Highway Guidelines,” (October, 2008)

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – No rock outcroppings, historic buildings or unique/landmark features exist on the Project site. The Project site ground elevation currently varies approximately 24 feet, downward from north to south. The Project site is vacant and appears to be periodically disked for weed abatement. Several trees exist in the southern area of the Project site. Project development will involve construction of a 694,540 square foot logistics/warehouse building with 86 truck loading bays and a perimeter parking lot that can accommodate the proposed 468 trucks and automobiles. Project development will include grading for a 49.5-foot tall, 694,540 square foot structure and perimeter landscaping and walls. Furthermore, the proposed warehouse/logistics building will include extended structural setbacks from the setback distances required by Riverside County zoning. Thereby, Project development would change the visual character of the Project site. In addition, residences bordering the Project site to the south and west currently have an unobstructed view north, northeast, and east toward the San Gorgonio Mountain, Galena Peak, and Little San Gorgonio Peak. Project development will include a 14-foot tall screening barrier and extensive landscaping over 10% of the Project site that will soften views from surrounding uses to the west and south (which are on pads higher than the Project site) toward and beyond the Project site. Although Project Design Features will lessen Project development impact related to degradation of the existing visual character or quality of the site and its surroundings the resultant impact level may be potentially significant. This topic will be discussed in more detail in the Project EIR.

SOURCES: Riverside County General Plan Figure C-8 (“Scenic Highways”); Project Application Materials; Project Viewshed Analysis; Mead Valley Area Plan

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – The primary views of the Project site are from surrounding residences to the north, south and west and from Placentia Avenue, Patterson Avenue, and Walnut Street. The Project will include grading to balance on-site and construction of a 49.5-foot tall, 694,540 square foot logistics/warehouse building.

The structure will be set back as follows: 115 feet from structure to property line on the north. 138 feet at the shortest distance from structure to the property line along Patterson Avenue on the west, with varying distances up to 207 feet to the dock bays, 70 feet from structure to property line on the south along Placentia Avenue, 125 feet at the shortest distance from structure to the property line on the east, with varying distances up to 260 feet to the dock bays.

The following are the distances from the proposed structure to the homes that surround the Project site: Approximately 155 feet from the project structure to the closest home to the north. Approximately 220 feet from the project structure to the closest home to the west. Approximately 200 feet from the project structure to the closest home to the south. Approximately 360 feet from the project structure to the closest home to the east.

Existing grades on the Project site range from 1,577 feet above Mean Sea Level in the southwest corner of the site to 1,531 feet above Mean Sea Level in the northeast corner of the site. The primary scenic view from the Project site is toward the northeast, which is toward mountains beyond the City of Perris and is several miles distant. The four single-family residences bordering the Project site to the south and the four single-family residences bordering the Project site to the west are on pads above the existing closest portions of the Project site and currently have views toward the mountains to the northeast. Project development will include a 694,540 square foot structure (49.5 feet in height, 1,098 feet long, and 720 feet at its widest) that will partially impede the long-distance views from those residences. Perimeter and parking lot landscaping, and building setbacks that exceed County requirements will provide a great deal of softening of the potential adverse effect on any scenic vista beyond the project site that nearby residents may have. However, Project development still may result in a significant impact on the existing open space visual character of the 31.55-acre Project site.

This topic will be discussed in more detail in the EIR.

Sources: Riverside County General Plan Figure C-8 (“Scenic Highways”); Project Application Materials; Project Viewshed Analysis; Mead Valley Area Plan

Findings of Fact: Reference above narratives.

Mitigation: If deemed necessary after conducting viewshed analyses, the Project EIR will contain Mitigation Measures pertaining to b) and c) above to lessen any impacts to scenic views and visual character or quality of public views of the Project site and its surroundings.

Monitoring: Monitoring of any recommended Mitigation Measures will be required as specified by the County of Riverside.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Mt. Palomar Observatory

- a) **Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?**

LESS THAN SIGNIFICANT IMPACT. The Project site is approximately 40 miles northwest of the Mt. Palomar Observatory, within Zone B (defined as the circular ring area defined by two circles, one forty-five [45] miles in radius centered on Palomar observatory, the other the perimeter of Zone A (the circular area fifteen [15] miles centered on Palomar Observatory. All development projects within Zone B of the Mount Palomar Nighttime Lighting Policy Area are required to comply with Riverside County Ordinance No. 655 requirements. This Ordinance requires use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source. Project development will use Low Pressure Sodium security, parking lot, and parkway lighting in compliance with Riverside County Ordinance 655 requirements for Zone B structures. The Project also could use Light Emitting Diodes (LED) lighting fixtures rather than Low Pressure Sodium fixtures.

Sources: GIS database, Ord. No. 655 (Regulating Light Pollution); Mead Valley Area Plan

Findings of Fact: Reference above narratives.

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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

POTENTIALLY SIGNIFICANT IMPACT – The Project site currently is vacant and contains no sources of lighting. Project development and operation will create new sources of exterior light and glare that would be visible to adjacent residents. The new lighting will be security lighting, interior and exterior building lighting, and light emanating from truck traffic and employee vehicles. Project development and operation will be required to comply with Ordinance 655 (Regulating Light Pollution) provisions that require use of shielded light fixtures and timing restrictions so as not to conflict with Mount Palomar Observatory operations. In addition, Project development will be required to comply with Riverside County No. 915 (Regulating Outdoor Lighting). This Ordinance requires (with certain exceptions) that outdoor lighting must be located, directed, and shielded from spilling onto adjacent properties, including roadways. Parking lot area lighting for the Project will utilize energy-efficient LED shielded fixtures with energy savings control options and occupancy sensing units. In addition, Project development and operation will comply with all County of Riverside requirements and County-imposed Standard Conditions. This subject will be discussed in more detail in the Project EIR.

Project development will include building materials and window treatments that will minimize daytime glare impacts to nearby residences and adjacent roadways. The Project structure will have room and exposure capability for installation of rooftop solar panels, which could result in glare experienced by nearby residences although the panels will not be oriented to spill glare onto adjacent properties. This subject will be discussed in more detail in the Project EIR.

Sources: On-site Inspection; Site Photographs; Project Application Materials; Riverside County Ordinance No. 655; Riverside County Ordinance No. 915; Riverside County General Plan; Mead Valley Area Plan

b) Expose residential property to unacceptable light levels?

POTENTIALLY SIGNIFICANT IMPACT – Project lighting (operational and security) will be confined to the Project site and will comply with requirements of Riverside County

Ordinances Nos. 655 and 915. In addition, Project development will set the proposed logistics/warehouse building back from adjacent residential properties and will include a 14-foot wall along its perimeter that will further shield vehicular light from adjacent residential properties. The County will impose Standard Conditions that will mitigate any light impacts to adjacent residential properties. However, this subject will be discussed in more detail in the Project EIR.

Sources: On-site Inspection; Site Photographs; Project Application Materials; Riverside County Ordinance No. 655; Riverside County Ordinance No. 915; Riverside County General Plan; Mead Valley Area Plan

Findings of Fact: Reference above narratives.

Mitigation: The Project EIR will propose Mitigation Measures that will ensure any impacts related to light or glare would be reduced to, and maintained at, a less than significant level. Project development will include a 14-foot tall perimeter wall. All Project security lighting and parking lot lighting will be confined to the Project site to eliminate spill over onto adjacent properties.

Monitoring: Monitoring will be determined after formulation of Mitigation Measures.

AGRICULTURE AND FOREST RESOURCES – Would the Project

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project; the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?**

NO IMPACT – The Project site is within an area the Riverside County General Plan (and Farmland Mapping and Monitoring program of the California Resources Agency) designates as “Farmland of Local Importance.” Agricultural activities took place on the Project site in the distant past. However, the Project site is vacant, unused, has grade differentials of approximately 45 feet, and is surrounded by non-agricultural uses. The Project site is not utilized for farmland purposes and is not zoned for agricultural uses. Therefore, project development will not result in conversion of 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. No impact will result.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

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?

NO IMPACT – The Project site is within an area the Riverside County General Plan designates as “Farmland of Local Importance.” Agricultural activities took place on the Project site in the distant past. However, the Project site is vacant, unused, has grade differentials of approximately 45 feet, has the appearance of weed abatement through periodic grading, and is surrounded by non-agricultural (residential and industrial) land uses. However, several properties adjacent to the Project site, which have single-family residences, are agriculturally zoned (A-1-1). The Project site is not utilized for farmland purposes and is not zoned for agricultural uses or subject to a Williamson Act contract. In addition, the Project site is not located within a Riverside County Agricultural Preserve. Therefore, project development and operation will not conflict with existing zoning for agricultural uses, a Williamson Act contract, or a Riverside County Agricultural Preserve. No impact will result.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm)?

NO IMPACT – Several properties adjacent to the Project site are agriculturally zoned (a-1-1 – Light Agriculture). Those properties also are developed with single-family residences. Project development and operation will not cause development of non-agricultural uses within 300 feet of agriculturally zoned properties. No impact will result.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

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?

LESS THAN SIGNIFICANT IMPACT – The Project site is within an area the Riverside County General Plan designates as “Farmland of Local Importance.” Agricultural activities took place on the Project site in the distant past. However, the Project site is vacant, unused, has grade differentials of approximately 45 feet, and is surrounded by non-agricultural uses although several properties currently home to single-family residences are agriculturally zoned (A-1-1). In addition, the Riverside County General Plan and zoning designations (I-P; M-SC) for the Project site indicate

industrial/manufacturing uses, not agricultural use. Thereby, although Project development and operation will convert “Farmland of Local Importance” to logistics/warehouse use, the resultant impact level will be less than significant.

This topic will not be addressed further in the Project EIR.

Sources: Project Application Description and Materials; Riverside County General Plan Figure OS-2 (“Agricultural Resources”); GIS database; California State Department of Conservation

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Forest

a) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g))?

NO IMPACT – The Project site is not zoned for forest land, timberland or timberland production and therefore Project development and operation will not conflict with such zoning/re-zoning. The Project site also does not contain forest land and therefore Project development and operation will not result in loss of such land or conversion of forest land to non-forest use. No agricultural forest uses occur on the Project site and therefore Project development and operation will not conflict with existing zoning for, or cause rezoning of forest land or timberland zoned Timberland Production. This subject will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

b) Result in the loss of forest land or conversion of forest land to non-forest use?

NO IMPACT – The Project site does not contain forest land and therefore Project development and operation will not result in loss of such land or conversion of forest land to non-forest use. No forest uses occur on the Project site and therefore Project development and operation will not involve conversion of forest land to non-forest use. This subject will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

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?

NO IMPACT – The Project site does not contain forest land and therefore Project development and operation will not result in loss of such land or conversion of forest land to non-forest use. No forest uses occur on the Project site and therefore Project development and operation will not involve conversion of forest land to non-forest use. This subject will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

Sources: Riverside County General Plan Figure OS-3 “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas”; Project Application Materials

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

The Project EIR will not address Agriculture and Forestry Resources.

AIR QUALITY – Would the Project

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

POTENTIALLY SIGNIFICANT IMPACT – It is likely Project development and operation will add air pollutants to the Air Basin that already are in non-compliance with State and/or Federal standards. The Project site is located in the South Coast Air Basin, which encompasses an area of approximately 6,745 square miles and includes all of Orange County and portions of Los Angeles, Riverside and San Bernardino Counties. The South Coast Air Basin is bound by the San Gabriel Mountains, San Bernardino Mountains, and San Jacinto Mountains to the north and east, the San Diego County line to the south, and the Pacific Ocean to the west. The South Coast Air Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). An Air Quality Analysis is being prepared for Project development and operation. The Analysis findings will be incorporated into the Project EIR in the Air Quality Section. Thereby, this subject will be addressed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – It is likely Project development and operation will add air pollutants to the Air Basin that already are in non-compliance with State and/or Federal standards. Air quality is evaluated in the context of ambient air quality standards published by the United States and State of California. The standards represent levels of air quality considered safe (with an adequate margin of safety) to protect the public health and welfare. The South Coast Air Quality Management District monitors levels of various criteria air pollutants at 30 monitoring stations throughout its 6,745-square mile jurisdiction. A region's air quality is determined to be healthful or unhealthful by comparing contaminant levels in ambient air samples to State and federal standards. The South Coast Air Basin has been one of the most unhealthful air basins in the United States and has experienced unhealthful air quality since World War II. However, regional air pollution control efforts during the past 60 years have reduced criterial pollutant concentrations in the South Coast Air Basin. Furthermore, it is expected that this reduction will continue to improve in the future as governmental regulations become increasingly stringent. An Air Quality Analysis is being prepared for Project development and operation. The Analysis findings will be incorporated into the Project EIR in the Air Quality Section. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

- c) **Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?**

POTENTIALLY SIGNIFICANT IMPACT – Added truck traffic associated with Project operation and grading operations associated with Project development may expose nearby residents to substantial pollutant concentrations. An Air Quality Analysis is being prepared for Project development and operation. The Analysis findings will be incorporated into the Project EIR Air Quality Section. Thereby, this subject will be addressed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

- d) **Result in other emissions (such as those leading to odors) affecting a substantial number of people?**

POTENTIALLY SIGNIFICANT IMPACT – Project development could produce odors that emanate from grading and construction equipment exhaust, as well as asphalt and architectural coating application. These odors would be temporary, intermittent, occur over a short-term and cease once grading and construction is completed. All Project construction activity would be required to comply with South Coast Air Quality Management District Rule 402, which prohibits discharge of odorous emissions that

create a public nuisance. Project operation would involve warehouse logistics and distribution activities. These activities typically are not associated with objectionable odors. Project-generated trash could potentially be a source of odor, but is required to be stored in covered containers and removed at regular intervals in compliance with County of Riverside requirements. In addition, required compliance with South Coast Air Quality Management District Rule 402 would prohibit discharge of odorous emissions that would create a public nuisance during Project operation. However, Project operation might create objectionable odors affecting a substantial number of people and the resultant level of impact would be less than significant. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Description; Riverside County General Plan; Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Project Air Quality Analysis

Findings of Fact: Reference narrative above.

Mitigation: If deemed necessary after conducting the Project Air Quality Analysis, the Project EIR will contain Mitigation Measures pertaining to a) through d) above to lessen any impacts to air quality that may result from Project development and/or operation.

Monitoring: Monitoring of any recommended Mitigation Measures will be required as specified by the County of Riverside.

BIOLOGICAL RESOURCES – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Wildlife & Vegetation

- a) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state conservation plan?**

LESS THAN SIGNIFICANT IMPACT – The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area, which encompasses approximately 1.26 million acres (approximately 1,997 square miles). The MSHCP includes unincorporated and incorporated Riverside County land (excluding

Native American land) west of the crest of the San Jacinto Mountains to the Orange County line. The MSHCP serves as a Habitat Conservation Plan, pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the Natural Communities Conservation Plan Act of 1991. The MSHCP allows Wildlife Agencies to grant “take authorization” for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County of Riverside and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement. The Project site is within Cell Group B (Cell #2432) of the MSHCP. This will require compliance with the Habitat Assessment and Negotiation Strategy (HANS) process and Joint Project Review/Regional Conservation Authority (JPR/RCA) review. The Biological Resources Habitat Assessment will address this subject, which will be discussed in further detail in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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)?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project site is vacant, largely covered by grassland, and shows evidence of being graded for weed abatement. It is possible the Project site may support the western burrowing owl, an example of a candidate, sensitive or special status species. A recognized qualified biologist will evaluate the existing biological resources on the Project site and determine whether any sensitive species may be present and whether the Project site may support habitat for any sensitive species. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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. Fish and Wildlife Service?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project site is vacant, largely covered by grassland, and shows evidence of being graded for weed abatement. It is possible the Project site may support the western burrowing owl, an example of a candidate, sensitive or special status species. A recognized qualified biologist will evaluate the existing biological resources on the Project site and determine whether any sensitive species may be present and whether

the Project site may support habitat for any sensitive species. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project site is not an identified link in any wildlife corridor. There is no potential for Project development and operation to interfere with movement of fish or to impede use of a native wildlife nursery site. There appears to be mature trees on site and adjacent to the site that would support nesting birds. Mitigation (clearance surveys) may be required pursuant to Migratory Bird Treaty Act. Therefore, Project development and operation impacts would be less than significant with mitigation incorporated. The Biological Resources Habitat Assessment will address this subject, which will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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 Wildlife or U. S. Fish and Wildlife Service?**

LESS THAN SIGNIFICANT IMPACT – The Project site does not support any drainages, water courses, vernal pools, or wetland habitat that would be under the jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Wildlife, or the Regional Water Quality Control Board. The Riverside County General Plan and Mead Valley Area Plan do not identify and sensitive natural communities on the Project site. Therefore, Project development and operation would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

- 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?**

LESS THAN SIGNIFICANT IMPACT – The Project site does not support any drainages, water courses, vernal pools, or wetland habitat that would be under the jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Wildlife, or the Regional Water Quality Control Board. Therefore, Project development and

operation would not have a substantial adverse effect on State or federally protected wetlands through removal, filling, hydrological interruption or other means. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

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

LESS THAN SIGNIFICANT IMPACT – There are a few mature trees in the southern portion of the Project site. Riverside County Ordinance No. 559 regulates tree removal on lands at elevations of 5,000 feet or more above Mean Sea Level. There is no County Ordinance pertaining to preserving trees in the Mead Valley Area Plan. Therefore, Project development will not conflict with any local policies or ordinances protecting biological resources such as trees. The biological resources/habitat survey will evaluate whether any of the few trees on the Project site are subject to County of Riverside Ordinances. This subject will be addressed further in the Project EIR.

Sources: Riverside County GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; On-site inspection; Riverside County General Plan; Riverside County General Plan Program EIR

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

8. Historical Resources

a) Alter or destroy a historic site?

NO IMPACT – The project site is vacant. The Riverside County General Plan does not identify any historical resources on the Project site. Therefore, Project development and operation would not alter or destroy a historical resource as defined in Section 15064.5. Furthermore, the “Phase I Cultural Resources Assessment” conducted for the Project indicated Project development would not alter or destroy a historic site.

This subject will not be addressed in the Project EIR.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

NO IMPACT – The project site is vacant. The Riverside County General Plan does not identify any historical resources on the Project site. Therefore, Project development and operation would not alter or destroy a historical resource as defined in Section 15064.5. Furthermore, the “Phase I Cultural Resources Assessment” conducted for the Project indicated Project development would not cause a substantial adverse change in the significance of a historical resource.

This subject will not be addressed in the Project EIR.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

Findings of Fact: Refer to narratives above.

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. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Archaeological Resources

a) Alter or destroy an archaeological site?

POTENTIALLY SIGNIFICANT IMPACT – Significant archaeological resources are present within Riverside County. Therefore, there is a potential for archaeological resources to be located on/underneath the Project site. Project development may impact archaeological resources. The Cultural Resources Assessment prepared for the Project site revealed that thirty-three (33) archaeological resource studies have been conducted for properties in the Project vicinity and that seventy-three (73) archaeological resources have been recorded within one mile of the Project site. Two previous studies of the Project site failed to identify any cultural resources. However, because numerous prehistoric archaeological sites have been identified in the Project vicinity, the Project site is considered “sensitive for buried cultural resources.”

Therefore, the Project EIR will discuss this topic in greater detail and will indicate what mitigation measures will be appropriate.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

POTENTIALLY SIGNIFICANT IMPACT – Significant archaeological resources are present within Riverside County. Therefore, there is a potential for archaeological resources to be located on/underneath the Project site. As indicated above, Project development may impact archaeological resources.

Therefore, the Project EIR will discuss this topic in greater detail and will indicate what Mitigation Measures will be appropriate.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, "Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California," (March 22, 2019)

- c) **Disturb any human remains, including those interred outside of formal cemeteries?**

POTENTIALLY SIGNIFICANT IMPACT – Riverside County contains tribal lands. Consultation with the Native American community is required, per stipulations in California Senate Bill 18. The County of Riverside staff conducts this consultation. If human remains are encountered during Project development, California State Health and Safety Code Section 7050.5 requirements will become effective. If the remains are determined to be prehistoric, the Riverside County Coroner will notify the Native American Heritage Commission for disposition. A Sacred Lands File search with the Native American Heritage Commission has been initiated, as has the required Consultation with interested Native American tribal groups. This process is ongoing. However, the Sacred Lands File search did not reveal any traditional cultural places within the Project site.

The Project EIR will discuss this topic in greater detail and will indicate what Mitigation Measures will be appropriate.

Sources: On-site inspection; Project Application Materials; Riverside County General Plan; BCR Consulting LLC, "Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California," (March 22, 2019)

Findings of Fact: Refer to narratives above.

Mitigation: Mitigation will be in the form of Conditions of Approval the County places on the Plot Plan application.

Monitoring: Mitigation Monitoring will be determined as a result of findings and recommendations indicated in the Project Cultural Resources Assessment and the recommendations resulting from tribal consultation(s).

ENERGY – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?**

POTENTIALLY SIGNIFICANT IMPACT – Federal and State agencies regulate energy use and consumption. The United States Department of Transportation, United States Department of Energy, and United States Environmental Protection Agency are three federal agencies that exercise great influence over energy policies and programs. The California Public Utilities Commission and the California Energy Commission are two State agencies that have authority over different aspects of energy. The County of Riverside “Climate Action Plan” also discusses the connections that building development, electricity provision, natural gas combustion, water supply provision, wastewater treatment, solid waste management, landscaping, wood burning, aviation, agriculture and on-road vehicles have with energy use. A qualified consultant will conduct an Energy Assessment for the Project. Assessment findings and recommendations will contribute to analysis of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials

- b) **Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?**

POTENTIALLY SIGNIFICANT IMPACT – Federal and State agencies regulate energy use and consumption. The United States Department of Transportation, United States Department of Energy, and United States Environmental Protection Agency are three federal agencies that exercise great influence over energy policies and programs. The California Public Utilities Commission and the California Energy Commission are two State agencies that have authority over different aspects of energy. The County of Riverside “Climate Action Plan” also discusses the connections that building development, electricity provision, natural gas combustion, water supply provision, wastewater treatment, solid waste management, landscaping, wood burning, aviation,

agriculture and on-road vehicles have with energy use. Project development and operation will comply with all appropriate federal, State and County of Riverside regulations pertaining to renewable energy and energy efficiency. A qualified consultant will conduct an Energy Assessment for the Project. Assessment findings and recommendations will contribute to analysis of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials

Findings of Fact: Refer to narratives above.

Mitigation: Mitigation will be stipulated as a result of the findings and content of the Energy Assessment to be conducted for the Project.

Monitoring: Mitigation Monitoring will be stipulated as a result of the findings and content of the Energy Assessment to be conducted for the Project.

GEOLOGY AND SOILS – Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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?				

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone

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?**

LESS THAN SIGNIFICANT IMPACT –The Project site is not located within a currently established State of California Alquist-Priolo Earthquake Fault Zone or a Riverside County Fault Hazard Zone for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. The Geotechnical Investigation conducted for the Project site indicates there are 25 “known active faults . . . within a search radius of 50 miles from the property.” The nearest known active fault is the Glen Ivy segment of the Elsinore fault, which is approximately 11 miles west of the Project site. This fault segment is the dominant source of any potential ground motion. Furthermore, earthquakes that might occur on these fault zones or other faults within southern California and northern Baja California may potentially generate significant ground motion at the Project site. The

Geotechnical Investigation prepared for the Project indicates “the potential for ground rupture is considered to be very low due to the absence of active or potentially active faults” at the Project site.

A list of known active faults within 50 miles of the Project site will be included in the Project EIR, as will a list of historic earthquake events with respect to the Project site.

Sources: Riverside County General Plan Figure S-2 (“Earthquake Fault Study Zones”); GIS database, Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narrative above.

Mitigation: Although no Mitigation is required, the building structure and improvements proposed should be designed using a Site Class C, as prescribed in the California Building Code.

Monitoring: No monitoring is required. The County of Riverside Building Department will conduct plan checks and field verifications of the Project building.

12. Liquefaction Potential Zone

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Be subject to seismic-related ground failure, including liquefaction?

LESS THAN SIGNIFICANT IMPACT – The Mead Valley Area Plan (Figure 13) indicates the Project site is located in an area of “Low” liquefaction susceptibility. Liquefaction typically occurs when a property is located in a zone with seismic activity, on-site soils are cohesionless or silt/clay with low plasticity, groundwater is encountered within 50 feet of the surface, and soil has a relative density of less than approximately 70 percent. If these criteria are met, a seismic event could result in a rapid pore water pressure increase from the earthquake-generated ground accelerations. Due to the lack of a permanent, near-surface groundwater table, and the dense to very dense nature of the old alluvial fan deposits on the Project site, liquefaction potential for the Project site, according to the Geotechnical Investigation conducted for the Project site, “is negligible and not a design consideration.”

This topic will not be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure S-3 (“Generalized Liquefaction”; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019); Mead Valley Area Plan

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Be subject to strong ground shaking?

LESS THAN SIGNIFICANT IMPACT – The nearest known active fault is the Glen Ivy segment of the Elsinore fault, which is approximately 11 miles west of the Project site. This fault segment is the dominant source of any potential ground motion. Furthermore, earthquakes that might occur on these fault zones or other faults within southern California and northern Baja California may potentially generate significant ground motion at the Project site. This topic will be addressed further in the Project EIR.

Sources: Riverside County General Plan Figure S-3 (“Generalized Liquefaction”; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019); Mead Valley Area Plan

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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?**

LESS THAN SIGNIFICANT IMPACT – There are no landslides mapped on, or near, the Project site. The Geological Investigation for the Project site states that “due to the relatively level topography of the site, we opine that landslides are not present at the property or at a location that could impact the subject site.” In addition, rock falls are not a design hazard or consideration due to the absence of natural bedrock slopes above and adjacent to the Project site.

This topic will not be discussed further in the Project EIR.

Sources: Riverside County General Plan Figure S-5 (“Regions Underlain by Step Slope”); Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019); Mead Valley Area Plan

Findings of Fact: Refer to narrative above.

Mitigation: Although no mitigation is required, the Geological Investigation indicates that recommendations contained in the “Grading” section of the Investigation should be followed.

Monitoring: The Riverside County Public Works Department will be responsible for ensuring the Geological Investigation recommendations are implemented.

15. Ground Subsidence

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

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?**

LESS THAN SIGNIFICANT IMPACT – “Hydrocompression” is the tendency of unsaturated soil structure to collapse upon wetting resulting in the overall settlement of the affected soil and overlying foundations or improvements supported thereon.” Normally, potentially compressible soils underlying a property are removed and recompacted during remedial site grading. If compressible soil is left in place, a potential for settlement due to hydrocompression of the soil exists. The Geological Investigation conducted for the Project site tested soils on the Project site for hydrocompression and exhibited a collapse potential of 1.1-1.7 percent when loaded to expected post-graded pressures. Thereby, the Geological Investigation indicates “the test results indicate that the soils are classified as having a ‘slight’ (0.1 to 2.0 percent) degree of specimen collapse.” This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan Figure S-7 (“Documented Subsidence Areas Map”); Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

NO IMPACT – Seiches are caused by movement of an inland body of water due to the movement from seismic forces. The Project site is 3.8 miles southwest of Lake Perris. Therefore, a seiche event is very unlikely. In the event of a seiche, water is anticipated to be confined to the young alluvial valley channel east of Interstate 215. In addition, there is no risk of the Project site being affected by a tsunami because the Project site is approximately 36 miles from the Pacific Ocean and is at an elevation exceeding 1,500 feet above Mean Sea Level. This subject will be addressed in further detail in the Project EIR.

Sources: On-site inspection; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a) Change topography or ground surface relief features?

LESS THAN SIGNIFICANT IMPACT – Ground elevations on the Project site vary up to approximately 45 feet from north to south. Project grading for the proposed 669,630 square foot logistics/warehouse building and associated infrastructure and parking will involve 16-foot cuts and 15-foot fills to achieve finished grades and to achieve on-site balance. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County 800-Scale Slope Maps; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

LESS THAN SIGNIFICANT IMPACT – Project development will involve a cut slope with varying heights of approximately 5-24 feet and inclined at 2:1 (horizontal:vertical) along Patterson Avenue along the western boundary of the property. The Geological Investigation for the Project site indicates “in general, permanent, cut slopes and graded fill slopes constructed with on-site soils inclined no steeper than 2:1 (h:v) with vertical heights of 30 feet or less will possess Factors of Safety of 1.5 or greater under static loading, 1.1 or greater under pseudo-static loading, and 1.5 or greater for surficial stability.” This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County 800-Scale Slope Maps; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

c) Result in grading that affects or negates subsurface sewage disposal systems?

NO IMPACT – No grading associated with Project development will affect subsurface sewage disposal systems. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County 800-Scale Slope Maps; Project Application Materials; Geocon West, Inc., “Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placentia Avenues, Mead Valley Area, Riverside County, California,” (January 4, 2019)

Findings of Fact: Refer to narratives above.

Mitigation: Although no mitigation is required, the Geological Investigation indicates that recommendations contained in the “Grading” section of the Investigation should be followed.

Monitoring: The Riverside County Public Works Department will be responsible for ensuring the Geological Investigation recommendations are implemented.

18. Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in substantial soil erosion or the loss of topsoil?

LESS THAN SIGNIFICANT IMPACT – Much of the Project site is covered with grassland. The Project site is blanketed by topsoil and underlain by very old alluvium and granitic bedrock. Although the majority of soils on-site consist of silty and clayey sands, some granular material having little or no cohesion and subject to caving in un-shored excavations could be expected on-site. Project development will remove the grassland and the few trees on the property. This would result in short-term erosion impacts due to increasing the rate of water runoff and concomitant susceptibility to erosion. Standard County of Riverside requirements (e.g. Ordinance

745.1) as well as the requirements of the Riverside County National Pollutant Discharge Elimination System Municipal Stormwater Permit will ensure decreasing the degree of Project impact. In addition, Best Management Practices for the Project will minimize soil erosion and loss of topsoil resulting from Project development activities. This subject will be addressed in further detail in the Project EIR.

Sources: United States Department of Agriculture Soil Conservation Service Soil Surveys; On-site inspection; Project Application Materials; Geocon West, Inc., "Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placential Avenues, Mead Valley Area, Riverside County, California," (January 4, 2019)

- b) **Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?**

LESS THAN SIGNIFICANT IMPACT – The Geological Investigation concludes that laboratory tests indicate site soils are non-expansive and have a "very low" expansion potential and recommends that "if medium to highly expansive soils are encountered at the site, they should be exported from the site or selectively graded and placed in the deeper fill areas to allow for the placement of low expansion material at the finish pad grade. This subject will be addressed in further detail in the Project EIR.

Sources: United States Department of Agriculture Soil Conservation Service Soil Surveys; On-site inspection; Project Application Materials; Geocon West, Inc., "Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placential Avenues, Mead Valley Area, Riverside County, California," (January 4, 2019)

- 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?**

NO IMPACT – Project development and operation will connect to the existing Eastern Municipal Water District sewer system for disposal of waste water. This subject will be addressed in further detail in the Project EIR.

Sources: United States Department of Agriculture Soil Conservation Service Soil Surveys; On-site inspection; Project Application Materials; Geocon West, Inc., "Geotechnical Investigation and Percolation Test Results – Barker Logistics Warehouse Development, Northeast Corner of Patterson and Placential Avenues, Mead Valley Area, Riverside County, California," (January 4, 2019)

Findings of Fact: Refer to narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from project either on or off site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

a) Be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?

POTENTIALLY SIGNIFICANT IMPACT – The Riverside County General Plan indicates that wind and wind-blown sand are an environmentally limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. However, the Project site is located in a “moderate” wind erodibility zone. Project development activities will involve removal of vegetative cover on the Project site, temporarily expose on-site soils, and thereby increase erosion and blowsand emanating from moderate winds, potentially affecting adjacent residential properties. This impact would be a short-term Potentially Significant Impact. However, Project design as well as County of Riverside regulations would reduce this impact to a less than significant level. This subject will be addressed in detail in the Project EIR.

Sources: Riverside County General Plan Figure S-8 (“Wind Erosion Susceptibility Map”); Riverside County Board of Supervisors Ordinance No. 460, Article XV & Ordinance No. 484

Findings of Fact: Refer to narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS – Would the project

20. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

POTENTIALLY SIGNIFICANT IMPACT – Greenhouse gases have varying global warming potential. Carbon dioxide, methane and Nitrous Oxide emissions are the primary contributors to global climate change (the change in average meteorological conditions on Earth with respect to temperature, precipitation and storms). The EIR narrative will be based on the Air Quality/Greenhouse Gas Emissions Analysis prepared for the Project.

The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which focuses on reducing greenhouse gas emissions (GHG) in California to 1990 levels by the year 2020. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Air Resources Board (ARB), the California Environmental Protection Agency, the U.S. Environmental Protection Agency (EPA), or other appropriate governmental organizations have not yet developed guidelines or thresholds for a CEQA assessment on climate change or greenhouse gases. Nevertheless, in absence of published CEQA thresholds, this analysis contains discussions that determine the potential impact of the Project's greenhouse gases to conflict with the intent of AB 32.

Climate change is a change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. In California, climate change may result in consequences such as loss of snow-pack, increased risk of large wildfires, and reductions in the quality and quantity of certain agricultural products. The ARB approved a Climate Change Scoping Plan (Scoping Plan) in 2017. The Scoping Plan “proposes a comprehensive set of actions designed to reduce overall greenhouse gas emission in California, improve our environment, reduce our dependence on oil, diversity our energy sources, save energy, create new jobs, and enhance public health.” The Scoping Plan outlines the State’s strategy to achieve the 2020 greenhouse gas emissions limit.

An Air Quality/Greenhouse Gas Analysis for the Project will be prepared. The Analysis findings and recommendations will comprise the assessment of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials; California Air Resources Board, "California's 2017 Climate Change Scoping Plan – The Strategy for Achieving California's 2030 Greenhouse Gas Target," (November, 2017)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

POTENTIALLY SIGNIFICANT IMPACT – The County of Riverside has adopted a Climate Action Plan focused on energy efficiency and concomitant reduction of greenhouse gas emissions. Project development and operation resultant conflict with an applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gases will be analyzed in the Air Quality/Greenhouse Gas Emissions Analysis and will be discussed in the EIR because the resultant impact of such may be potentially significant.

An Air Quality/Greenhouse Gas Analysis for the Project will be prepared. The Analysis findings and recommendations will comprise the assessment of this subject in the Project EIR.

Sources: Riverside County General Plan; Riverside County Climate Action Plan; Project Application Materials; California Air Resources Board, "California's 2017 Climate Change Scoping Plan – The Strategy for Achieving California's 2030 Greenhouse Gas Target," (November, 2017)

Findings of Fact: Reference narratives above.

Mitigation: Mitigation will be predicated upon findings and recommendations in the Air Quality/Greenhouse Gas Emissions Analysis.

Monitoring: Mitigation Monitoring will be predicated upon findings and recommendations in the Air Quality/Greenhouse Gas Emissions Analysis.

HAZARDS AND HAZARDOUS MATERIALS – Would the project

21. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

LESS THAN SIGNIFICANT IMPACT – The Project site is vacant, covered by grassland and shows some evidence of grading/disking for weed abatement. The Project involves grading and construction of a 694,540 square foot logistics/warehouse building, surface parking and perimeter and project site landscaping. Project development could involve some routine transport, use, or disposal of hazardous materials during demolition and subsequent construction of the proposed new medical building and surface parking lot. In addition, Project operation could involve some transport of small amounts of hazardous medical waste. However, compliance with all local, State, and federal regulations will ensure impacts related to project development and operation creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials will remain less than significant. A Phase I Hazards Assessment will be conducted for the Project site. This subject will be addressed in detail in the Project EIR.

Sources: Project Application Materials

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – The Project involves grading and construction of a 694,540 square foot logistics/warehouse building, surface parking and perimeter and project site landscaping. Although small amounts of hazardous materials may be used during Project development/construction, long-term operation of the proposed new logistics/warehouse building and surface parking lot is not expected to employ use of hazardous materials in significant quantities and concentrations to pose a significant hazard to the public or the environment. Specific tenants are unknown at this time but will be required to comply with all federal, State and County of Riverside requirements related to hazardous materials use, storage, transport and disposal. Thereby, resultant environmental impacts would be less than significant. Therefore, Project development and operation impacts related to creation of 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 would be less than significant with mitigation imposed. This subject will be discussed in detail in the Project EIR.

Sources: Project Application Materials

- c) **Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?**

LESS THAN SIGNIFICANT IMPACT – Project design includes vehicular and emergency vehicle access from Placentia Avenue and from a driveway at the northwest corner of the Project site. Project-generated truck traffic will be accommodated safely through improvements to adjacent roadways to be conducted by the Project Applicant. In addition, compliance with Orange County Fire Authority codes, regulations, and conditions and with City emergency evacuation plans will ensure project development and operation will not physically interfere with or impair an adopted emergency response plan or emergency evacuation plan. The result level of impact will be less than significant. This subject will be discussed in detail in the Project EIR.

Sources: Project Application Materials

- 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?**

NO IMPACT – The Project site is vacant. There is evidence of graded soil on the Project site in that the site in the past was used for agricultural purposes. The schools nearest the Project site are Val Verde Elementary School (approximately 1 mile to the southeast) and Val Verde High School and Regional Learning Center (approximately 1 mile to the northeast). It is not anticipated that truck traffic to/from the Project site will handle acutely hazardous materials, substances or waste will

proceed within one-fourth mile of these schools, both of which are east of Interstate 215. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – Although the Project site is vacant, the Project site was home to agricultural operations in the past. Therefore, there is a potential that agricultural-related pesticides and chemicals were used and disposed on the Project site. Residences, schools, daycare centers, playgrounds, athletic facilities, long-term facilities and medical facilities are considered sensitive receptor land uses. The Project site is located adjacent to residential land uses. However, it is not anticipated the Project site is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. These topics will be addressed in detail in the Project EIR, based on the Phase I Hazards Assessment prepared for the Project.

Sources: Project Application Materials

Findings of Fact: Reference narratives above.

Mitigation: Mitigation of any identified impacts will be based on findings and recommendations in the Project Phase I Hazards Assessment.

Monitoring: Monitoring of any identified impacts will be based on findings and recommendations in the Project Phase I Hazards Assessment.

22. Airports

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in an inconsistency with an Airport Master Plan?

NO IMPACT – March Air Reserve Base is located approximately 3 ½ miles north of the Project site. The Project site is located within Policy 100 Influence Area and is located within March Air Reserve Base Safety Compatibility Zone C2. The Land Use Compatibility Plan for the Air Base indicates the maximum number of persons per acre should not exceed an average of 20 or a maximum of 500 on any given acre. And specifies certain review, notification and disclosure requirements for new land uses within Compatibility Zone C2. The estimated employment of the Project is 1,200, which would equate to approximately 40 employees per acre over the 31.55-acre Project site. The Project will be comprised of a logistics/warehouse building with some small administrative offices. These are not considered noise-sensitive land uses. Thereby, Project development and operation will not be inconsistent with the March Reserve Air Base Master Plan. This subject will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

b) Require review by the Airport Land Use Commission?

LESS THAN SIGNIFICANT IMPACT – The Project application will be referred to the Airport Land Use Commission for its review and comment. The Commission’s comments will be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

- 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?**

LESS THAN SIGNIFICANT IMPACT – March Air Reserve Base is located approximately 3 ½ miles north of the Project site. The Project site is located within Policy 100 Influence Area and is located within March Air Reserve Base Safety Compatibility Zone C2. The Riverside County Airport Land Use Commission will review the Project application and issue comments, which will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

- 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?**

NO IMPACT – The Project site is not located within the vicinity of a private airstrip or heliport. Therefore, Project development and operation will not result in a safety hazard for people residing or working in the Project area. This topic will not be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”); Riverside County General Plan Program EIR; GIS database; Mead Valley Area Plan

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY – Would the project

23. Water Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

POTENTIALLY SIGNIFICANT IMPACT – Project development will convert natural drainage surfaces on the Project site to impervious surfaces. Project grading will alter surface elevations on the Project site, which will alter existing drainage patterns on the Project site. The rate and volume of stormwater runoff on the Project site will be increased due to the impervious surfaces and landscaping as parts of the Project. This could result in off-site erosion downstream although on-site erosion would be lessened. Project development and operation will be required to comply with Regional Water Quality Control Board regulations. The Hydrology/Water Quality Analysis for the Project

will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Increase in impervious surfaces that are part of Project development could reduce the amount of water reaching underground aquifers. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- 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?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will convert natural drainage surfaces on the Project site to impervious surfaces. Project grading will alter surface elevations on the Project site, which will alter existing drainage patterns on the Project site. The rate and volume of stormwater runoff on the Project site will be increased due to the impervious surfaces and landscaping as parts of the Project. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- d) **Result in substantial erosion or siltation on-site or off-site?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – On-site erosion will be lessened as a result of Project development due to the increase in impervious surfaces. Off-site erosion could be increased. However, compliance with County of Riverside regulations and Standard Conditions will ensure any impact will be reduced to a less than significant level. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- e) **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will convert natural drainage surfaces on the Project site to impervious surfaces. Project grading will alter surface elevations on the Project site, which will alter existing drainage patterns on the Project site. The rate and volume of stormwater runoff on the Project site will be increased due to the impervious surfaces and landscaping as parts of the Project. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- 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?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will contribute runoff water into stormwater drainage systems. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- g) **Impede or redirect flood flows?**

NO IMPACT – The Project site is located within the Santa Ana River watershed. The water shed drains a 2,650 square mile area and is the main surface flow water body within the region. The Santa Ana River rises in Santa Ana Canyon in southern San Bernardino Mountains and runs southwesterly across San Bernardino, Riverside and Orange Counties before discharging into the Pacific Ocean at the City of Huntington Beach. The Project site is not located in a flood zone. This subject will be discussed in more detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General

Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?**

NO IMPACT – Seiches are caused by movement of an inland body of water due to the movement from seismic forces. The Project site is 3.8 miles southwest of Lake Perris. Therefore, a seiche event is very unlikely. In the event of a seiche, water is anticipated to be confined to the young alluvial valley channel east of Interstate 215. In addition, there is no risk of the Project site being affected by a tsunami because the Project site is approximately 36 miles from the Pacific Ocean and is at an elevation exceeding 1,500 feet above Mean Sea Level. The Project site is not identified in the Riverside County General Plan as being in a Flood Hazard area or a dam failure inundation zone. This subject will be discussed in more detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

- i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

LESS THAN SIGNIFICANT IMPACT – The California Porter-Cologne Water Quality Control Act and the Federal Water Pollution Control Act Amendment of 1972 (i.e. the Clean Water Act) require that comprehensive water quality control plans be developed for all waters within California. The Project site is located within the jurisdiction of the San Ana Regional Water Quality Control Board, which has produced the Santa Ana River Basin Water Quality Control Plan for the Santa Ana River Watershed. The Project will be required to prepare Storm Water Pollution Prevention Plans for Project operational activities and to implement a long-term water quality sampling and monitoring program or receive an exemption. The Hydrology/Water Quality Analysis for the Project will study the potential for impact. The findings and recommendations in the Analysis will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-9 (“Special Flood Hazard Areas”), Figure S-10 (“Dam failure Inundation Zone”); Riverside County General Plan Program EIR; Riverside County Flood Control District Flood Hazard Report/Condition; GIS database; Knox Business Park Initial Study

Findings of Fact: Reference narratives above.

Mitigation: Mitigation will be determined based on the findings and recommendations in the Hydrology/Water Quality Analysis to be prepared for the Project.

Monitoring: Monitoring will be determined based on the recommended Mitigation in the Hydrology/Water Quality Analysis to be prepared for the Project.

LAND USE/PLANNING – Would the project

24. Land Use

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project:				
24. 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"/>

- 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?**

LESS THAN SIGNIFICANT IMPACT – The Riverside County General Plan land use designation for the Project site is Business Park; the County Zoning for the Project site is I-P (Industrial Park) and M-SC (Manufacturing-Service Commercial). The Mead Valley Area Plan designates the Project site as Business Park. The proposed logistics/warehouse use is an allowed use within these General Plan, Zoning Code, and Mead Valley Area Plan land use designations. That is, the proposed use is one of the uses contemplated for this 31.55-acre property. The Project is consistent with the assigned General Plan land use designation and with the assigned zoning designation. In addition, Project development and operation will respect all County of Riverside development standards and regulations and will include all feasible mitigation of any identified environmental impacts. The Project EIR will contain an analysis of Project consistency with County of Riverside General Plan policies and with Mead Valley Area Plan policies.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR; GIS database; Project Application Materials; Mead Valley Area Plan; Riverside County Zoning Ordinance

- b) **Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?**

LESS THAN SIGNIFICANT IMPACT – The Project site is located on a 31.55-acre property with a Riverside County General Plan land use designation of Business Park and is zoned for Industrial and business park uses. The Project site has been contemplated for industrial/business park uses for some time. The property bordering the Project site to the east is zoned for industrial uses and contains an industrial business. Surrounding properties to the north, west and south are residentially-zoned,

but have land that is vacant. However, only 12 single-family residences border the Project site to the north, south and west. Project development as proposed thereby would not divide the physical arrangement of the low-density residential community.

This topic will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR; GIS database; Project Application Materials; Mead Valley Area Plan; Riverside County Zoning Ordinance

Findings of Fact: Reference narratives above.

Mitigation: No Mitigation is required.

Monitoring: No Mitigation is required.

MINERAL RESOURCES – Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>

25. 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?**

NO IMPACT – The Project site is not home to a known mineral resource nor is zoned for any mineral resource extraction. The closest mineral resource site is the First Industrial Realty Trust Day Street Site, approximately 1 mile west of the Project site, which is designated MRZ-2. In the past, the Project site was used for agricultural purposes. Project development will not occur on a mineral resource site and therefore not directly result in loss of availability of a mineral resources site. All developments, such as the Project, require use of various construction materials that may be sourced from local quarries. However, Project development would not result in the loss of availability of a known mineral resource that would be of value to the region or to residents of the State of California.

This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure OS-6 (“Mineral Resources Area”); California Resources Agency, Department of Conservation California Geological Survey, “Special Report 212/Revised: Revised Mineral Land Classification of the First Industrial Realty Trust Day Street Site, Riverside County, California – for Portland Cement Concrete-Grade Aggregate,” (2009); Riverside County Zoning Ordinance

- 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?**

NO IMPACT –The closest mineral resource site is the First Industrial Realty Trust Day Street Site, approximately 1 mile west of the Project site, which is designated MRZ-2. The MRZ-2 Resource Zone signifies an area where adequate information indicates that significant mineral resources are present, or where it is judged that a high likelihood for their presence exists. Land in this Zone is of prime importance because it contains

known economic mineral deposits. The Project site is not home to mineral resources. Although all developments such as the Project require use of various construction materials that may be sourced from local quarries, Project development will not result in the loss of availability of a locally-important mineral resource recovery site delineated on the Riverside County General Plan or the Mead Valley Area Plan.

This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure OS-6 (“Mineral Resources Area”); California Resources Agency, Department of Conservation California Geological Survey, “Special Report 212/Revised: Revised Mineral Land Classification of the First Industrial Realty Trust Day Street Site, Riverside County, California – for Portland Cement Concrete-Grade Aggregate,” (2009); Riverside County Zoning Ordinance

- c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

NO IMPACT – There are no proposed, existing or abandoned quarries or mines on the Project site. Therefore, Project development has no potential to expose people or property to hazards from proposed, existing or abandoned quarries or mines.

This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure OS-6 (“Mineral Resources Area”); California Resources Agency, Department of Conservation California Geological Survey, “Special Report 212/Revised: Revised Mineral Land Classification of the First Industrial Realty Trust Day Street Site, Riverside County, California – for Portland Cement Concrete-Grade Aggregate,” (2009); Riverside County Zoning Ordinance

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE – Would the project

26. Airport Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

- 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?**

LESS THAN SIGNIFICANT IMPACT – The Project site is located approximately 3 miles south of March Air Reserve Base, which the Riverside County General Plan Safety Element designates a “Military/Civilian Facility,” and approximately 4 miles northwesterly of Perris Valley Airport, a General Plan-identified “Public Use General Aviation Airport” within the City of Perris. The Project site is not within the jurisdiction of the March Joint Powers Authority although the site is within March Air Reserve Base Airport Compatibility Zone C2. Project employees and visitors will be exposed to noise emanating from user of the March Reserve Base Airport, but the exposure noise levels will not be excessive. The Noise Study prepared for the Project will discuss this subject, which will be assessed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”), County of Riverside Airport Facilities Map; Mead Valley Are Plan

- 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?**

NO IMPACT – The Project site is not located within the vicinity of a private airstrip. Therefore, Project development and operation would not expose people working in the Project area to excessive noise levels. This topic will not be discussed in the Project EIR.

Sources: Riverside County General Plan, Figure S-20 (“Airport Locations”), County of Riverside Airport Facilities Map; Mead Valley Are Plan

Findings of Fact: Reference narratives above
Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

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?

POTENTIALLY SIGNIFICANT IMPACT – Construction activities would result in temporary increases in ambient noise levels. Based on their proximity to the project site, the residential land uses near the project site to the north, south and west are the sensitive receptors of most concern as they relate to project construction noise. Construction activities will be performed in accordance with the County’s Municipal Code noise regulations, including County Ordinance 847 (Regulating Noise in Riverside County). Adherence to the City’s Municipal Code would reduce the project’s potential temporary noise impact to less than significant levels. However, project development may cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Furthermore, Project operation will involve addition of significant numbers of delivery and service truck traffic to/from the Project site. This also will increase ambient noise levels on the Project site and in the Project area. Temporary and permanent increases in ambient noise levels will be evaluated in the project noise study and discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

LESS THAN SIGNIFICANT IMPACT – The proposed project involves grading operations and construction of a 694,630 square foot logistics/warehouse building, surface parking and perimeter and project site landscaping. Construction activities can produce minor vibrations that may be felt by adjacent uses to the Project site. During the project’s operational phase, it is not expected that employee, truck traffic or delivery vehicles would cause perceptible levels of vibration noise levels to nearby land uses.

Thereby, project development and operation would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. However, any potential related impacts will be addressed in the project Noise Study and discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact: Refer to narratives above.

Mitigation: Mitigation will be determined based on the findings and recommendations in the Noise Study to be prepared for the Project.

Monitoring: Monitoring will be determined based on the recommended Mitigation in the Noise Study to be prepared for the Project.

PALEONTOLOGICAL RESOURCES – Would the project

28. Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

POTENTIALLY SIGNIFICANT IMPACT – The “Paleontological Resource Assessment and Impact Mitigation Program” prepared for the Project indicates the parcel report from Riverside County classifies the geological unit underlying the Project site as having a High (B) sensitivity for paleontological resources “indicating that fossils could occur at or below a depth of four feet.” In addition, the parcel report indicates “that after a comprehensive review of the literature, a record search, and a field survey, it may be determined that the geological unit for this area has a LOW (L) potential for paleontological resources.”

This topic will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure OS-8 (“Paleontological Sensitivity”); Paleontological Resource Impact Mitigation Program Report; Mead Valley Area Plan; BCR Consulting, “Paleontological Resource Assessment and Impact Mitigation Program for the Barker Logistics (APN 317-240-001-8) Project in Perris, Riverside County, California,” (March 28, 2019)

Findings of Fact: Reference narratives above.

Mitigation: Mitigation will be determined based on findings and recommendations in the Paleontological Resource Assessment and Impact Mitigation Program.

Monitoring: Monitoring will be determined based on findings and recommendations in the Paleontological Resource Assessment and Impact Mitigation Program.

POPULATION AND HOUSING – Would the project

29. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

NO IMPACT – The Project site is vacant. Therefore, Project development and operation would not result in displacing any people or housing. This subject will not be discussed further in the Project EIR.

Sources: Project Application Materials; GIS database; Riverside County General Plan Housing Element and Land Use Element; Riverside County General Plan Program EIR; State of California, Employment Development Department, Labor Market Information Division, “Riverside-San Bernardino-Ontario Metropolitan Statistical Area,” (January 18, 2019)

b) Create a demand for additional housing, particularly housing affordable to households earning 80% of less of the County’s median income?

LESS THAN SIGNIFICANT IMPACT – Total non-farm employment in Riverside County in December, 2018 was estimated to be 1,528,800. Of this number, approximately

99,900 jobs (an increase of 1.6% over the previous 12 months) were in the Manufacturing sector and 131,300 (an increase of 4.8% over the previous 12 months) were in the Transportation and Warehousing sector. The combined Manufacturing and Transportation/Warehousing sectors thereby accounted for 15.2% of the total jobs in Riverside County in December, 2018. Project development will provide temporary construction employment for approximately persons. Project operation will provide employment opportunities for approximately 700 persons within and aligned to the logistics/warehouse business. Additional adjunct jobs for truck drivers, mechanics and maintenance personnel will be created as well. It can be anticipated that a portion of the new jobs will be filled by residents of nearby unincorporated areas and residents of nearby cities. However, the impact on housing demand in the area will not be substantial such that additional affordable or market rate housing would be required.

This topic will be discussed further in the Project EIR.

Sources: Project Application Materials; GIS database; Riverside County General Plan Housing Element and Land Use Element; Riverside County General Plan Program EIR; State of California, Employment Development Department, Labor Market Information Division, “Riverside-San Bernardino-Ontario Metropolitan Statistical Area,” (January 18, 2019)

- 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)?

LESS THAN SIGNIFICANT IMPACT – The Project involves development and operation of a new logistics/warehouse business on what currently is vacant land. The land use proposed is consistent with the Industrial designation assigned the Project site in the Riverside County General Plan and thereby has been assumed in Riverside County’s population/employment projections. This subject will not be discussed further in the Project EIR.

Sources: Project Application Materials; GIS database; Riverside County General Plan Housing Element and Land Use Element; Riverside County General Plan Program EIR; State of California, Employment Development Department, Labor Market Information Division, “Riverside-San Bernardino-Ontario Metropolitan Statistical Area,” (January 18, 2019)

Findings of Fact: Reference narratives above.

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:

30. Fire Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

LESS THAN SIGNIFICANT IMPACT – As with the surrounding areas and uses (that include residential and industrial) in unincorporated Riverside County, the Riverside County Fire Department will provide fire protection and emergency services to the Project. Project development and operation may result in an increased demand for fire protection but will comply with all fire safety code and design requirements of the Fire Department and the County of Riverside. The following three fire stations are closest to the Project site: Riverside County Fire Department Station 59 (2.1 miles west of the Project site); Riverside County Fire Department Station 90 (1.84 miles east of the Project site); and, CAL Fire Riverside unit Headquarters (2.9 miles southeast of the Project site). The Project development and operation degree of impact resulting in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 fire protection will be less than significant. However, this subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan Safety Element; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LESS THAN SIGNIFICANT IMPACT – The Riverside County Sheriff’s Department operates a station 3 miles southeast of the Project site. Primary law enforcement services will be provided by personnel headquartered at this station as well as personnel headquartered at other stations in the vicinity of the Project site. Project development will not cause a need for new law enforcement facilities to be constructed. However, this subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan; General Plan Safety Element; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

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

NO IMPACT – The schools nearest the Project site are the Val Verde Elementary School (at the northwest corner of the Indian Avenue/Water Avenue intersection) approximately 1.2 miles southeasterly of the Project site, and Val Verde High School (at the northeasterly corner of the Morgan Street/Nevada Avenue intersection) approximately 1.25 miles northeasterly of the Project site. Other schools near the Project site are the following: Nan Sanders Elementary School (2 miles southeast of the Project site); Innovative Horizons Charter School at Nan Sanders); Oak Grove at the Ranch (2.1 miles northwest of the Project site); Triple Crown Elementary School (2.16 miles east of the Project site); May Ranch Elementary School (2.8 miles northeast of the Project site); Perris High School (2.34 miles southeast of the Project site); Val Verde Academy (4.5 miles northeast of the Project site); and, Moreno Valley Community College (5.1 miles northeast of the Project site).

No residential development will occur with project development. Project development and operation will not have a direct impact on schools. However, if employees of the Project reside within the nearest school district (the Val Verde School District), some Project-related student population will be generated. Project development and operation will not result in substantial adverse physical impacts associated with the provision of new or physically

altered governmental facilities, 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 Irvine Val Verde District schools. No impact will result. Notwithstanding the non-impact, the Project may be subject to impact fees established by the Val Verde School District to offset any indirect impacts of the non-residential Project.

This subject will not be discussed in the Project EIR.

Sources: Riverside County General Plan; Mead Valley Area Plan; GIS database; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

NO IMPACT – Project development involves construction and operation of a logistics/warehouse building with a small management office component. No residential use is part of the Project; thereby, no population would be generated as a result of Project development or operation. Therefore, the Project will not directly result in significant impacts causing the need for new or expanded library facilities. No impact will result. This subject will not be discussed in the Project EIR.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NO IMPACT – Project development involves construction and operation of a logistics/warehouse building with a small management office component and thereby will not generate a direct need for new or expanded public health and human services. Therefore, Project development and operation will not cause a need for new or expanded public health facilities. No impact will result. This subject will not be discussed in the Project EIR.

Sources: Riverside County General Plan; Riverside County General Plan Program EIR

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION – Would the project

35. Parks and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

- a) **Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

NO IMPACT – The Project involves development of a 694,540 square foot, 49.5-foot tall logistics/warehouse building, surface parking lot and perimeter and project site landscaping on a vacant 31.55-acre property. Project development will not include recreational facilities. Therefore, Project development and operation will not result in a significant increase in population and thereby will not require construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact will result. This subject will not be discussed in the Project EIR.

Sources: GIS database; Ord. No.460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedication; Ord. No. 659 (As Amended Through 659.13) – An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Feet Program; Parks and Open Space Department Review; Riverside County General Plan; Project Application Materials

- 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?**

NO IMPACT – The Project involves development of a 694,540 square foot, 49.5-foot tall logistics/warehouse building, surface parking lot and perimeter and project site landscaping on a vacant 31.55-acre property. Project development will not include recreational facilities. No residential uses are part of the proposed project. Therefore, project development and operation will not result in an increase in population and thereby will not result in an increase in use of existing neighborhood and regional parks

or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact will result. This subject will not be discussed in the Project EIR.

Sources: GIS database; Ord. No.460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedication; Ord. No. 659 (As Amended Through 659.13) – An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Feet Program; Parks and Open Space Department Review; Riverside County General Plan; Project Application Materials

- c) **Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?**

LESS THAN SIGNIFICANT IMPACT – The Project site is not located within a Community Service Area. The Community Service Area closest to the Project site is CSA 117 (Mead Valley), which is west of the Project site. The Quimby Act (CGC Section 66477) allows local jurisdictions, through an ordinance, to require developers to dedicate land, pay fees or a combination of both for park and recreational purposes as a condition of approval of tract and parcel maps. The land, fees or combination thereof would be used for the development of new, or rehabilitation of existing, park and recreation facilities to serve the associated population. Implementation of Quimby Act standards would provide for additional park and recreational resources throughout the county, which in turn would lessen impacts related to overuse and overcrowding at existing facilities in the affected region. Riverside County Ordinance No. 460 – Regulating the Division of Land (Section 10.35) details methods by which Quimby Act compliance is achieved (i.e., land dedication, in-lieu fee payment or combination of both) for residential projects. However, Riverside County Ordinance 659, as amended, provides that industrial developments within the Mead Valley area pay Development Impact Fees of \$6,743 per acre focused to parks and recreation facilities. The Project will have a Condition of Approval requiring any such fees be paid according to County of Riverside requirements. The resultant impact level will be Less than Significant. This subject will be discussed in further detail in the Project EIR.

Sources: GIS database; Ord. No.460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedication; Ord. No. 659 (As Amended Through 659.13) – An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Feet Program; Parks and Open Space Department Review; Riverside County General Plan; Project Application Materials

Findings of Fact: Reference narrative above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

a) Include the construction or expansion of a trail system?

LESS THAN SIGNIFICANT IMPACT – A Community Trail alignment along Placentia Avenue borders the Project site to the south. Project development will include improvement of the Trail along the southern boundary of the Project site westward to Patterson Avenue. This subject will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan, Figure C-6 (“Trails and Bikeway System”); Mead Valley Specific Plan; Project Application Materials; Mead Valley Area Plan

Findings of Fact: Reference narrative above.

Mitigation: Trail development will be required as part of Project development.

Monitoring: County of Riverside staff verification of trail alignment and improvements.

TRANSPORTATION – Would the project

37. Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will be designed and function in accordance with County of Riverside regulations and policies pertaining to traffic and circulation. The Mead Valley Area Plan depicts a bicycle trail proceeding east along Placentia Avenue along the southern Project property line and south-to-north along Patterson Avenue from Placentia Avenue along the western Project property line. Project development will accommodate and improve this trail as required by the County of Riverside. The Traffic Impact Analysis being prepared for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways?

LESS THAN SIGNIFICANT IMPACT – The Traffic Impact Analysis being prepared for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

LESS THAN SIGNIFICANT IMPACT – Project development will comply with County of Riverside standards related to vehicular access, on-site vehicular turn-around distance, and automobile and truck parking. The Traffic Impact Analysis being prepared for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

d) Cause an effect upon, or a need for new or altered maintenance or roads?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – Project development will include improvement of roadways adjacent to the Project site in compliance with County of Riverside requirements and standards. This improvement will include maintenance of the roadways. The Traffic Impact Analysis being prepared

for the Project will address this subject, which will be discussed in greater detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

e) Cause an effect upon circulation during the project's construction?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED – A Project development construction plan will be filed with the County of Riverside for review and approval. All assigned requirements in the County-approved Plan will be implemented during Project grading and construction. As a result, the level of impact will be less than significant. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

f) Result in inadequate emergency access or access to nearby uses?

NO IMPACT – The Project is designed to conform to street standards and vehicular access and circulation standards. Existing vehicular access points and circulation patterns on the Project site and along adjacent roadways will be maintained. The Project will comply with all Riverside County public safety requirements for emergency access, including police, fire and emergency medical services. Therefore, Project development and operation will not result in inadequate emergency access. No impact will result. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials

Findings of Fact: Reference narratives above

Mitigation: Mitigation will be determined based on the findings and recommendations in the Traffic Impact Analysis to be prepared for the Project.

Monitoring: Monitoring will be determined based on the recommended Mitigation in the Traffic Impact Analysis to be prepared for the Project.

38. Bike Trails

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

a) Include the construction or expansion of a bike system or bike lanes?

LESS THAN SIGNIFICANT IMPACT – A Community Trail alignment along Placentia Avenue borders the Project site to the south. Project development will include improvement

of the Trail along the southern boundary of the Project site westward to Patterson Avenue. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan; Project Application Materials; Mead Valley Area Plan

Findings of Fact: Reference narrative above.

Mitigation: Trail development will be required as part of Project development.

Monitoring: County of Riverside staff verification of trail alignment and improvements.

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:

39. Tribal Cultural Resources

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

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)?

POTENTIALLY SIGNIFICANT IMPACT – Project development may uncover Native American historical or archaeological resources. County of Riverside Planning Department staff will arrange a tribal consultation with recognized tribal entities to inform them of the Project. The results of the consultation will be incorporated into the Project EIR.

Sources: County Archaeologist; AB 52 Tribal Consultation; Project Application Materials; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

- b) **A resource determined by the lead agency, in the 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.)**

POTENTIALLY SIGNIFICANT IMPACT – California State law provides for limited protection of Native American prehistoric, archaeological, cultural, spiritual and ceremonial places, such as the following: sanctified cemeteries, religious, ceremonial sites, shrines, burial grounds, prehistoric ruins, archaeological sites; and, sacred sites.

Riverside County contains tribal lands. Consultation with the Native American community is required, per stipulations in California Senate Bill 18. Consultation with interested tribal groups of Native Americans is ongoing. The results of the consultations will be incorporated into the Project EIR.

A Sacred Lands File search with the Native American Heritage Commission has been initiated, as has the required Consultation with interested Native American tribal groups. This process is ongoing. Although the Sacred Lands File search did not reveal any traditional cultural places within the Project site, Project development may uncover Native American historical or archaeological resources. The Project EIR will discuss this topic in greater detail and will indicate what Mitigation Measures will be appropriate.

Sources: County Archaeologist; AB 52 Tribal Consultation; Project Application Materials; BCR Consulting LLC, “Phase I Cultural Resources Assessment – Barker Logistics Project, Unincorporated Riverside County, California,” (March 22, 2019)

Findings of Fact: Reference narratives above

Mitigation: Mitigation will be identified as part of the tribal consultation process and will be incorporated into the Project EIR.

Monitoring: Monitoring of Mitigation will be incorporated into the Project EIR as recommended by tribal consultation.

UTILITIES AND SERVICE SYSTEMS – Would the project

40. Water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – The Eastern Municipal Water District provides potable water service to the Project area. The Project site is undeveloped and therefore currently has no demand for water service. Project development and operation will result in demand for water provision. Although it is anticipated development of the logistics/warehouse use on the Project site will not require or result in the construction of new water systems or expansion of existing systems that would cause significant environmental effects, the Eastern Municipal Water District will be contacted to verify existing water systems are sufficient to maintain an adequate level of service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Eastern Municipal Water District

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

POTENTIALLY SIGNIFICANT IMPACT – The Eastern Municipal Water District provides potable water service to the Project area. Although Project development and operation will result in an increased demand for water, it is not anticipated Project development and operation will substantially impact water supplies available to serve the Project entitlements and no new or expanded entitlements would be needed. However, the Eastern Municipal Water District will be contacted to verify existing water facilities are sufficient to maintain an adequate level of service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Eastern Municipal Water District

Findings of Fact: Reference narratives above.

Mitigation: Mitigation, as necessary, will be applied after further study.

Monitoring: Monitoring will be defined after Mitigation formulation.

41. Sewer

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

LESS THAN SIGNIFICANT IMPACT – The Eastern Municipal Water District provides wastewater service to the Project area. Project development and operation will result in generation of additional wastewater. Although it is anticipated development of the logistics/warehouse use on the Project site will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the Eastern Municipal Water District will be contacted to verify existing wastewater treatment facilities are sufficient to maintain an adequate level of service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Department of Environmental Health Review

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?

POTENTIALLY SIGNIFICANT IMPACT – The Eastern Municipal Water District provides wastewater service to the Project area. Project development and operation will result in generation of additional wastewater. The Eastern Municipal Water District will be contacted to verify existing facilities are sufficient to maintain an adequate level of

service for the Project site and throughout the Project area. This subject will be discussed in further detail in the Project EIR.

Sources: Department of Environmental Health Review

Findings of Fact: Reference narratives above.

Mitigation: Mitigation, as necessary, will be applied after further study.

Monitoring: Monitoring will be defined after Mitigation formulation.

42. Solid Waste

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

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?

POTENTIALLY SIGNIFICANT IMPACT – The Riverside County Waste Management Department provides non-hazardous solid waste disposal service to the Project site. The Badlands Landfill and El Sobrante Landfill accept solid waste from the Project area. The former Landfill has a permitted daily capacity of 4,000 tons per day and has an estimated closure date of 2024; the latter has a permitted daily capacity of 5,000 tons per day and has an estimated closure date of 2045. Due to recycling regulations, it is likely project development and implementation impacts on landfill capacity would be less than significant. This subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan; Riverside County Waste Management District correspondence; Project Application Materials; Certified Environmental Impact Report No. 546 – Knox Business Park Buildings D and E

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)?

POTENTIALLY SIGNIFICANT IMPACT – The Riverside County Waste Management Department provides non-hazardous solid waste disposal service to the Project site. The Badlands Landfill and El Sobrante Landfill accept solid waste from the Project area. Project development and operation will comply with all appropriate federal, State and County of Riverside reduction regulations pertaining to solid waste. This subject will be discussed in further detail in the Project EIR.

Sources: Riverside County General Plan; Riverside County Waste Management District correspondence; Project Application Materials; Certified Environmental Impact Report No. 546 – Knox Business Park Buildings D and E

Findings of Fact: Reference narratives above.

Mitigation: Mitigation, as necessary, will be applied after further study.

Monitoring: Monitoring will be defined after Mitigation formulation.

43. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Electricity?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will require new electrical service to the Project site for Project lighting, air conditioning, heating, and machinery operation. Electricity is provided to the residences and business adjacent to the Project site. New electrical connections and street lighting will be required, as will power to operate the logistics/warehouse building, adjunct facilities, and parking lot lighting. Construction of any required new electrical facilities is not anticipated to result in significant environmental effects. The electricity provider will be contacted and consulted with regarding project electrical service. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

b) Natural gas?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will require new natural gas service. It is not anticipated the added demand for natural gas service will require construction of new facilities or significant expansion of existing facilities and thereby is not anticipated to result in significant effects. The natural gas provider will be contacted and consulted with regarding project natural gas service. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

c) Communications systems?

LESS THAN SIGNIFICANT IMPACT – Project development and operation will require added communication systems in the form of computers and robotics operation. It is not anticipated the added systems will require construction of new facilities or significant expansion of existing facilities and thereby is not anticipated to result in significant environmental effects. The cable company provider will be contacted and consulted with regarding project cable/communication system service. This subject will be discussed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

d) Street lighting?

LESS THAN SIGNIFICANT IMPACT – Project development will include installation of street lights as required by the County of Riverside. Should installation occur, the street lights will conform to County requirements. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

e) Maintenance of public facilities, including roads?

LESS THAN SIGNIFICANT IMPACT – The project applicant will be responsible for the installation/construction of required roadway improvements pursuant to Riverside County approvals and standards/regulations. Once installed and operational, it is anticipated that Riverside County will be responsible for the roadway maintenance. Other public facilities that may require maintenance would be located within the roadway right-of-way (lighting, signage, signals, electrical, cable, storm drains, water/sewer infrastructure, etc.). These facilities are anticipated to be maintained by the relevant provider of service. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

f) Other governmental services?

LESS THAN SIGNIFICANT IMPACT – It is not anticipated at this time that State and Federal agencies will have jurisdiction over habitat at this time. However, refer to the

Biological Resources Section of the Project EIR for further discussion of this subject. In addition, refer to the Public Services Section and discussion above. Other than the government services listed in the Public Services section and discussed above as analyzed in this Initial Study, it is not anticipated that other governmental services or facilities (federal, State, regional or local) will be required to be constructed, expanded or relocated with Project implementation. This subject will be addressed in further detail in the Project EIR. This subject will be addressed in further detail in the Project EIR.

Sources: Project Application Materials; Utility Companies

Findings of Fact: Reference narratives above.

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

44. Wildfire Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
44. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

involving wildland fires?

- a) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**

LESS THAN SIGNIFICANT IMPACT – Project design includes vehicular and emergency vehicle access from Placentia Avenue and from a driveway at the northwest corner of the Project site. Project-generated truck traffic will be accommodated safely through improvements to adjacent roadways to be conducted by the Project Applicant. In addition, compliance with Orange County Fire Authority codes, regulations, and conditions and with City emergency evacuation plans will ensure project development and operation will not physically interfere with or impair an adopted emergency response plan or emergency evacuation plan. The resulting level of impact will be less than significant. This subject will be discussed in detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- 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?**

POTENTIALLY SIGNIFICANT IMPACT – The Project site is within a designated Very High Fire Hazard Area, according to the Mead Valley Area Plan. In addition, the Riverside County General Plan indicates that wind is an environmentally limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. However, the Project site is located in a “moderate” wind erodibility zone. Thereby, any wildfires in the Project vicinity may expose Project employees and visitors to pollutant concentrations. Although the new warehouse/logistics building will be constructed and operated in compliance with the California Building Code and current Riverside County Fire Department requirements, this subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- 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?**

LESS THAN SIGNIFICANT IMPACT – Installation or maintenance of any Project-required infrastructure will facilitate fire protection on the Project site and in the Project vicinity. The Project warehouse/logistics building will comply with all Riverside County Fire Department and Building Department code requirements related to fire suppression and fire safety. Project development will include undergrounding of electrical power lines and improving adjacent roadways, which will facilitate fire protection and emergency

service provision to the Project site. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- 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?**

NO IMPACT – Project development will replace grassland currently on the Project site with a 694,540-square foot structure, a paved surface parking lot around the building perimeter, and landscaping. Therefore, no people or structures will be exposed to significant risks as a result of runoff, post-fire slope instability, or drainage changes. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

- e) **Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

POTENTIALLY SIGNIFICANT IMPACT – The Project site is within a designated Very High Fire Hazard Area, according to the Mead Valley Area Plan. Mitigation of such will require adherence to CalFire Building Code requirements as well as County of Riverside regulations pertaining to fire protection and emergency service provision. This subject will be addressed in further detail in the Project EIR.

Sources: Riverside County General Plan, Figure S-11 (“Wildfire Susceptibility”); Riverside County General Plan Program EIR; GIS database, Project Application Materials; Mead Valley Area Plan

Findings of Fact: Reference narratives above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE – Does the project

45. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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POTENTIALLY SIGNIFICANT IMPACT

Findings of Fact: Project development of a 694,540-square foot logistics/warehouse building with a small administrative office, surface parking, landscaping and a perimeter wall potentially will alter the physical state of the Project site. A Biological Habitat Assessment of the Project site will be conducted to determine if sensitive or candidate plant or animal species are present on the property. In addition, Project development potentially will impact archaeological or paleontological materials that could be on or beneath the Project site. No historic resources are known to be on the Project site. These subjects will be evaluated in the Project Environmental Impact Report.

Sources: Staff Review; Project Application Materials

46. 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)?

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

POTENTIALLY SIGNIFICANT IMPACT

Sources: Staff Review; Project Application Materials

Findings of Fact: Project development and operation has the potential to result in cumulatively considerable impacts in the following CEQA threshold subject areas: Air Quality; Biological Resources; Energy; Greenhouse Gas Emissions; Hydrology and Water Quality; Noise; Public Services; Transportation; and, Utilities and Service Systems. The Project Environmental Impact Report will evaluate the Project's potential to result in cumulatively significant impacts.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

POTENTIALLY SIGNIFICANT IMPACT

Sources: Staff Review; Project Application Materials

Findings of Fact: Direct and indirect Project impacts on human beings will be evaluated in the Project environmental Impact Report.

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: Riverside County General Plan EIR

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

AUTHORITIES CITED

Authorities cited: Public Resources Code Section 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083.05, 21083.3, 21093, 21094, 21095, and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 16 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (202) 102 Cal.App.4th 656.

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United States Census

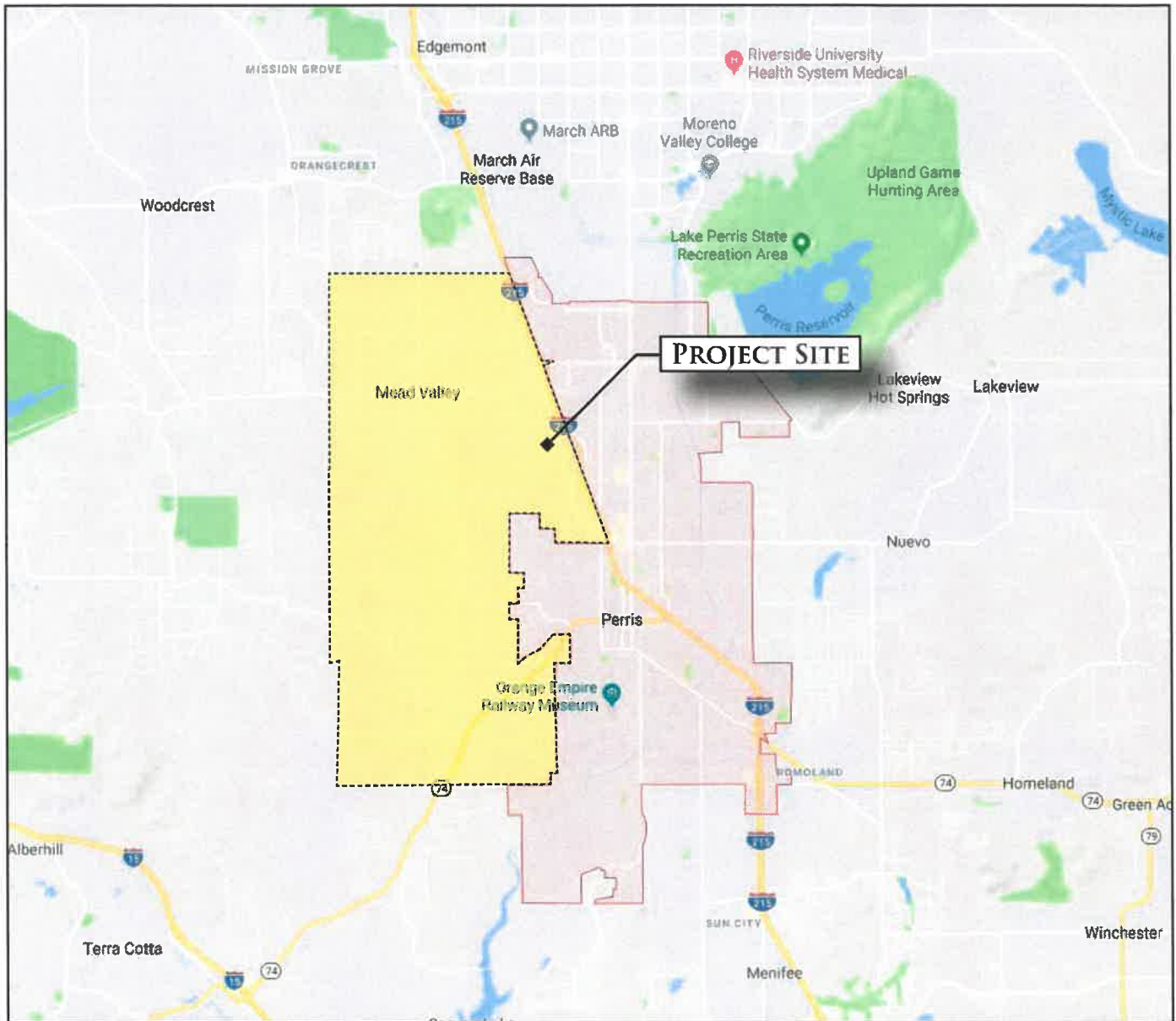
maps.conservation.ca.gov/agriculture

dot.ca.gov/design/lap/livability/scenic-highways; Caltrans, "Scenic Highway Guidelines," (October, 2008)


LIST OF EXHIBITS

- 1. Regional Map**
- 2. Vicinity Map**
- 3. Arial**
- 4. No Change to Existing General Plan Land Use**
- 5. No Change to Existing Zoning**
- 6. Trails Connections**
- 7. Airport Influence Map**
- 8. Panorama Photos – Existing Viewshed**

REGIONAL MAP



Legend

-  Perris, CA City Boundary
-  City of Perris Sphere of Influence*

*A "sphere of influence" is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Source: Google Maps



VICINITY MAP



Source: Google Maps



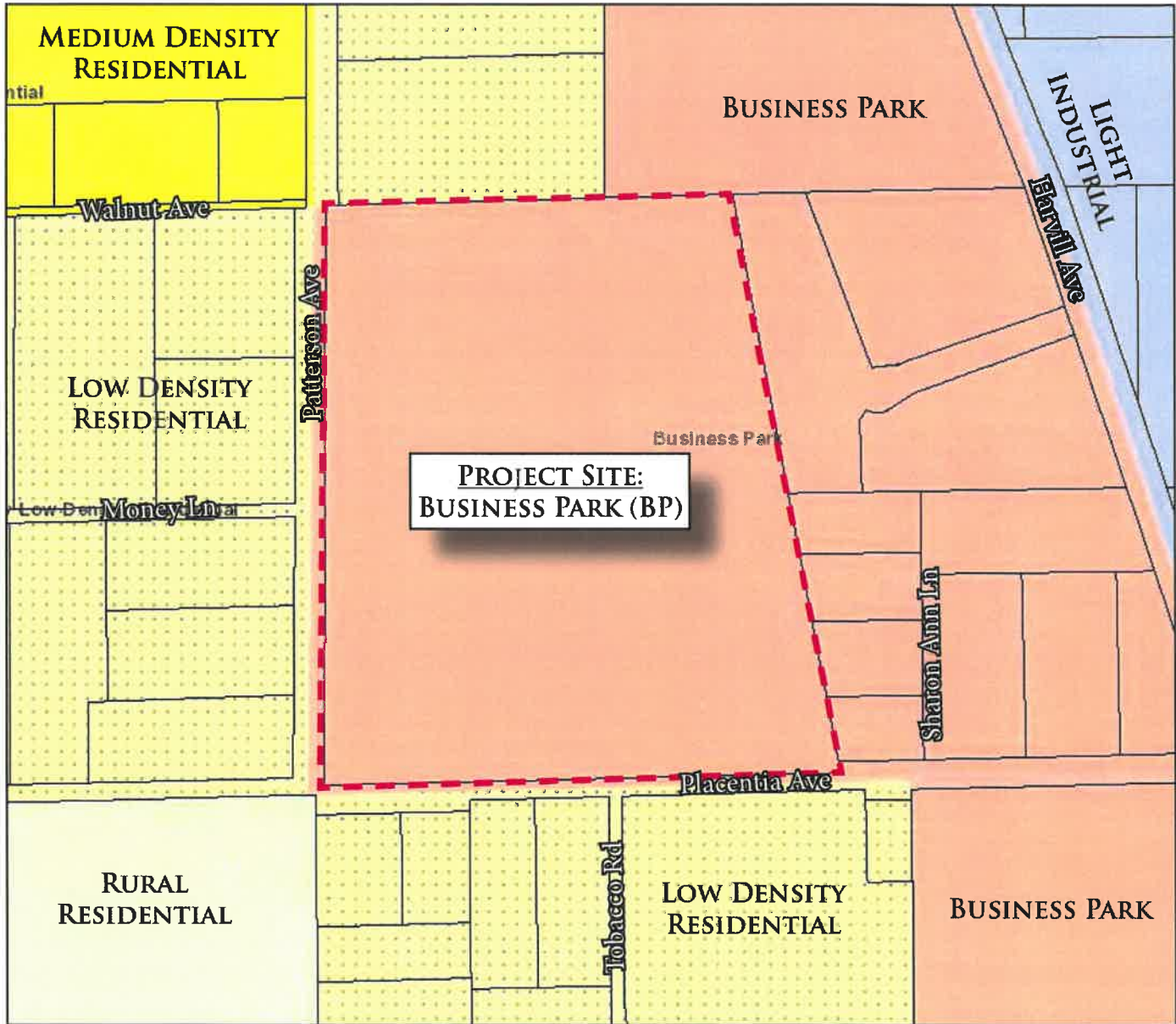
EXH 3
AERIAL



Source: Google Maps



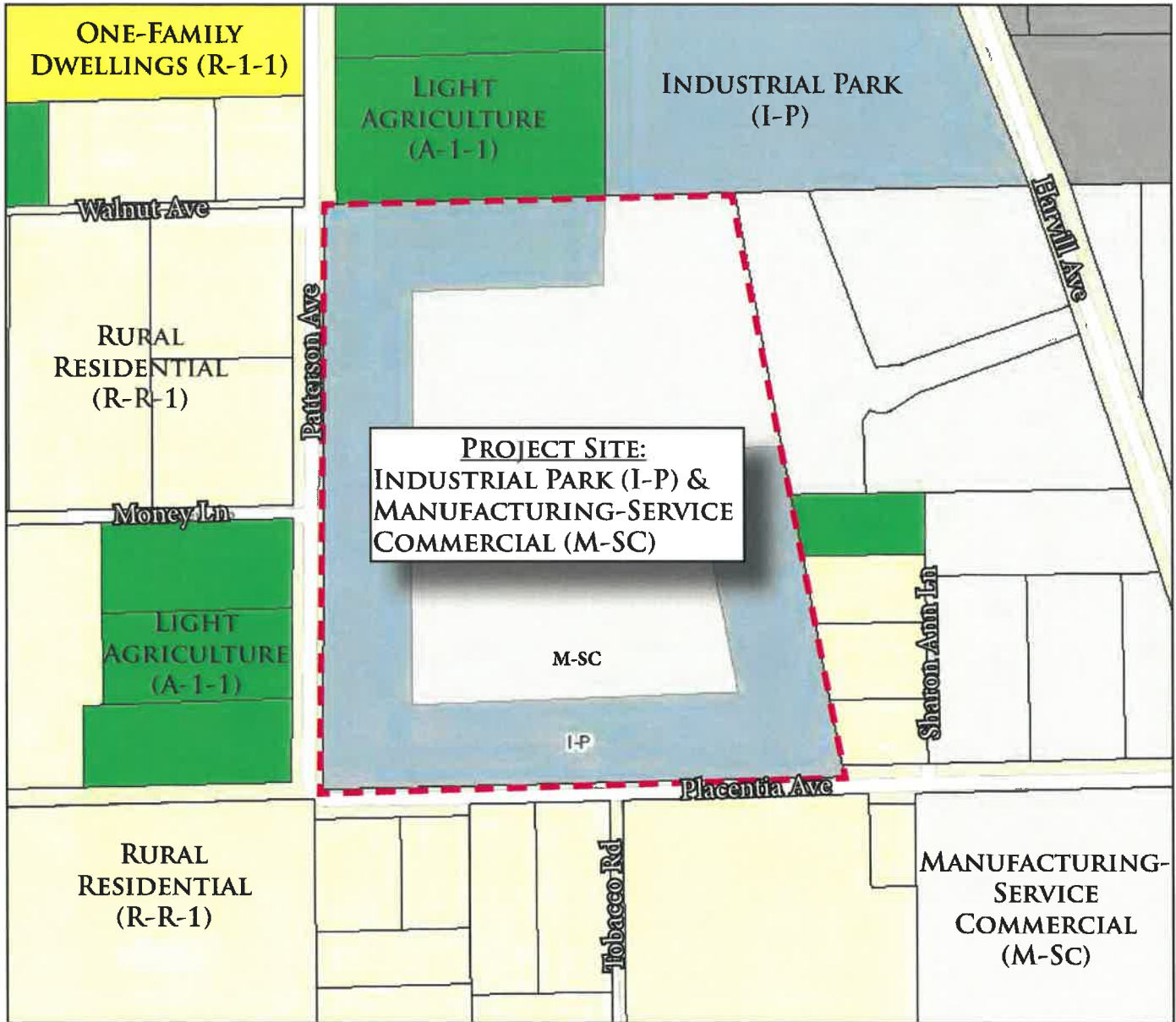
NO CHANGE TO EXISTING
GENERAL PLAN LAND USE



Source: County of Riverside [MapMyCounty](http://MapMyCounty.com), February 2019



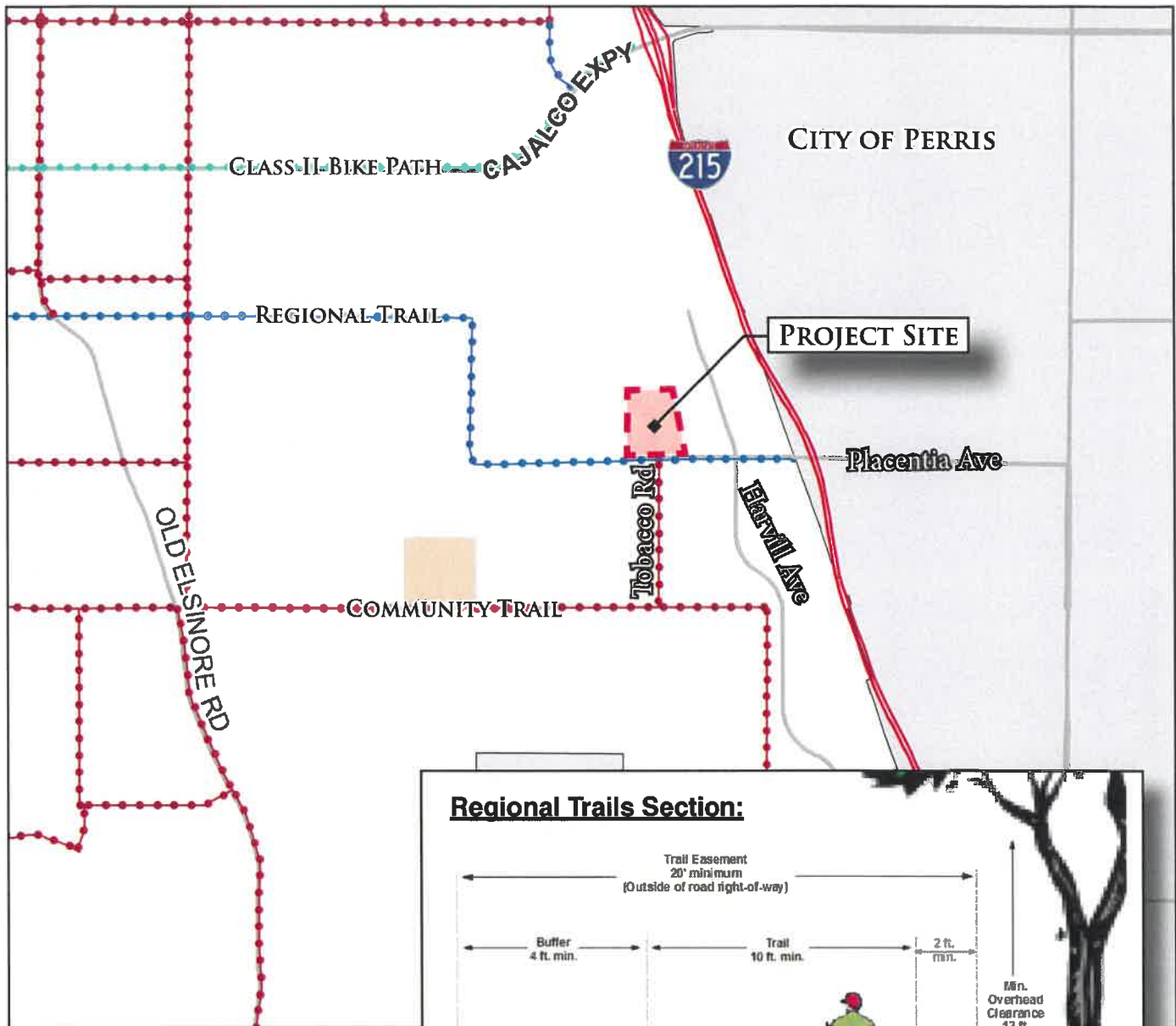
**NO CHANGE TO
EXISTING ZONING**



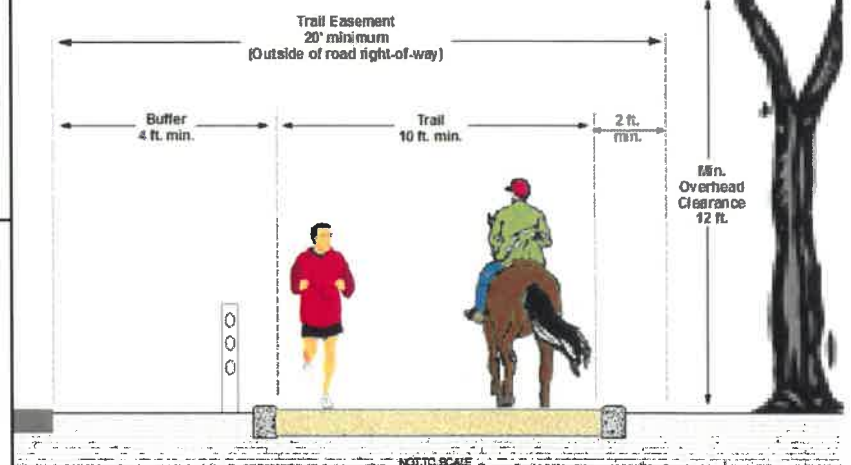
Source: County of Riverside [MapMyCounty](#), February 2019



TRAILS CONNECTION MAP



Regional Trails Section:



Source: County of Riverside General Plan Circulation Element

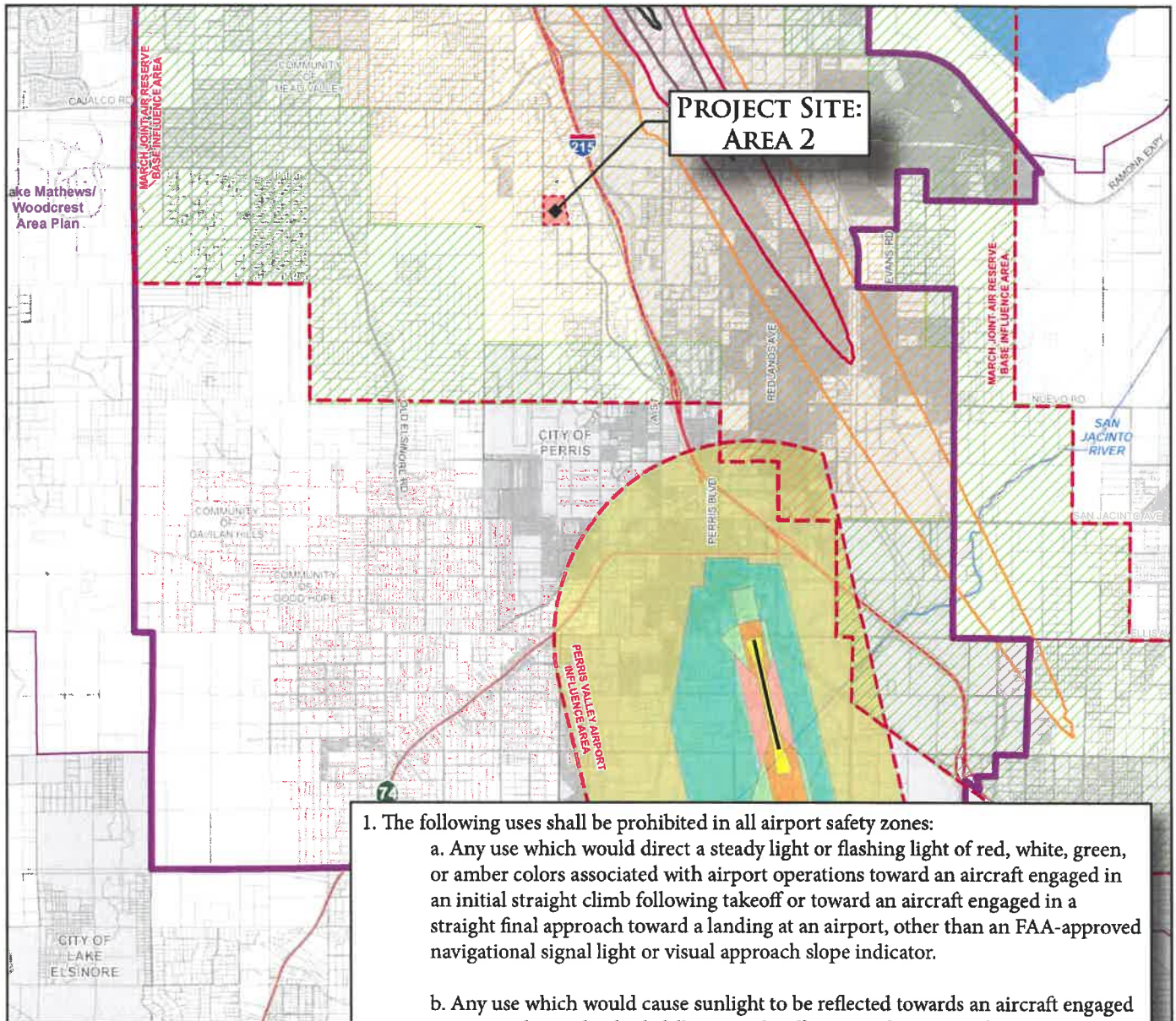
Legend

- Regional Trail: Urban/Suburban
- Community Trail
- Class II Bike Path

Source: County of Riverside Mead Valley Area Plan, 2016



EXH 7
**MARCH AIR RESERVE BASE
 & PERRIS VALLEY AIRPORT
 INFLUENCE AREA**



Legend

March Air Reserve Safety Zones

- Area 1
- Area 2
- Area 3

1. The following uses shall be prohibited in all airport safety zones:
 - 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.
2. Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

Source: County of Riverside Mead Valley Area Plan, 2016



PANORAMA PHOTOS EXISTING VIEWSHED



1 Looking north from Placentia Ave. and Tobacco Rd.



2 Looking north easterly from Placentia Ave. and Patterson Ave.



3 Looking east from Patterson Ave.



4 Looking south easterly from Patterson Ave. and Walnut Ave.

KEY MAP

