



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

JANUARY 24, 2011

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

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

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

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

### 1.0 CONSENT CALENDAR:

#### 1.1 **NONE**

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

2.1 **PLOT PLAN NO. 24269** – CEQA Exempt – Applicant: Miguel Nava – Owner: Irma and Miguel Nava – Fifth Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Location: Easterly side Charina Lane, northerly of Watson Road, southerly of Alicante Drive, westerly of Pierson Road – 1.06 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a detached 1,830 square foot metal storage garage on 1.06 acre, associated with the 2,480 square foot residence located 25410 Charina Lane in Homeland. APN: 457-240-038. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.2 **PLOT PLAN NO. 24729** – CEQA Exempt – Applicant: David Shteremberg – Owner: Los Abuelos Ranch – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Sandia Creek, southerly of Cross Creek Golf, easterly of Via Vaquero, westerly of Avenue Del Oro – 20 Acres – Zoning: Residential Agricultural (R-A-5) (5 acres minimum) – **REQUEST:** The Plot Plan is proposal to construct a 1,181 square foot barn with attached 2-story agricultural dwelling (1<sup>st</sup> floor 829 square foot and 2<sup>nd</sup> floor 782 square foot) and a detached 526 square foot greenhouse on 20 Acres, associated with the 8,734 square foot residence located at 43800 La Cruz Drive in Temecula. APN: 936-070-012. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.3 **PLOT PLAN NO. 24795** – CEQA Exempt – Applicant: Lawrence Haase – Owner: Lawrence and

Pakao Haase – First Supervisorial District – Cajalco District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northeasterly corner of Glass Mountain Drive and Scottsdale Road , westerly of Oak Park Drive – 1.05 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** The Plot Plan is proposal to a 2,145 square foot detached garage with 276 square foot loft storage area on 1.05 acre, associated with the 3,296 square foot residence with attached 718 square foot garage located at 18744 Glass Mountain Drive in Riverside. APN: 285-420-008. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.4 **PLOT PLAN NO. 24668** – CEQA Exempt – Applicant: Cresencio Ramirez – Engineer/Representative: CES Consulting – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 48<sup>th</sup> Street, southerly of Belle Grave Avenue, easterly of Dodd Street, westerly of Bain Street – 2.52 Acres – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted a 2,352 square foot horse stable/hay storage and a 1,568 square foot horse stable on 2.52 acres, associated with the 1,010 square foot residence located at 10255 48<sup>th</sup> Street in Mira Loma. APN: 159-090-009. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

2.5 **PLOT PLAN NO. 24794** – CEQA Exempt – Applicant: Allen Asada – Owner: Michael Tomas – First Supervisorial District – Woodcrest District – Lake Mathew/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Safe Avenue, westerly of Porter Avenue, northerly of Van Buren Boulevard, easterly of Gardner Avenue – .98 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to a 3,200 square foot detached garage on .98 acres, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside. APN: 274-060-028. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.6 **PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 2,106 square foot detached storage garage with 320 square foot basement on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris. APN: 321-432-016. (Continued from 12-13-10, & 1-3-11) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.7 **PLOT PLAN NO. 24360** – CEQA Exempt – Applicant: Josh Stephenson – Engineer/Representative: Oz Bratene - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Estate Density Residential (2 Acres Minimum) (RC: EDR) and Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly Deportola Road, southerly of Linda Rosea Road, easterly of Renaldo Road, westerly of Pauba Road – 17.06 Acres – Zoning: Residential Agricultural (R-A-10) (10 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 9,276 square foot detached barn (which includes 1,752 square foot Agricultural dwelling with workshop, 1,084 square foot Agricultural worker dwelling and 688 square foot workshop/office/garage), 5,616 square foot horse stable and a 7,255 square foot detached Barn/Ag. Dwelling/Storage (which includes 1,589 square foot Agricultural worker dwelling and 5,666 square foot barn/deck/storage) on 17.06 acres, associated with the 2,821 square foot residence located at 36137 Linda Rosea Road in Temecula. APN: 927-090-045, 046. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)



- 2.8 **PLOT PLAN NO. 24289** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Craig Avenue, southerly of Holland Road, and easterly of Highway 79 (Winchester Road) – 37.57 Gross Acres - Zoning: Specific Plan (SP No. 310 - Planning Area No. 3) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas. - APN: 466-170-032. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 2.9 **PLOT PLAN NO. 24077** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications CA, LLC – Engineer/Representative: Sohail Shah, PE - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, easterly of Dunlap Drive, and westerly of Foothill Avenue, more specifically 27304 Nuevo Road – 4.82 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' high live pine trees are also proposed to be planted in the project area. – APN: 307-270-020. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Supervisory District: Fifth  
Project Planner: Bahelila Boothe

Plot Plan Number: 24269  
Applicant: Irma and Miguel Nava  
Directors Hearing: January 24, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,830 square foot detached metal storage garage on 1.06 acre, associated with the 2,480 square foot residence located at 25410 Charina Lane in Homeland. APN: 457-240-038.

### ISSUES OF RELEVANCE:

The property has a code violation CV0905974 for construction without permits. This property is located in a High Fire Area; the project has been reviewed and conditioned by Riverside County Fire Department. The property has items stored outside (trailer, etc) that will utilize the storage garage after construction. The proposed accessory building will be located more than 30 feet from the main residence, the structure will be painted or stucco a neutral color to blend with surrounding community.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24269**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

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2. The project site is designated Rural Community: Very Low Density Residential (1 acre minimum) on the Harvest Valley/Winchester Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Residential zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 1,830 square foot detached metal storage garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

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09:40

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24269

Parcel: 457-240-038

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24269 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. , Exhibit A, dated October 7, 2009.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a 1,830 square foot detached metal storage garage on 1.06 acre, associated with the 2,480 square foot residence located at 25410 Charina Lane in Homeland. APN: 457-240-038

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY); its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24269. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

FIRE DEPARTMENT

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

RECOMMND

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



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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24269

Parcel: 457-240-038

10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

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

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24269 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24269

Parcel: 457-240-038

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

REC

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANNING. 4

PPA - ACSRY STRC NO HBTBL AREA

REC

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

10.PLANNING. 5

PPA - SETBACKS IN HIGH FIRE

REC

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24269

Parcel: 457-240-038

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24269

Parcel: 457-240-038

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1)

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

USE-#4-WATER PLANS

RECOMMND

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

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT October 7, 2009.

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated October 9, 2009.



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Riverside County LMS  
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PLOT PLAN:ADMINISTRATIVE Case #: PP24269 Parcel: 457-240-038

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

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



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

Mike Lara  
Director

## **PLOT PLAN REVIEW**

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### **General Note**

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

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SITE: 25410 Charina Ln.  
Homeland

COMMENTS

PP24269

BY:  
R.KLAARENBECK

PHONE: (951) 955-1833

DATE: 10 /21/09

**The proposed 1,830 foot detached metal building with wood construction on each end complies with size limitations per the 2007 California Building Code. It would appear this structure will be used as a garage/workshop and shall be classified as a "U-1" occupancy.**

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

**This is NOT to be considered a building department plan review. All building plan submittal requirements including but not limited to complete building plans, supporting calculations, information and fees shall be submitted to the building department for review and approval. These requirements are in addition to the current planning department review.**

## RIVERSIDE COUNTY GIS



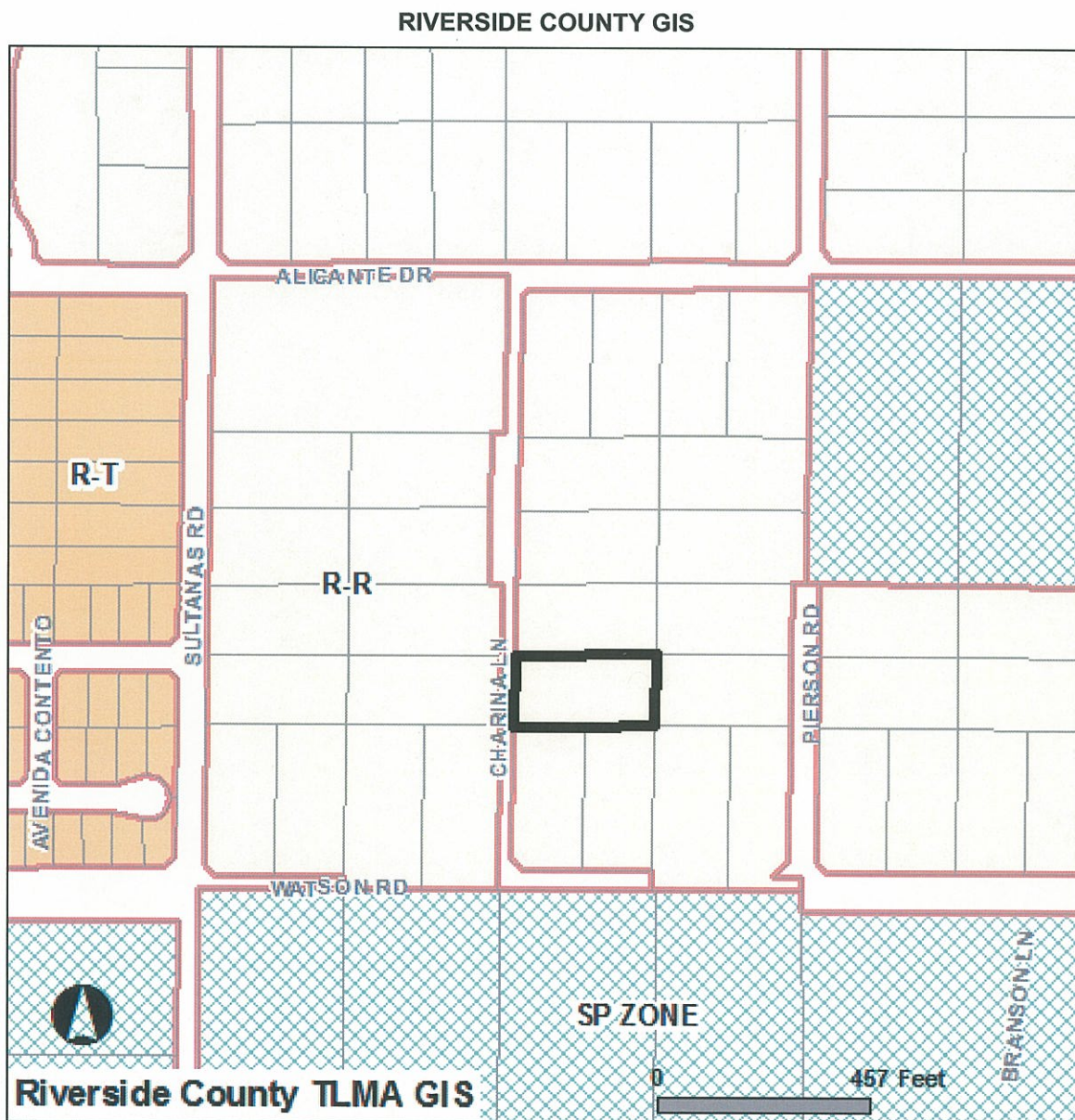
**Selected parcel(s):**  
457-240-038

**\*IMPORTANT\***

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**Selected parcel(s):**  
457-240-038

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**Selected parcel(s):**  
457-240-038

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24269 DATE SUBMITTED: 9-2-09

**APPLICATION INFORMATION**

Applicant's Name: MIKE NAVA & IMA B NAVA E-Mail: justus 4 Verizon.net

Mailing Address: 251410 CHAIRINA LANE  
HOMELAND CA 92548  
City State ZIP

Daytime Phone No: (818) 535-1697 Fax No: (818) 504-1067

Engineer/Representative's Name: [Signature] E-Mail: \_\_\_\_\_

Mailing Address: [Signature]  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (818) 535-1697 Fax No: (818) 504-1067

Property Owner's Name: MIKE NAVA E-Mail: just us 4 Verizon.net

Mailing Address: 25410 Chairina LANE  
HOMELAND CA 92548  
City State ZIP

Daytime Phone No: (818) 535-1697 Fax No: (818) 504-1067

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

## APPLICATION FOR MINOR PLOT PLAN

N.O. Watson Road, East of Watson Road, West of PierSON Road  
Thomas Brothers Map, edition year, page no., and coordinates: Page 809-A7 (2008)

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

#### **COMMERCIAL/INDUSTRIAL**

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

#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

## APPLICATION FOR MINOR PLOT PLAN

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

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

MIKE NAVA & IRMA NAVA  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

MIKE NAVA  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

IRMA NAVA  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): Metal Storage Building. Outside and roofing materials are one continuous piece made out of heavy gauge, Galvalume steel.

Related cases or underlying case: 6V09-05974

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 457-240-038

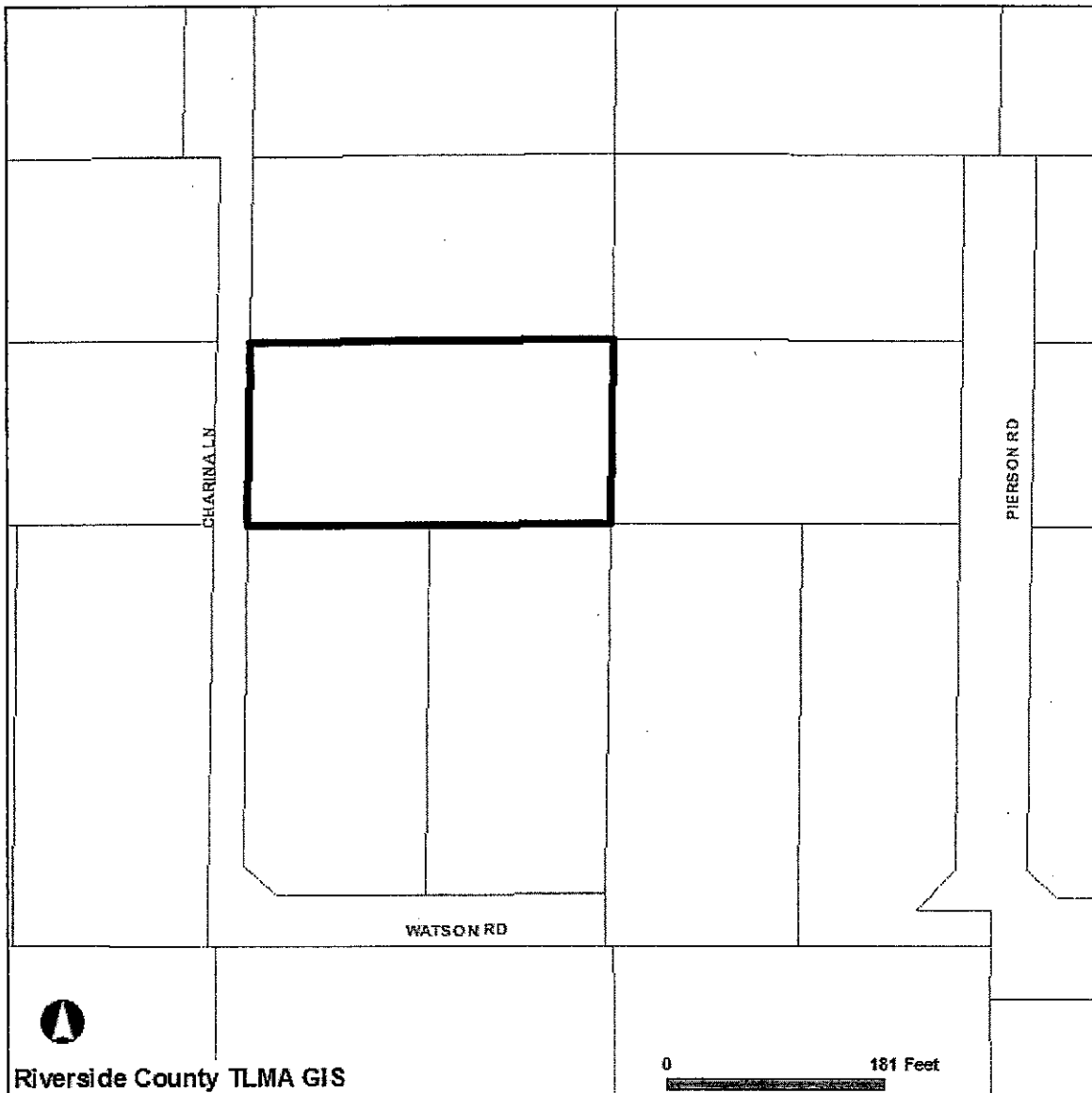
Section: 7 Township: 5S Range: 2W

Approximate Gross Acreage: 1.06

General location (nearby or cross streets): North of S.O. Alicante Dr., South of



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
457-240-038

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

457-240-038-5

**OWNER NAME / ADDRESS**

MIGUEL A NAVA  
IRMA NAVA  
25410 CHARINA LN  
HOMELAND, CA. 92548

**MAILING ADDRESS**

(SEE OWNER)

25420 CHARINA LN  
HOMELAND CA. 92548

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 80/36  
SUBDIVISION NAME: PM 13607  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.06 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2480 SQFT., 4 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(983 SQ. FT), CONST'D 2003TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 809 GRID: A7

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR2W SEC 7

**ELEVATION RANGE**

1644/1652 FEET

**PREVIOUS APN**

457-240-014

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
VLDR

**AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

HIGHWAY 79 POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

***ENVIRONMENTAL***

---

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

---

***FIRE***

---

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

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

**FIRE RESPONSIBILITY AREAS**

NOT IN A STATE RESPONSE AREA

---

***DEVELOPMENT FEES***

---

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
CENTRAL

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

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

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

---

## **TRANSPORTATION**

---

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

**ROAD BOOK PAGE**  
103A

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

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

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

**WATERSHED**  
SAN JACINTO VALLEY

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
LOW

**SUBSIDENCE**  
SUSCEPTIBLE

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

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## **MISCELLANEOUS**

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**SCHOOL DISTRICT**  
ROMOLAND & PERRIS UNION HIGH

**COMMUNITIES**

HOMELAND

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN  
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -  
STREET LIGHTING  
LIBRARY

**LIGHTING (ORD. 655)**

ZONE B, 31.09 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042720

**TAX RATE AREAS**

089-014

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 13
- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- ROMOLAND SCHOOL
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

RCLIS MAY NOT REPORT ALL OPEN CODE VIOLATIONS. CHECK OTHER RESOURCES.

**BUILDING PERMITS**

Case #	Description	Status
BXX055399	6'X 235' GARDEN WALL	FINAL
BRS026631	SFDWELLING AND ATTACHED GARAGE	FINAL
BPT031517	517 SQ FT SOLID PATIO COVER (ATTACHED) W/ELEC.	FINAL
BXX065525	RWAL 4'-21/2' HIGH / 182 LENGHT	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS020969	NOT AVAILABLE	APPLIED
EHS035371	NOT AVAILABLE	APPLIED
EHS021059	NOT AVAILABLE	APPLIED
EHS061664	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT030442	PM 13607 LOT 2	PAID
MT030443	PM 13607 LOT 2	PAID

REPORT PRINTED ON...Tue Oct 06 15:21:07 2009



## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24269** – CEQA Exempt – Applicant: Miguel Nava – Owner: Irma and Miguel Nava – Fifth Supervisorial District – Homeland Area – Harvest Valley/Winchester Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Location: Easterly side Charina Lane, northerly of Watson Road, southerly of Alicante Drive, westerly of Pierson Road – 1.06 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a detached 1,830 square foot metal storage garage on 1.06 acre, associated with the 2,480 square foot residence located 25410 Charina Lane in Homeland. APN: 457-240-038. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/20/2010.

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

APN (s) or case numbers PP24269 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

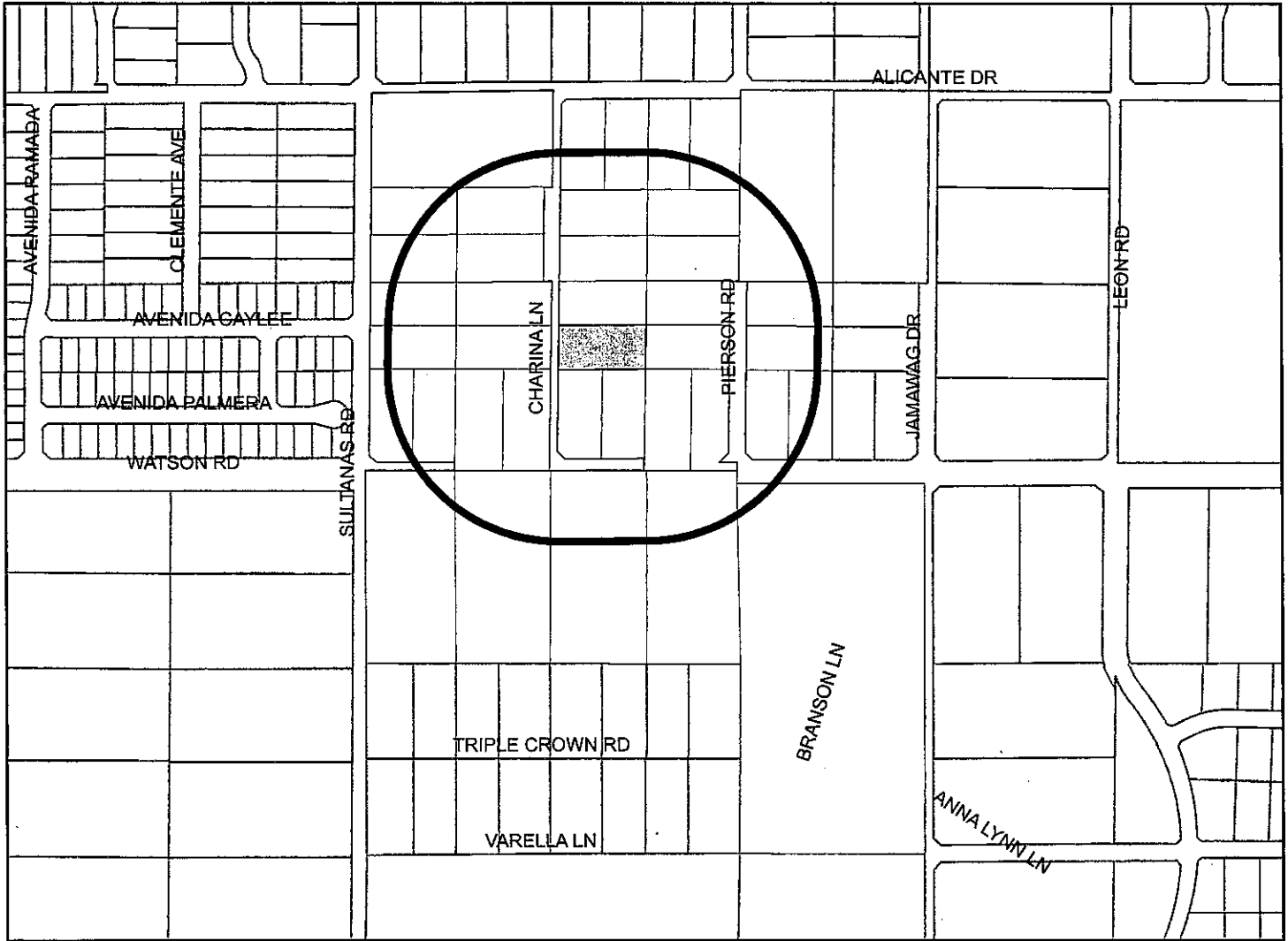
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



## **600 feet buffer**



### **Selected Parcels**

457-250-041	457-240-029	457-240-043	457-240-057	457-240-035	457-240-044	457-240-036	457-250-044	457-250-043	457-240-048
457-240-055	457-240-045	457-240-030	457-240-056	457-240-042	457-240-041	457-240-054	457-250-013	457-250-042	457-240-027
457-240-053	457-240-038	457-240-052	457-240-040	457-240-037	457-240-031	457-240-061	457-240-039	457-340-021	457-340-028
457-340-020	457-340-019	457-340-018	457-240-058	457-240-046	457-240-051	457-240-032	457-240-059	457-240-047	



710 355 0 710 Feet

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APN: 457250041, ASMT: 457250041  
ALBERT V BURKE, ETAL  
25420 PIERSON RD  
HOMELAND CA. 92548

APN: 457250044, ASMT: 457250044  
FEDERAL NATL MORTGAGE ASSN  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

APN: 457240029, ASMT: 457240029  
CHERYL GOLLNICK  
25381 CHARINA LN  
HOMELAND CA. 92548

APN: 457250043, ASMT: 457250043  
FRANKLIN DOUGLAS KETCHUM, ETAL  
P O BOX 188  
HOMELAND CA 92548

APN: 457240043, ASMT: 457240043  
DANIEL L WILLIAMSON, ETAL  
P O BOX 323  
HOMELAND CA 92548

APN: 457240048, ASMT: 457240048  
GARY L GWINN, ETAL  
25347 CHARINA LN  
HOMELAND CA. 92548

APN: 457240057, ASMT: 457240057  
DAVID MICHAEL COATS, ETAL  
25375 PIERSON RD  
HOMELAND CA. 92548

APN: 457240055, ASMT: 457240055  
GARY L WHITE, ETAL  
P O BOX 425  
HOMELAND CA 92548

APN: 457240035, ASMT: 457240035  
EARCELL WELLS, ETAL  
25265 PIERSON RD  
HOMELAND CA 92548

APN: 457240045, ASMT: 457240045  
GARY T RICHARDS, ETAL  
25310 SULTANAS RD  
HOMELAND CA. 92548

APN: 457240044, ASMT: 457240044  
EDWARD J KULAKOWSKI, ETAL  
P O BOX 177  
HOMELAND CA 92548

APN: 457240030, ASMT: 457240030  
HAROLD PETERSON, ETAL  
436 ROMIE HOWARD RD  
YONCALLA OR 97499

APN: 457240036, ASMT: 457240036  
EUGENE OBRIEN, ETAL  
P O BOX 2038  
HOMELAND CA 92548

APN: 457240056, ASMT: 457240056  
JILL TROSPER, ETAL  
C/O DWIGHT TROSPER  
38 CHICO LN  
OCEANSIDE CA 92058

APN: 457240042, ASMT: 457240042  
KENNETH JERROLD ROCK  
25424 SULTANAS RD  
HOMELAND CA. 92548

APN: 457240038, ASMT: 457240038  
MIGUEL A NAVA, ETAL  
25420 CHARINA LN  
HOMELAND CA 92548

APN: 457240041, ASMT: 457240041  
LANCE ALLAN THOMPSON  
25380 SULTANAS RD  
HOMELAND CA. 92548

APN: 457240052, ASMT: 457240052  
NIBARDO CISNEROS, ETAL  
P O BOX 186  
HOMELAND CA 92548

APN: 457240054, ASMT: 457240054  
LARRY ROBERTS  
25340 CHARINA LN  
HOMELAND CA. 92548

APN: 457240040, ASMT: 457240040  
PAULA CHARMAINE ANDERSON  
30642 WATSON RD  
HOMELAND CA. 92548

APN: 457250013, ASMT: 457250013  
LCTH INV  
C/O NELSON CHUNG  
1000 DOVE ST NO 100  
NEWPORT BEACH CA 92660

APN: 457240037, ASMT: 457240037  
PETER F MELE, ETAL  
25382 CHARINA LN  
HOMELAND CA 92548

APN: 457250042, ASMT: 457250042  
MARIA C RODRIGUEZ MARKEL, ETAL  
25450 PIERSON RD  
HOMELAND CA. 92548

APN: 457240031, ASMT: 457240031  
REGGIE A FAUNCE, ETAL  
30570 WATSON RD  
HOMELAND CA. 92548

APN: 457240027, ASMT: 457240027  
MARLA S CLITES, ETAL  
30670 WATSON RD  
HOMELAND CA. 92548

APN: 457240061, ASMT: 457240061  
ROBERT G MONROE  
1156 CORONET DR  
RIVERSIDE CA 92506

APN: 457240053, ASMT: 457240053  
MELISSA H OROZCO, ETAL  
25312 CHARINA LN  
HOMELAND CA. 92548

APN: 457240039, ASMT: 457240039  
RODRIGO ESPIRITU  
25468 CHARINA LN  
HOMELAND CA. 92548

APN: 457340018, ASMT: 457340018  
ROMOLAND WATSON 206  
C/O MATTHEW A JORDAN  
10621 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

APN: 457240058, ASMT: 457240058  
SERGIO HERRERA  
740 MANECITA CIR  
PERRIS CA 92571

APN: 457240046, ASMT: 457240046  
SYLVIA ANN ROTHERMEL  
P O BOX 57  
HOMELAND CA 92548

APN: 457240051, ASMT: 457240051  
TERENCE H DEVEREAUX, ETAL  
25258 CHARINA LN  
HOMELAND CA. 92548

APN: 457240032, ASMT: 457240032  
TERRI M LOVE  
25455 CHARINA LN  
HOMELAND CA. 92548

APN: 457240059, ASMT: 457240059  
THOMAS W DOLPH, ETAL  
P O BOX 1995  
KALAMA WA 98625

APN: 457240047, ASMT: 457240047  
WILLIAM ANDREW MITCHELL  
25307 CHARINA LN  
HOMELAND CA. 92548

Agenda Item No.: 2.2  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24729  
Applicant: David Shteremberg  
Directors Hearing: January 24, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,181 square foot barn with attached 2-story agricultural dwelling (1<sup>st</sup> floor 829 square foot and 2<sup>nd</sup> floor 782 square foot) and a detached 526 square foot greenhouse on 20 Acres, associated with the 8,734 square foot residence located at 43800 La Cruz Drive in Temecula. APN: 936-072-012

### ISSUES OF RELEVANCE:

The property is located in a High Fire Area and has been reviewed and conditioned by Riverside County Fire Department. This proposal is an agricultural dwelling allowable under Ordinance 348 Section 6.50(17) 10 additional acres being farmed. The applicant has submitted development proposal sheet for compliance with the agricultural development.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24729**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
12/13/10

3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,181 square foot barn with attached 2-story agricultural dwelling (1st floor 829 square foot and 2nd floor 782 square foot) and a detached 526 square foot greenhouse is considered detached accessory structure under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.



12/16/10  
16:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24729

Parcel: 936-070-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24729 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24729, Exhibit A, dated December 14, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is proposal to construct a 1,181 square foot barn with attached 2-story agricultural dwelling (1st floor 829 square foot and 2nd floor 782 square foot) and a detached 526 square foot greenhouse on 20 Acres, associated with the 8,734 square foot residence located at 43800 La Cruz Drive in Temecula.  
APN: 936-070-012

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24729. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

FIRE DEPARTMENT

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

RECOMMND

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

12/16/10  
16:28

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

Parcel: 936-070-012

10. GENERAL CONDITIONS

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

Ordinance 787.1.

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

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

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

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

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

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

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

12/16/10  
16:28

Riverside County LMS  
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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - AG. DWELLING

RECOMMND

THIS APPROVAL IS FOR A AGRICULTURAL DWELLING COOKING FACILITIES ARE ALLOWED.

From Ordinance 348: SECTION 6.50.17. AG. DWELLING. One additional family home, excluding the principal dwelling, shall be allowed for each ten acres being farmed. Said addition shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence.

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24729 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501

12/16/10  
16:28

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 5                    PPA - SETBACKS IN HIGH FIRE (cont.)                    RECOMMND  
951-955-4777

10.PLANNING. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS  
PERMIT, the permittee or the permittee's successors-in-  
interest shall apply to the Building and Safety Department  
for all necessary permits, including the submission of all  
required documents and fees for any plan check review as  
determined by the Director of the Department of Building  
and Safety, to ensure that all existing buildings,

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16:28

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1) (cont.)

RECOMMND

structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

USE-#4-WATER PLANS

RECOMMND

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

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT December 14, 2010.

80.PLANNING. 2

PPA- CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated December 14, 2010.

80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

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

12/16/10  
16:28

Riverside County LMS  
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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PPA - EXISTING STRUCTURE (cont.)

RECOMMND

conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

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





Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

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

---

**SITE: 43800 La Cruz Dr.      COMMENTS: PP 24729      Date: 10/25/2010**  
**Temecula**

The plot plan submittal includes a detached 1,181 square foot barn with an attached two story agricultural dwelling. The plot plan proposal also includes a 526 square foot green house. All structures shall comply with the current adopted California Building Codes and Riverside County ordinances at the time of building plan submittal.

This project is located in a high fire severity zone and shall comply with fire resistive construction requirements per chapter 7a within the 2007 California Building Code (CBC). Please be aware a new building code cycle will begin on January 1<sup>st</sup>, 2011.

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

## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Wednesday, October 13, 2010 8:02 AM  
**To:** Boothe, Bahelila  
**Subject:** PP24729

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

The site is located in the County's zone of moderate landslide potential zone. It appears the site was graded and slopes constructed under BGR070193. The buildings should be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. There should be no requirement for a GEO for this structure at this time.

This site is located in the County's zone of undetermined potential for significant paleontological resources. However, the site was previously graded and the geologic unit is not anticipated to contain significant fossil material. Hence, I have no further comment or conditions on the paleo resource issue.

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

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24729 DATE SUBMITTED: 9-29-10

**APPLICATION INFORMATION**

Applicant's Name: David Shteremberg E-Mail: davidsh@steren.com

Mailing Address: 6260 Sequence Drive  
San Diego, Street CA 92121  
City State ZIP

Daytime Phone No: (858) 546-5000 Fax No: (858) 546-5001

Engineer/Representative's Name: CLE Engineering, Inc. E-Mail: tevenhuis@cleengineering.com

Mailing Address: 41601 Date Street  
Murrieta Street CA 92562-7039  
City State ZIP

Daytime Phone No: (951) 698-1830 Fax No: (951) 698-8656

Property Owner's Name: Los Abuelos Ranch E-Mail: davidsh@steren.com

Mailing Address: 6260 Sequence Drive  
San Diego Street CA 92121  
City State ZIP

Daytime Phone No: (858) 546-5000 Fax No: (858) 546-5001

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

## **APPLICATION FOR MINOR PLOT PLAN**

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

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

David Shteremberg

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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

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

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

SIGNATURE OF PROPERTY OWNER(S):

David Shteremberg

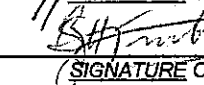
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Reina Shteremberg

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

### **PROJECT INFORMATION**

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

Minor Plot Plan to construct 1,181 SF barn with attached 1,611 SF Agricultural Dwelling and separate 526 SF metal frame greenhouse building with translucent plastic sheet covering.

Related cases or underlying case: BGR070193, BRS070211, EHS070566, HANS 01877, BAR100134, BXX1001

### **PROPERTY INFORMATION**

Assessor's Parcel Number(s): 936-070-012

Section: 8 Township: 8S Range: 3W

Approximate Gross Acreage: 20.0

General location (nearby or cross streets): North of 2.6 Miles north of Sandia Creek Drive, South of \_\_\_\_\_

## **APPLICATION FOR MINOR PLOT PLAN**

Cross Creek Golf Course \_\_\_\_\_, East of Via Vaquero \_\_\_\_\_, West of Avenida del Oro \_\_\_\_\_.

Thomas Brothers Map, edition year, page no., and coordinates: 2010 Pg 978 A-1

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**

**(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

#### **COMMERCIAL/INDUSTRIAL**

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

#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

10/27/10  
07:13

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

Parcel: 936-070-012

5. DRT CORRECTIONS REQUIRED

FIRE DEPARTMENT

5.FIRE. 1

DRT - CASE CORRECTIONS

REQUIRED

THE RIVERSIDE COUNTY FIRE DEPARTMENT REQUESTS AN AMENDED  
MAP WITH THE FOLLOWING CHANGES PRIOR TO ISSUANCE OF A  
LETTER OF CONDITIONS:

DRIVEWAY WIDTH INCORRECT.MINIMUM WIDTH 20'.

FIRE DEPT.TURNAROUND INCORRECT.



**GROVE DEVELOPMENT PROPOSAL****To: David Shteremberg****Ranch Name: #512 - Shteremberg****Ranch Location: 43800 La Cruz Dr., Tem****Date: 7/1/10****ESTIMATE**

I have read and understand the grove development budget given to me by Sierra Pacific Farms Inc. I understand that this is only an estimate and that if any unforeseen changes or problems with the development arise, I will be notified of additional costs before work is started. I will not be responsible for any additional work unless agreed upon by me.

Initials: DS**DEVELOPMENT / PRODUCTION TIMELINE**

Sierra Pacific Farms, Inc. will begin the development of the grove beginning April 1, 2011. The proposed development will be completed by May 1, 2011. The first harvest from the trees will be available in the summer of 2012. You will be notified if plans deviate from this schedule.

Initials: DS**TREES GUARANTEE**

Sierra Pacific Farms, Inc. receives an allocation of the finest trees grown in the State. We will guarantee to replace 1% of the trees planted during the first year after planting. We do not replace trees as a result of circumstances out of our control or acts of nature.

Initials: DS**PAYMENT TERMS AGREEMENT**

I (we) agree to pay Sierra Pacific Farms within 15 days from the date we present you with a bill. I agree to follow the payment schedule indicated on the quote and if I fail to do so, I will be charged an additional fee.

Initials: DS

Please sign here that you understand this estimate and would like Sierra Pacific Farms Inc. to proceed with the planned development.

By: David Shteremberg Abuelos Ranch  
Print Name(s) 7-20-2010  
Dated

By: [Signature]  
Signed

# GROVE DEVELOPMENT PROPOSAL

To: David Shtcremberg *Los Abuelos Ranch*

Ranch Name: #512 - Shtcremberg

Ranch Location: 43800 La Cruz Dr., Tem

Date: 7/1/10



DEVELOPMENT SPEC'S	
Tree Spacing	16' x 16'
Estimated Acreage	10
Estimated Number of Trees	1000
Tree Type	Pomegranate

DEVELOPMENT COSTS		Per Tree Cost	Total
Development Fee			\$0.00
Trees	Tree Costs	\$18.00	\$18,000.00
Labor	Planting Trees	\$5.85	\$5,850.00
	Tree Staking/ Flagging	\$3.15	\$3,150.00
	Land Preparation	\$0.00	\$0.00
	Irrigation Installation	\$5.75	\$5,750.00
	Misc. Labor (Supervision, Testing)	\$0.75	\$750.00
Equipment	Land Preparations (Cleanup, Flagging, Planting)	\$1.25	\$1,250.00
	Irrigation (Trenching)	\$2.50	\$2,500.00
Materials	Stake/ Mulch	\$3.75	\$3,750.00
	Irrigation & Sprinklers (Poly Hose, Seeminger Regulators)	\$4.00	\$4,000.00
	Head Unit (Bernad, Filter, Main, Misc. parts)	\$4.00	\$4,000.00
	Other & Misc	\$0.00	\$0.00
Total Costs		\$49.00	\$49,000.00

PAYMENT SCHEDULE		
Due upon receipt of signed agreement	25%	\$12,250.00
Due upon completion of irrigation system	25%	\$12,250.00
Due upon completion of entire development	50%	\$24,500.00
Total Payment	100%	\$49,000.00

*D/S*

David Shteremberg  
Los Abuelos Ranch, LLC  
43800 La Cruz Drive,  
De Luz Area,  
Riverside County, CA 92590

September 27, 2010

LOS ABUELOS RANCH LLC

MEMBERS:

David Shteremberg Children's Trust  
David & Reina Shteremberg Grandchildren's Trust

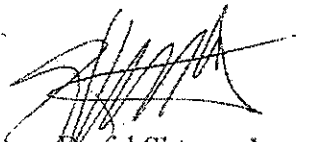
MANAGERS:

David Shteremberg  
Reina Shteremberg

PRINCIPAL PLACE OF BUSINESS IN STATE OF ORGANIZATION:

6260 Sequence Drive  
San Diego, CA 9212

Regards,



David Shteremberg  
President

DRAFT 10/15/09

**CONSENT CERTIFICATE OF ACTION BY  
MEMBERS IN LIEU OF ORGANIZATIONAL  
MEETING OF MEMBERS  
OF  
LOS ABUELOS RANCH LLC**

DRAFT 10/15/09

**CONSENT CERTIFICATE OF ACTION BY MEMBERS IN LIEU OF  
ORGANIZATIONAL MEETING OF MEMBERS OF  
LOS ABUELOS RANCH LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY**

We, the undersigned, being all of the Members of Los Abuelos Ranch LLC, a Limited Liability Company (the "Company") organized under the laws of the State of California, consent to and adopt the following resolutions as the actions of the members of Company in lieu of a formal or organizational meeting.

*ARTICLES OF ORGANIZATION*

Members have been informed that the original Articles of Organization (the "Articles") had been filed in the Office of the Secretary of State of California on October 13, 2009. A certified copy of the Articles has been provided to the Manager, who is hereby directed to insert the copy in the Record Book of Company. A copy is attached as Exhibit "A." After review, we hereby unanimously consent to and adopt the following resolution:

RESOLVED, that the Manager is instructed to insert a copy of the Articles of Company, as certified by the Secretary of State, in the Record Book of Company.

*OPERATING AGREEMENT*

The Members have been presented with a proposed Operating Agreement (the "Agreement") a copy of which is attached to this Certificate as Exhibit "B." After inspection and review, we hereby unanimously consent to and adopt the following resolutions:

RESOLVED, that the Agreement attached to this Consent Certificate as Exhibit "B" is adopted as the Agreement of Company; and

RESOLVED FURTHER, that the Manager is instructed to certify a copy of the Agreement and insert it in the Record Book of Company.

*COMPANY SEAL*

The Members have been presented with a Company Seal. After inspection, we hereby unanimously consent to and adopt the following resolution:

RESOLVED, that the Company Seal containing the words "Los Abuelos Ranch LLC, A California Limited Liability Company" together with the date of organization of Company as shown by the impression thereof on the margin of this page, is hereby adopted as the Seal of Company.

#### *CERTIFICATES OF MEMBERSHIP INTEREST*

The Members have been presented with a proposed form of Certificate of Membership Interest to be used by Company for its Membership Interests. The proposed form of Certificate of Membership Interest is attached to this Consent Certificate as Exhibit "C" and incorporated in this Consent Certificate by this reference. After inspection, we hereby unanimously consent to and adopt the following resolutions:

RESOLVED, that the Certificates of Membership Interest representing Membership Interests in Company shall be in substantially the same form as the form of certificate attached to this Consent Certificate as Exhibit "C."

RESOLVED FURTHER, that each Certificate of Membership Interest shall be consecutively numbered beginning with number 1, shall be issued only with the signature of all of the Managers of Company as provided in the Agreement and the Company Seal affixed thereto;

RESOLVED FURTHER, that each Certificate of Membership Interest shall state the name of Company, the laws of the state under which Company is organized, the name of person to whom issued, date of issue of the certificate, and the Percentage Interests represented thereby;

RESOLVED FURTHER, that each Certificate of Membership shall contain a statement of designations, preferences, qualifications, limitations, restrictions and special or related rights of the holder on the face or back of the certificate or in lieu thereof Company shall furnish the statement as a separate document to the holder upon request without charge; and

RESOLVED FURTHER, that the Manager/Secretary is instructed to insert a blank Certificate of Membership Interest adopted hereby as a specimen in the Record Book of Company immediately following these minutes.

#### *COMPANY RECORD BOOK*

The Members wish to maintain a Record Book of Company for the purpose of collecting and having all of the important documents of Company readily available. Accordingly, we hereby unanimously consent to and adopt the following resolution:

RESOLVED, that Company shall obtain and maintain a Record Book of Company, which shall include the Articles and any amendments thereto, and the Agreement and any amendments thereto, the minutes of all meetings (or consents in lieu of meetings) of Members of Company and all other important Company documents.

*MANAGERS*

The Members wish to elect certain persons as managers of Company. Accordingly, we hereby unanimously consent to and adopt the following resolution:

RESOLVED, that the following persons are elected as manager(s) of Company:

NAME

David Shteremberg

Reina Shteremberg

The Managers accepted their appointments as evidenced by their signatures on the Acceptances of Appointments by Managers attached to this Consent Certificate.

*PRINCIPAL PLACE OF BUSINESS IN STATE OF ORGANIZATION*

The Members wish to designate a principal place of business in California. Accordingly, we hereby unanimously consent to and adopt the following resolution:

RESOLVED, that the principal place of business of Company within the State of California shall be as follows:

6260 Sequence Drive  
San Diego, CA 92121

*RESIDENT AGENT IN STATE OF ORGANIZATION*

The Members wish to designate a Registered Agent in California. Accordingly, we hereby unanimously consent to and adopt the following resolution:

RESOLVED, that as provided in the Articles we confirm the name and address of the Registered Agent of Company within the State of California shall be as follows:

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
936-070-012

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

936-070-012-8

**OWNER NAME / ADDRESS**

LOS ABUELOS RANCH  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
8548 PRESTWICK DR  
LA JOLLA CA. 92037

**LEGAL DESCRIPTION**



RECORDED BOOK/PAGE: PM 3/30  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 21, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 19.56 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 958 GRID: A7

PAGE: 978 GRID: A1, B1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

NOT WITHIN A CITY SPHERE

NO ANNEXATION DATE AVAILABLE

NO LAFCO CASE # AVAILABLE

NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T8SR3W SEC 8

**ELEVATION RANGE**

1460/1724 FEET

**PREVIOUS APN**

936-070-004

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.

RM

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

SANTA ROSA PLATEAU POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## ENVIRONMENTAL

---

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

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

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

WRMSHCP CELL NUMBER  
7066  
7148

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)  
01704

01877

VEGETATION (2005)  
Agricultural Land  
Coastal Sage Scrub  
Developed/Disturbed Land  
Woodland and Forests

---

## FIRE

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

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

---

## DEVELOPMENT FEES

---

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## TRANSPORTATION

---

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

ROAD BOOK PAGE

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

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.**WATER DISTRICT**  
WMWD**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**  
SANTA MARGARITA

---

**GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**  
UNDETERMINED POTENTIAL  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE  
UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A  
FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

---

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
MURRIETA VALLEY UNIFIED**COMMUNITIES**  
SANTA ROSA**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**  
ZONE B, 22.00 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**  
043215**FARMLAND**  
OTHER LANDS  
UNIQUE FARMLAND**TAX RATE AREAS**  
082-016  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• ELS MURRIETA ANZA RESOURCE CONS  
• ELSINORE AREA ELEM SCHOOL FUND  
• FLOOD CONTROL ADMINISTRATION

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

#### **SPECIAL NOTES**

NO SPECIAL NOTES

#### **CODE COMPLAINTS**

NO CODE COMPLAINTS

#### **BUILDING PERMITS**

Case #	Description	Status
BXX070650	DET GARAGE	PLANCK
BAR100134	GARAGE CONVERSION TO LV SPACE/443SF THIS IS THE GARAGE THAT IS ATTACHED W/BRZWY-SEE SPARC COMMENTS BY SARNLD-OK FOR THIS PERMIT BASED ON SARNLD AND MLARA'S DISCUSSION-GARAGE ATTACHD BYBRZWY MAKES THIS A RM ADDTN TO DWLG.	ISSUED
BRS070244	DWLG AND ATT GARAGE	FINAL
BSP100142	2 FOUNTAINS WITH ELECTRIC	ISSUED
BXX100161	2 TRELLIS AND GAS AND ELECT TO BBQ AND FIRE PIT	ISSUED
BGR070193	PRECISE GRADING FOR SFR	FINAL

#### **ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS070566	NOT AVAILABLE	APPLIED
EHS100466	NOT AVAILABLE	APPLIED

#### **PLANNING PERMITS**

Case #	Description	Status
EA41590	PM35783	DRT
TR26279	SUBDIVIDE 108 ACRES INTO 19 LOTS DIVIDE 108 ACRES INTO 19 LOTS. EA 35683 ASA14, BSA 11, CFG 460 SEE FILE	APPROVED
HANS01704	SFR	APPROVED
PM35783	SUBDIVIDE 19.56 INTO SFR 3 PARCELS	DRT
UPH00156	PHASE 1 (2 LOTS) OF A 3 PHASE PLAN FOR TR26279. PHASE 1 CONSISTS OF LOT NOS. 1 & 2.	APPROVED
MT080734	PM 3/30 LOT 21	PAID
MT080732	PM 3/30 LOT 21	PAID
UPH00157	PHASE 2 (3 LOTS) & FINAL PHASE (14 LOTS)FOR TR2627PHASE 2 CONSISTS OF LOT NOS. 17, 18 & 19, AND THE FINAL PHASE CONSISTS OF LOTS 3 - 16.	APPROVED
HANS01877	NOT AVAILABLE	APPROVED
MT080733	PM 3/30 LOT 21	PAID
PP21373S2	ADD RETAINING WALL TO LOT 25 FOR TR30939-SEE DESCPSub conform to PP21373 wall & fence plan for TR 30939 adding a retaining wall along the southern property line of Lot 25 to conform with the precise grading plan and recorded map. Six foot view fence on top of retaining wall. Retaining wall to vary in height between two feet and eight feet.	APPROVED
PAR01177	NOT AVAILABLE	APPROVED
CFG04935	CA FISH & GAME FEE FOR EA41590	PAID

REPORT PRINTED ON...Wed Sep 29 11:33:26 2010  
Version 100412

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24729** – CEQA Exempt – Applicant: David Shteremberg – Owner: Los Abuelos Ranch – First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R:RM) - Located Northerly of Sandia Creek, southerly of Cross Creek Golf, easterly of Via Vaquero, westerly of Avenue Del Oro – 20 Acres – Zoning: Residential Agricultural (R-A-5) (5 acres minimum) – **REQUEST:** The Plot Plan is proposal to construct a 1,181 square foot barn with attached 2-story agricultural dwelling (1<sup>st</sup> floor 829 square foot and 2<sup>nd</sup> floor 782 square foot) and a detached 526 square foot greenhouse on 20 Acres, associated with the 8,734 square foot residence located at 43800 La Cruz Drive in Temecula. APN: 936-070-012. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/13/2010.

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

APN (s) or case numbers PP24729 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

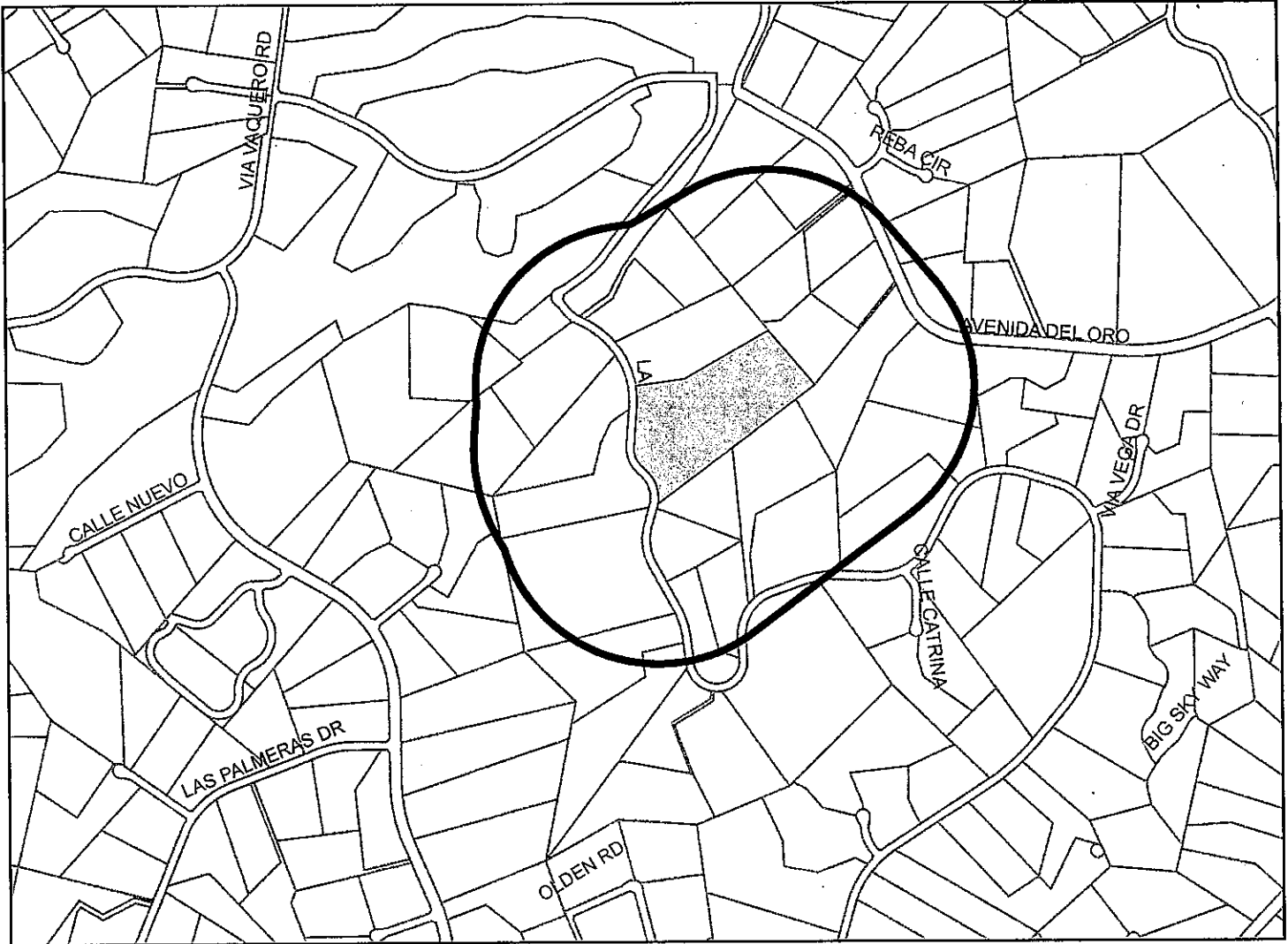
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 1200 feet buffer



### Selected Parcels

936-170-010	936-310-009	936-070-028	936-310-010	936-310-014	935-360-026	936-060-008	936-060-003	935-370-015	935-370-016
936-070-024	936-310-011	936-070-015	936-070-020	936-070-009	936-050-019	935-350-008	936-070-012	936-170-011	936-310-002
936-310-006	936-310-001	936-310-005	936-310-004	936-310-003	936-310-008	936-070-026	936-070-014	936-070-011	936-060-002
935-370-033	936-050-010	936-070-010	935-350-007	936-070-019	936-100-019	936-100-018	936-060-007	936-060-006	936-310-007



1,500 750 0 1,500 Feet

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APN: 936170010, ASMT: 936170010  
ADRIAN GALLARZO, ETAL  
20665 CLIMBER DR  
DIAMOND BAR CA 91789

APN: 935370016, ASMT: 935370016  
FOUNTAINHEAD COUNTRY CLUB, ETAL  
29400 RANCHO CALIF RD  
TEMECULA CA 92591

APN: 936310009, ASMT: 936310009  
CHAD W UEBERSETZIG  
43650 LA CRUZ  
TEMECULA CA. 92590

APN: 936070024, ASMT: 936070024  
FREDERICK JONES, ETAL  
33471 BILTMORE DR  
TEMECULA CA 92592

APN: 936070028, ASMT: 936070028  
CHERYL E WARREN  
25755 AVD DEL ORO  
TEMECULA CA 92590

APN: 936310011, ASMT: 936310011  
GAIL LOUISE UEBERSETZIG  
1506 LINDA ST  
FALLBROOK CA 92028

APN: 936310010, ASMT: 936310010  
DONALD H KNUTSON, ETAL  
43730 LA CRUZ DR  
TEMECULA CA 92590

APN: 936070015, ASMT: 936070015  
JOHN P CLAYTON, ETAL  
1669 N CYPRESS  
LA HABRA HTS CA 90631

APN: 936310014, ASMT: 936310014  
DONALD H W SLUMPPFF, ETAL  
44555 LA CRUZ DR  
TEMECULA CA 92590

APN: 936070020, ASMT: 936070020  
JORGE E LARRONDO, ETAL  
25859 AVENIDA DEL ORO  
TEMECULA CA. 92590

APN: 935360026, ASMT: 935360026  
EMERADO GROVES  
PMB 427  
13312 RANCHERO RD STE 1B  
OAK HILLS CA 92344

APN: 936070009, ASMT: 936070009  
KEN AGHAROKH, ETAL  
25471 WAGON WHEEL CIR  
LAHUNA HILLS CA 92653

APN: 936060003, ASMT: 936060003  
FIKRAT EDWARD, ETAL  
22832 MISTY SEA DR  
LAGUNA NIGUEL CA 92677

APN: 936050019, ASMT: 936050019  
KEN G GOMEZ  
25377 VIA OESTE  
TEMECULA CA. 92590





APN: 935350008, ASMT: 935350008  
LARRY G MEYER, ETAL  
1441 HALIBUT ST  
FOSTER CITY CA 94404

APN: 936070011, ASMT: 936070011  
SAM D ROGOFF, ETAL  
47600 SANDIA CREEK DR  
TEMECULA CA 92590

APN: 936070012, ASMT: 936070012  
LOS ABUELOS RANCH  
8548 PRESTWICK DR  
LA JOLLA CA 92037

APN: 936060002, ASMT: 936060002  
SAMIR KHALAF, ETAL  
22 SALERMO  
LAGUNA NIGUEL CA 92677

APN: 936170011, ASMT: 936170011  
MAHMOUD M YAKUT, ETAL  
P O BOX 1762  
TEMECULA CA 92593

APN: 935370033, ASMT: 935370033  
SEE MYUN KYMM, ETAL  
C/O CROSSCREEK GOLF MGMT  
43860 GLEN MEADOWS RD  
TEMECULA CA 92590

APN: 936310003, ASMT: 936310003  
MCDANIEL BROTHERS  
P O BOX 2588  
FALLBROOK CA 92088

APN: 936050010, ASMT: 936050010  
THOMAS ERIC MERRIS, ETAL  
25355 VIA OESTE  
TEMECULA CA 92590

APN: 936310008, ASMT: 936310008  
MUSTAFA GUVENC, ETAL  
2116 COLINA DEL ARCO IRIS  
SAN CLEMENTE CA 92673

APN: 936070010, ASMT: 936070010  
THOMAS MICHAEL DAMATO, ETAL  
24315 RIMFORD PL  
DIAMOND BAR CA 91765

APN: 936070026, ASMT: 936070026  
MYRVIN ELLESTAD, ETAL  
6109 COSTA DEL REY  
LONG BEACH CA 90803

APN: 935350007, ASMT: 935350007  
THOMAS P SHANK, ETAL  
26020 AVENIDA DEL ORO  
TEMECULA CA 92590

APN: 936070014, ASMT: 936070014  
ROBERT S MERCER, ETAL  
42690 RIO NEDO WAY NO D  
TEMECULA CA 92590

APN: 936070019, ASMT: 936070019  
TYRESE D GIBSON  
C/O GSO BUSINESS MGMT  
15260 VENTURA BLV NO 2100  
SHERMAN OAKS CA 91403



APN: 936310007, ASMT: 936310007  
ZHENGHAN INTERNATL TRADING INC  
C/O YI XU  
1098 LINDA GLEN DR  
PASADENA CA 91105



Agenda Item No.: 2.3  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24795  
Applicant: Lawrence and Pakao Haase  
Directors Hearing: January 24, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,145 square foot detached garage with 276 square foot loft storage area on 1.05 acre, associated with the 3,296 square foot residence with attached 817 square foot garage located at 18744 Glass Mountain Drive in Riverside. APN: 285-420-008

### ISSUES OF RELEVANCE:

The proposed accessory building is for residential use only, no habitable space is approved within this structure and the project has been conditioned accordingly. Encroachment permit from Transportation will be required for secondary driveway entrance.

### RECOMMENDATIONS:

**APPROVAL** of **PLOT PLAN NO. 24795**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
12/13/10

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

12/16/10  
16:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24795

Parcel: 285-420-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24795 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24795, Exhibit A, dated December 9, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a 2,145 square foot detached garage with 276 square foot loft storage area on 1.05 acre, associated with the 3,296 square foot residence with attached 817 square foot garage located at 18744 Glass Mountain Drive in Riverside.  
APN: 285-420-008

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24795. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24795 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit

12/16/10  
16:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24795

Parcel: 285-420-008

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

12/16/10  
16:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24795

Parcel: 285-420-008

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMN

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

10.PLANNING. 4

PPA - ACSRY STRC NO HBTBL AREA

RECOMMN

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

10.PLANNING. 5

PPA - SETBACKS IN HIGH FIRE

RECOMMN

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

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

10.PLANNING. 6

USE - CAUSES FOR REVOCATION

RECOMMNI

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

PPA - EXPIRATION DATE-PP

RECOMMNI

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of

12/16/10  
16:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24795

Parcel: 285-420-008

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated November 9, 2010.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated December 9, 2010.



12/16/10  
16:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24795

Parcel: 285-420-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

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



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

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

---

**SITE: 18744 Glass  
Mountain Rd.**

**COMMENTS: PP 24795**

**Date: 12/09/10**

---

The plot plan submittal indicates a 2,145 square foot private garage with a 276 square foot mezzanine for a total of 2,421 square feet. The private garage will be classified as a group U" occupancy per the 2007 California Building Code (CBC).

Please provide a cross sectional drawing as indicated on the floor plan. Indicate the required minimum 7'-0" clear height below and above the entire mezzanine area; as well as the 42" minimum height guard.

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



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
285-420-008

**\*IMPORTANT\***

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

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Version 101124



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
285-420-008

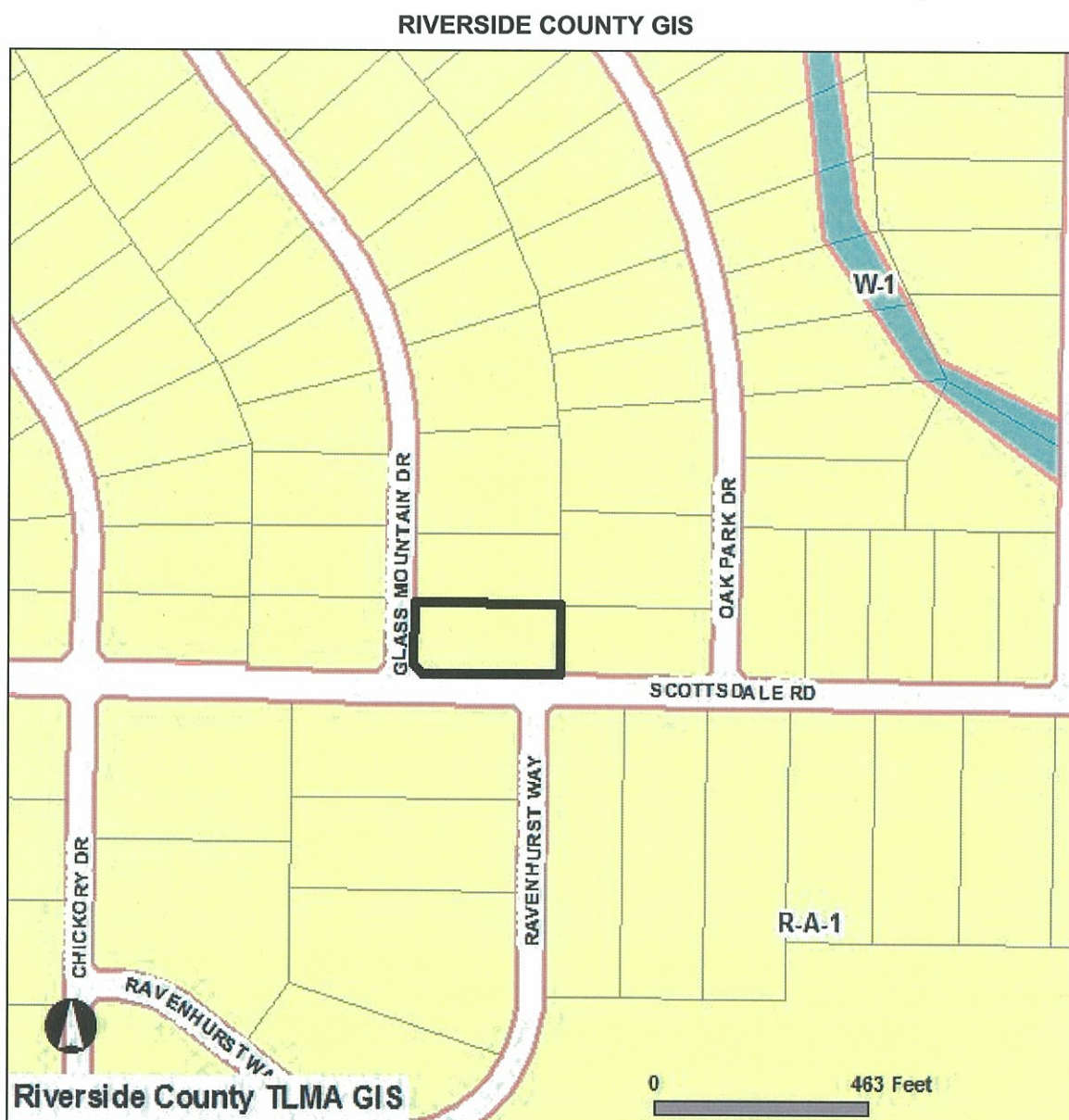
**\*IMPORTANT\***

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## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
285-420-008

**\*IMPORTANT\***

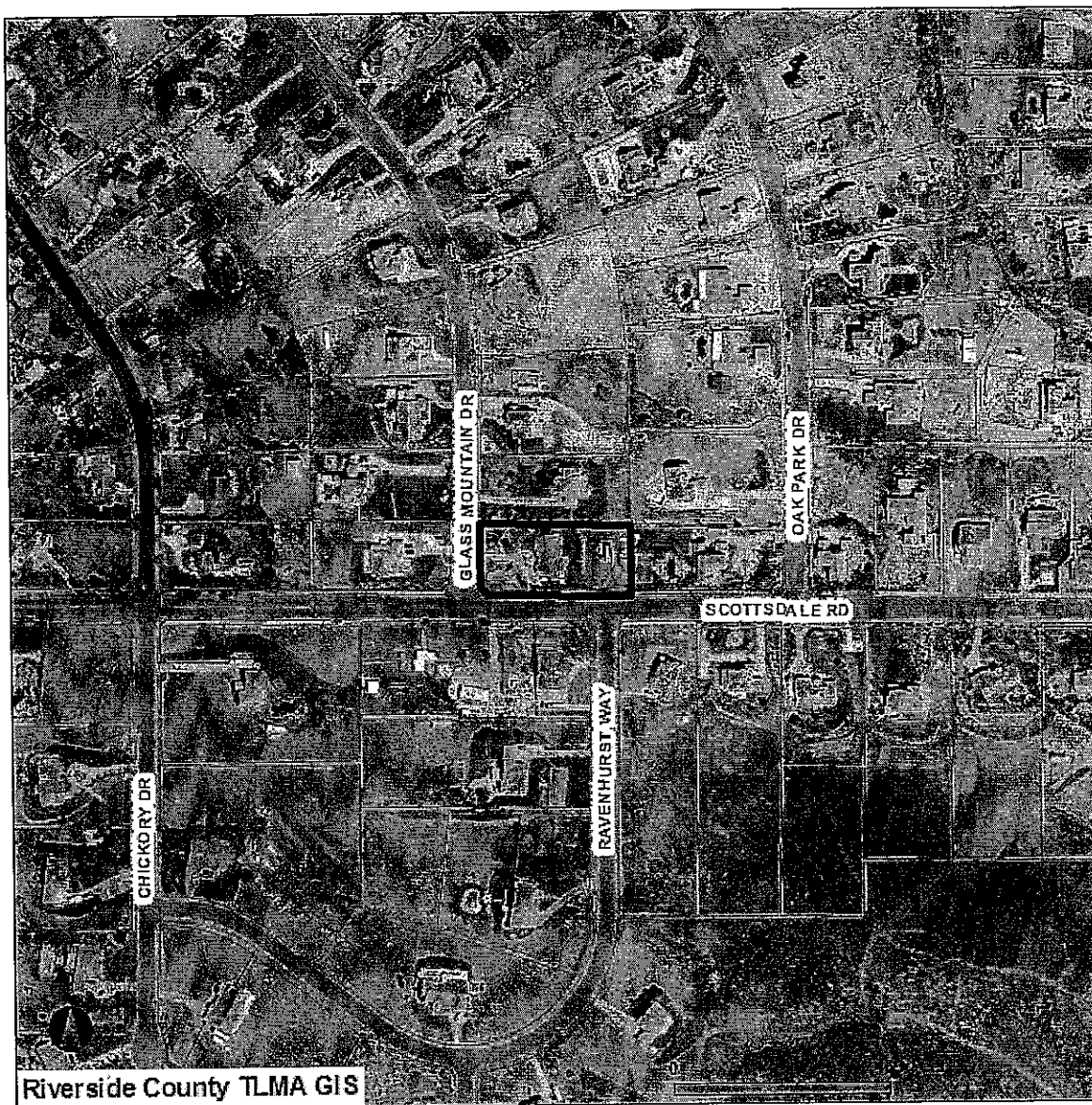
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## RIVERSIDE COUNTY GIS



Selected parcel(s):  
285-420-008

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**STANDARD WITH PERMITS REPORT**

**APNs**

285-420-008-7

**OWNER NAME / ADDRESS**

LAWRENCE G HAASE  
PAKAO HAASE  
18744 GLASS MOUNTAIN DR  
RIVERSIDE, CA. 92504

**MAILING ADDRESS**

(SEE OWNER)  
18744 GLASS MOUNTAIN DR  
RIVERSIDE CA.. 92504

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 278/1  
SUBDIVISION NAME: TR 22185  
LOT/PARCEL: 17, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 22185

**LOT SIZE**

RECORDED LOT SIZE IS 1.05 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3296 SQFT., 4 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(718 SQ. FT), CONST'D 2003TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: A1

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR5W SEC 1

**ELEVATION RANGE**

1592/1608 FEET

**PREVIOUS APN**

285-100-023

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 2648)

**ZONING DISTRICTS AND ZONING AREAS**

CAJALCO DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

REPUBLIC DEVELOPEMENT  
PLAN NUMBER: #127  
PLANNING AREA: NOT AVAILABLE  
ADOPTED DATE: 04/3/1979

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA



NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

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

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

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

WRMSHCP CELL NUMBER  
NOT IN A CELL

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

VEGETATION (2005)  
Developed/Disturbed Land

---

## **FIRE**

---

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

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

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

ROAD BOOK PAGE  
57

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

### FLOOD PLAIN REVIEW

NOT REQUIRED.

### WATER DISTRICT

WMWD

### FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### WATERSHED

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### FAULT ZONE

NOT IN A FAULT ZONE

### FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

### LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

### SUBSIDENCE

NOT IN A SUBSIDENCE AREA

### PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

---

## **MISCELLANEOUS**

---

### SCHOOL DISTRICT

RIVERSIDE UNIFIED

### COMMUNITIES

LAKE MATHEWS

### COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

### LIGHTING (ORD. 655)

ZONE B, 44.01 MILES FROM MT. PALOMAR OBSERVATORY

### 2000 CENSUS TRACT

042008

### FARMLAND

URBAN-BUILT UP LAND

### TAX RATE AREAS

088-065

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST 1302999
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND

- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BSP061420	GUNITE POOL AND SPA W/ROCKS AND SHALLOW END	FINAL
BRS010796	DWELLING & ATTACHED GARAGE (MODEL) PLAN 3200	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
SP00127	SPECIFIC PLAN ON 894.29 ACRE FOR 452 DU WITH A 30.9 ACRE ARCHAEO SITE AND A 10 ACRE SCHOOL SITE. EIR 82 N/A	APPROVED
PP17419	MODEL HOME COMPLEX/SALES OFC-TR22185-LOTS 17 & 18	APPROVED
PP16784	FINAL SITE PLAN OF DEVELOPMENT FOR TR22185	APPROVED

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Version 101124

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24795 DATE SUBMITTED: 12/1/10

**APPLICATION INFORMATION**

Applicant's Name: Lawrence G. Haase E-Mail: larhaase@pacbell.net

Mailing Address: 18744 Glass Mountain Dr  
Riverside CA 92504-9444

City State ZIP  
Daytime Phone No: ( 951 ) 780-2843 Fax No: ( 951 ) 780-1791

Engineer/Representative's Name: Lawrence G. Haase E-Mail: larhaase@pacbell.net

Mailing Address: 15790 Rancho Viejo Dr  
Riverside CA 92506-5820

City State ZIP  
Daytime Phone No: ( 951 ) 780-2843 Fax No: ( 951 ) 780-1791

Property Owner's Name: Lawrence G & Pakao Haase E-Mail: larhaase@pacbell.net

Mailing Address: 18744 Glass Mountain Dr  
Riverside CA 92504-9444

City State ZIP  
Daytime Phone No: ( 951 ) 780-2843 Fax No: ( 951 ) 780-1791

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

## APPLICATION FOR MINOR PLOT PLAN

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

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

Lawrence G Haase  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

Lawrence G. Haase  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Pakao Haase  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

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

Construction of a detached garage for the existing residence

Ord. 348: Plot Plan (Accessory Building)

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

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 285420008-7

Section: Lot 17 Township: MB 278/001 Range: Tract 22185 T4S R5W Sec 1

Approximate Gross Acreage: 1.05

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

## **APPLICATION FOR MINOR PLOT PLAN**

Seven Springs Way \_\_\_\_\_, East of Chickory Dr \_\_\_\_\_, West of Oak Park Dr \_\_\_\_\_.

Thomas Brothers Map, edition year, page no., and coordinates: 2009 edition, page 776, grid A1

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

#### **COMMERCIAL/INDUSTRIAL**

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

#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

## **Application for Minor Plot Plan**

**Case Number:**

**Property Owner's Name: Additional**

**Pakao Haase is spouse of Lawrence G. Haase and is co-owner per deed**

**18744 Glass Mountain Dr**

**Riverside, CA 92504**

**951-789-9168**

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24795** – CEQA Exempt – Applicant: Lawrence Haase – Owner: Lawrence and Pakao Haase – First Supervisorial District – Cajalco District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Northeasterly corner of Glass Mountain Drive and Scottsdale Road , westerly of Oak Park Drive – 1.05 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** The Plot Plan is proposal to a 2,145 square foot detached garage with 276 square foot loft storage area on 1.05 acre, associated with the 3,296 square foot residence with attached 718 square foot garage located at 18744 Glass Mountain Drive in Riverside. APN: 285-420-008. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/9/2010.

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

APN (s) or case numbers PP 24795 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

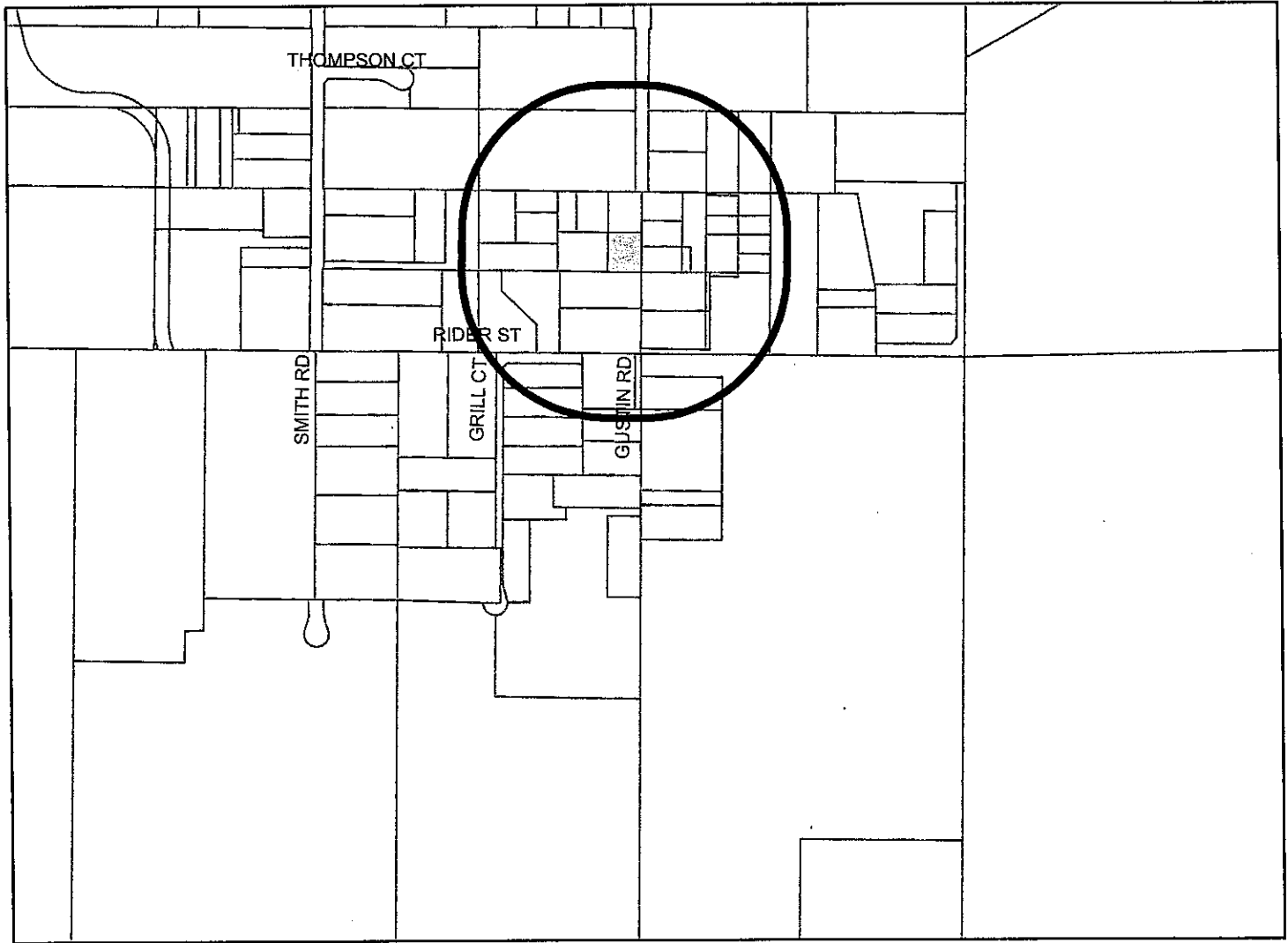
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## **600 feet buffer**



### **Selected Parcels**

285-240-008	285-240-009	285-240-034	287-180-015	285-250-025	285-250-001	285-250-026	285-240-018	285-230-011	285-240-002
285-240-012	285-240-011	285-250-015	285-250-016	285-250-023	287-190-008	285-230-003	285-230-008	287-180-016	285-240-006
285-240-005	285-250-007	285-250-008	285-250-006	285-240-007	287-190-001	285-250-028	285-230-005	285-250-029	285-250-030
285-240-003	285-250-022	285-250-027	285-250-024	285-250-017	285-250-003	285-210-022	287-180-023	285-230-004	285-230-016
287-190-002	285-250-014	285-230-012	285-230-015	285-240-029	285-240-028	285-250-013	287-180-006	285-250-002	287-180-024
285-240-022	285-240-033								



840      420      0      840 Feet

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

APN: 285240009, ASMT: 285240009  
ADRIANA VALLE  
19903 GUSTIN RD  
PERRIS CA 92570

APN: 285230011, ASMT: 285230011  
DAVID G ROBIN, ETAL  
17834 GUSTIN LN  
PERRIS CA. 92570

APN: 285240034, ASMT: 285240034  
BANK OF NEW YORK MELLON  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

APN: 285240011, ASMT: 285240011  
DORA LEAH POPP  
P O BOX 4492  
RIVERSIDE CA 92514

APN: 287180015, ASMT: 287180015  
BRIAN K MEISSNER, ETAL  
20041 GUSTIN RD  
PERRIS CA. 92570

APN: 285250016, ASMT: 285250016  
ELEAZAR MONTERROSA, ETAL  
19866 GUSTIN LN  
PERRIS CA. 92570

APN: 285250025, ASMT: 285250025  
CAROL E WATSON  
19998 GUSTIN RD  
PERRIS CA 92570

APN: 285250023, ASMT: 285250023  
GARY R CHRISTENSEN, ETAL  
19998 GUSTIN RD  
PERRIS CA. 92570

APN: 285250001, ASMT: 285250001  
CARRIE E LAW  
19880 GUSTIN RD  
PERRIS CA. 92570

APN: 287190008, ASMT: 287190008  
GARY R JONES  
20050 GUSTIN RD  
PERRIS CA 92570

APN: 285250026, ASMT: 285250026  
COSMA M STAMIS, ETAL  
19810 GUSTIN LN  
PERRIS CA. 92570

APN: 285230003, ASMT: 285230003  
GERALD C GRELL, ETAL  
19828 SMITH RD  
PERRIS CA. 92570

APN: 285240018, ASMT: 285240018  
DANIEL A MARTINEZ  
19940 SMITH RD  
PERRIS CA. 92570

APN: 285230008, ASMT: 285230008  
GERRY M VARGAS, ETAL  
17840 GUSTIN LN  
PERRIS CA. 92570

APN: 287180016, ASMT: 287180016  
GILBERT LEONARD GRILL, ETAL  
20369 GUSTIN RD  
PERRIS CA 92570

APN: 285230005, ASMT: 285230005  
JERRY A GONZALEZ, ETAL  
19795 GUSTIN RD  
PERRIS CA. 92570

APN: 285240005, ASMT: 285240005  
GRADY H TODD, ETAL  
1133 HAWTHORNE ST  
HOUSTON MO 65483

APN: 285250029, ASMT: 285250029  
JOHN PATRICK KICK, ETAL  
19870 GUSTIN LN  
PERRIS CA 92570

APN: 285250007, ASMT: 285250007  
INGEBORG MAXAM  
19868 GUSTIN LN  
PERRIS CA 92570

APN: 285250030, ASMT: 285250030  
JOHN PATRICK KICK, ETAL  
19870 GUSTIN RD  
PERRIS CA. 92570

APN: 285250008, ASMT: 285250008  
INGEBORG MAXAM  
19868 GUSTIN RD  
PERRIS CA. 92570

APN: 285240003, ASMT: 285240003  
JOSEPH ROBLES  
C/O ROBLES & HYRAM BACKHOE SERVICE  
4226 GOODMAN ST  
RIVERSIDE CA 92503

APN: 285250006, ASMT: 285250006  
INGEBORG MAXAM  
19868 GUSTIN LN  
PERRIS CA 92570

APN: 285250024, ASMT: 285250024  
JOVITA SALAS  
3628 LOSTWOOD CT  
PERRIS CA 92571

APN: 285240007, ASMT: 285240007  
ISAIAS JIMENEZ  
C/O JOSE MANZO ZARAGOZA  
19881 GUSTIN RD  
PERRIS CA. 92570

APN: 285250017, ASMT: 285250017  
JUAN J VEGA  
24341 MYERS AVE  
MORENO VALLEY CA 92553

APN: 285250028, ASMT: 285250028  
JAIME CARLOS  
19980 GUSTIN RD  
PERRIS CA. 92570

APN: 285250003, ASMT: 285250003  
JUAN OROPEZA, ETAL  
19906 GUSTIN RD  
PERRIS CA. 92570

APN: 285210022, ASMT: 285210022  
JUDY QUATTLEBAUM, ETAL  
19700 GUSTIN RD  
PERRIS CA. 92570

APN: 285230015, ASMT: 285230015  
ROBERT V MCCOY, ETAL  
19800 GUSTIN LN  
PERRIS CA. 92570

APN: 287180023, ASMT: 287180023  
KENNETH HOWARD BENNER, ETAL  
17675 RIDER  
PERRIS CA. 92570

APN: 285240029, ASMT: 285240029  
ROGELIO B RODRIGUEZ, ETAL  
19975 GUSTIN RD  
PERRIS CA. 92570

APN: 285230004, ASMT: 285230004  
MARTIN WEBER  
P O BOX 7036  
HUNTINGTON BEACH CA 92615

APN: 285240028, ASMT: 285240028  
SAMUEL CASTILLO, ETAL  
559 SEAHORSE LN  
REDWOOD CITY CA 94065

APN: 285230016, ASMT: 285230016  
MICHAEL L KOPENHEFER, ETAL  
19808 GUSTIN RD  
PERRIS CA. 92570

APN: 285250013, ASMT: 285250013  
SCOTT WEAVER, ETAL  
19910 HEAVERN CT  
PERRIS CA 92570

APN: 287190002, ASMT: 287190002  
PEDRO GASPAR JUAN, ETAL  
C/O THOMAS HAYDEN  
20231 GASTON  
PERRIS CA 92570

APN: 287180006, ASMT: 287180006  
TERRI FARLEY MEIER, ETAL  
C/O FRANCES MEIER  
P O BOX 1838  
POWAY CA 92074

APN: 285250014, ASMT: 285250014  
PENNY MARIE NEWMAN  
19900 HEAVERN CT  
PERRIS CA. 92570

APN: 285250002, ASMT: 285250002  
THEODORE E TILLMAN, ETAL  
19890 GUSTIN RD  
PERRIS CA. 92570

APN: 285230012, ASMT: 285230012  
PETER MEINE, ETAL  
17828 GUSTIN LN  
PERRIS CA. 92570

APN: 287180024, ASMT: 287180024  
TIMOTHY TOVEY  
1067 ACACIA DR  
MOHAVE VALLEY AZ 86440



APN: 285240022, ASMT: 285240022  
WANDA L LARSEN  
17610 HOLDEN  
PERRIS CA. 92570

APN: 285240033, ASMT: 285240033  
WILLEM G GRANDIA  
17630 LEGG RD  
PERRIS CA. 92570



Agenda Item No.: 2.4  
Supervisory District: Second  
Project Planner: Bahelila Boothe

Plot Plan Number: 24668  
Applicant: Cresencio Ramirez  
Directors Hearing: January 24, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit unpermitted 2,352 square foot horse stable/hay storage and a 1,568 square foot horse stable on 2.52 acres, associated with the 1,010 square foot residence located at 10255 48<sup>th</sup> Street in Mira Loma. APN: 159-090-009

### ISSUES OF RELEVANCE:

The property has a code violation CV1000778 for construction without permits. The property is zoned A-1 and a lot size 2.52 acres which will allow the parcel to maintain a maximum of twelve (12) horses. The project has been condition to verify prior to final that no more than twelve (12) horses remain on the property. The property also has two unpermitted trailers to be removed prior to final inspection as shown on Exhibit "A", Amended #1, dated November 22, 2010.

### RECOMMENDATIONS:

**APPROVAL** of **PLOT PLAN NO. 24668**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
12/14/10

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



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09:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24668

Parcel: 159-090-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24668 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24668, Exhibit A, Amended #1, dated November 22, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to permit an unpermitted 2,352 square foot horse stable/hay barn and a 1,568 square foot horse stable on 2.52 acres, associated with the 1,010 square foot residence located at 10255 48th Street in Mira Loma. APN: 159-090-009

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24668. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24668 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

12/14/10  
09:22

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24668

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10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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09:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24668

Parcel: 159-090-009

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

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

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

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

12/14/10  
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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24668

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10. GENERAL CONDITIONS

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

10.PLANNING. 8

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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09:22

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24668

Parcel: 159-090-009

10. GENERAL CONDITIONS

10.PLANNING. 8

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

PPA - EXPIRATION DATE-PP

RECOMMND

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

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1)

RECOMMND

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

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09:22

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24668

Parcel: 159-090-009

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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09:22

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24668

Parcel: 159-090-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24668

Parcel: 159-090-009

90. PRIOR TO BLDG FINAL INSPECTION

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

Los Angeles County Museum of Natural History, at a minimum,  
for incorporation into their Regional Locality Inventories.

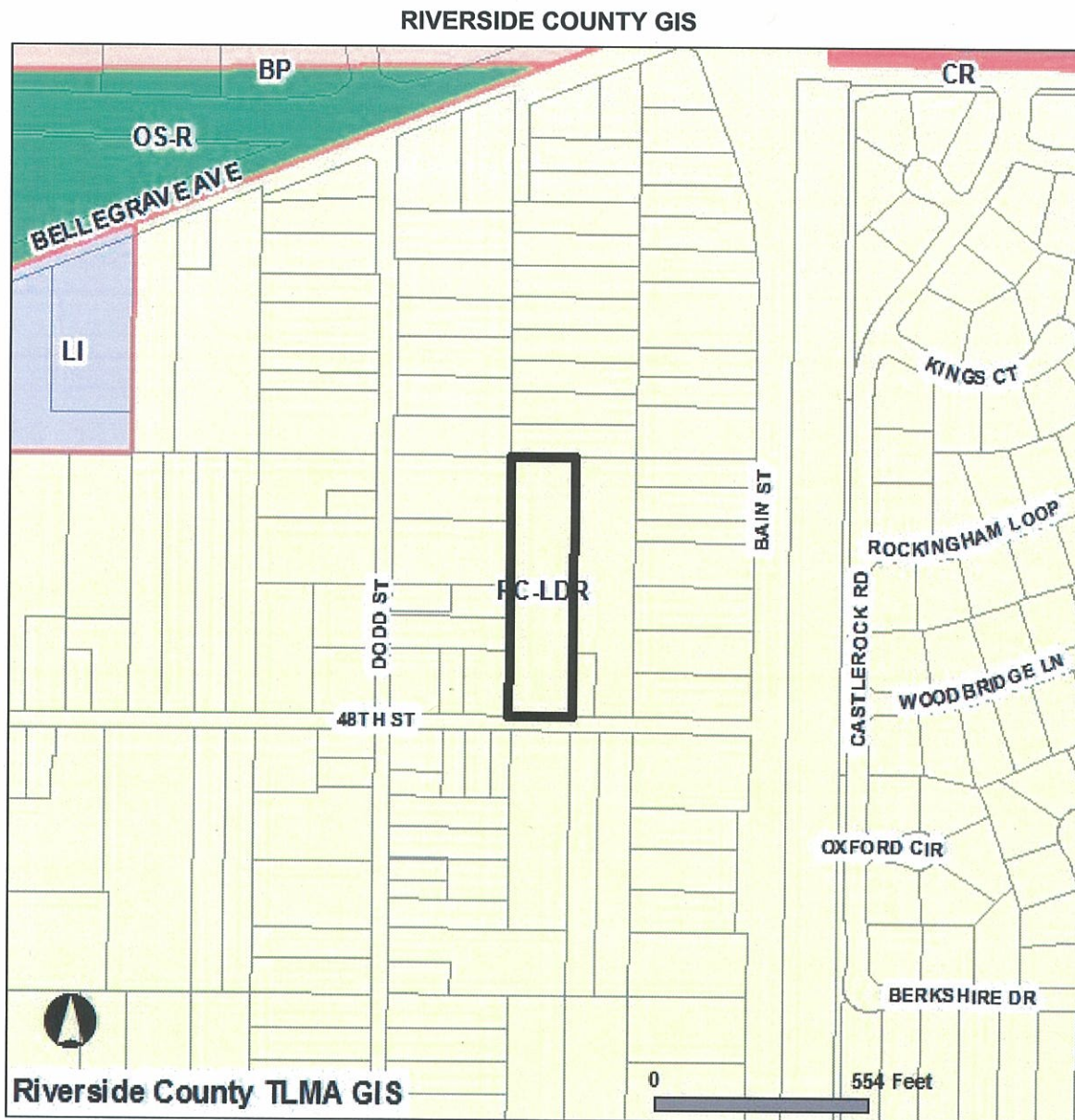
90.PLANNING. 1                   PPA - TRAILERS REMOVED                   RECOMMND

Prior to final inspection of the horse stables/hay barn,  
the building inspection to verify that the unpermitted  
trailers as shown on Approved Exhibit A, Amended #1, dated  
November 22, 2010 have been removed.

90.PLANNING. 2                   PPA - 12 HORSES ALLOWED ON PRO                   RECOMMND

Building inspection to verify prior to final inspection of  
the horse stables/hay barn that no more than twelve (12)  
horses are maintained on the property.





**Selected parcel(s):**  
159-090-009

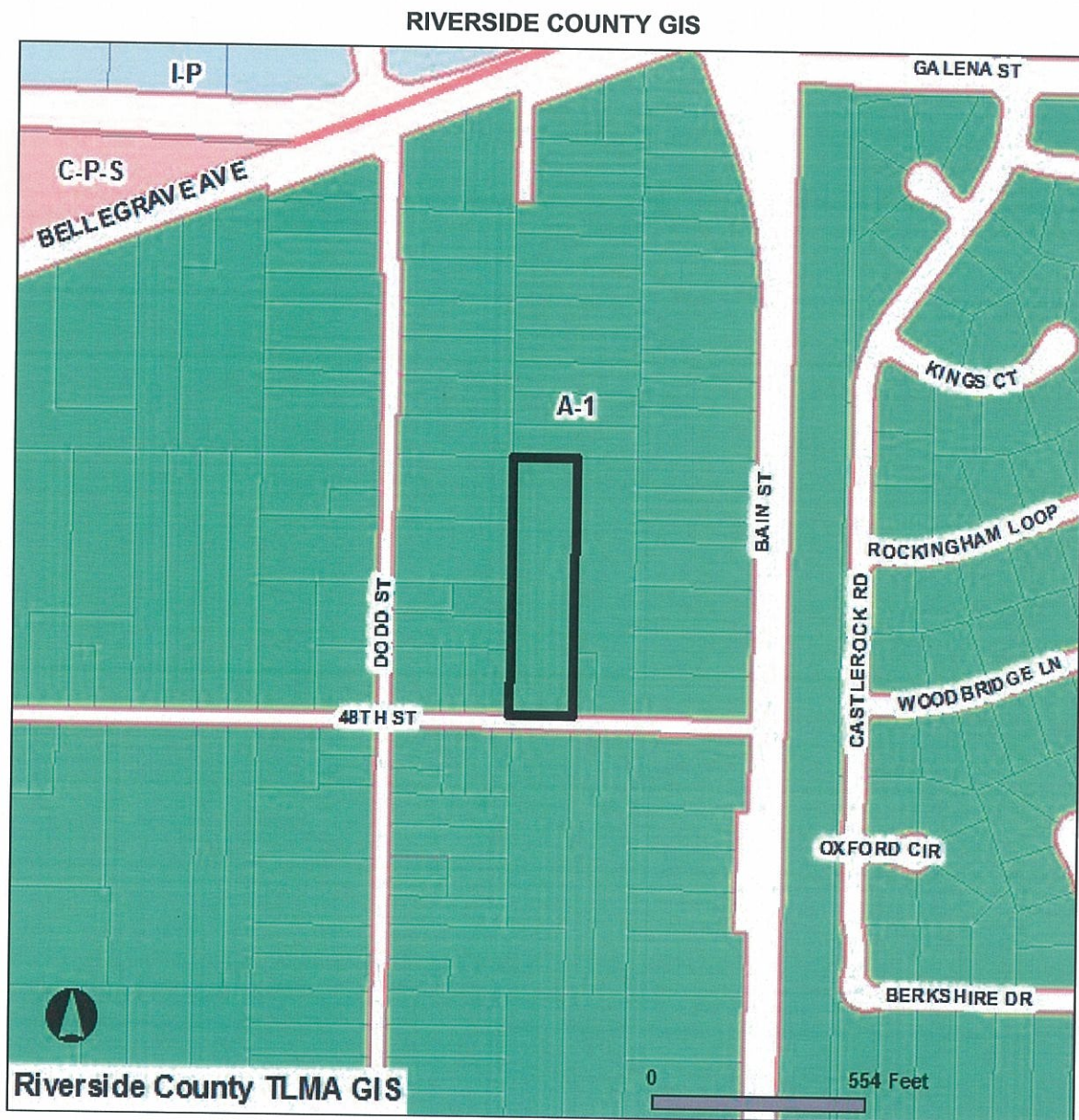
**\*IMPORTANT\***

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Version 101124



**\*IMPORTANT\***

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## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
159-090-009

**\*IMPORTANT\***

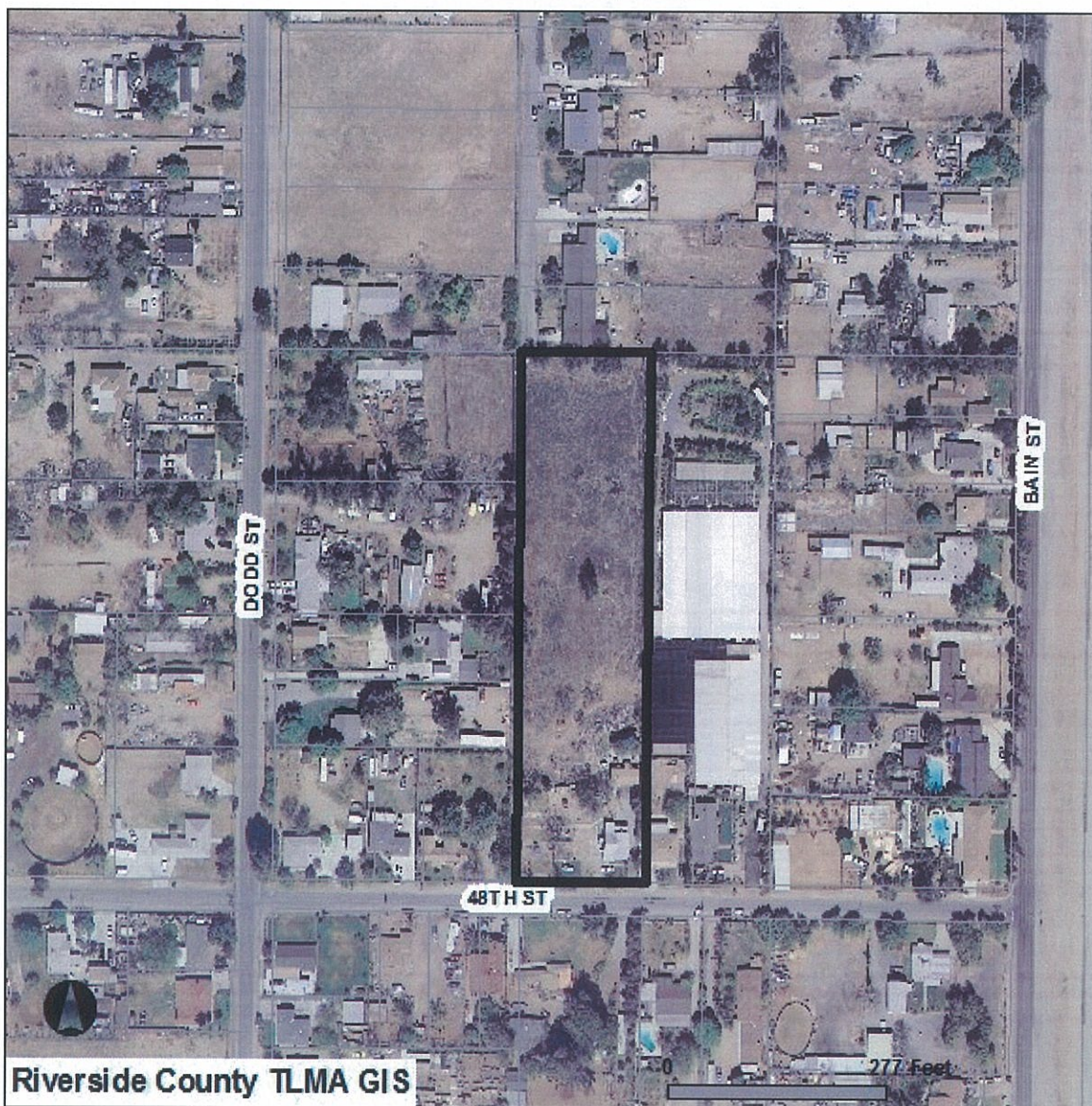
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REPORT PRINTED ON...Wed Dec 01 09:53:46 2010

Version 101124



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
159-090-009

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Dec 01 09:55:26 2010

Version 101124



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### **PLOT PLAN REVIEW**

---

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

---

**SITE: 10255 48<sup>TH</sup> ST  
MIRALOMA**

**COMMENTS: PP 24668**

**Date: 8/24/2010**

---

**The plot plan submittal indicates a single 1,256 square foot structure (Horse stable) constructed without a building permit. However per the submitted photographs and site plan, there are two structures (Horse barns) constructed without building permits. One structure is 2,352 square feet in size, the second structure is 1,448 square feet in size.**

**Both structures would be classified as a group "U" occupancy and shall comply with all requirements per the 2007 California Building Codes.**

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

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

- 1. Foundation width and depth.**
- 2. Rebar size, placement and spacing.**
- 3. Anchor bolt size, spacing and embedment.**
- 4. If applicable, Hold down types and requirements.**
- 5. Method of how verification was achieved**

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

4080 Lemon Street • 2<sup>nd</sup> Floor • Riverside • CA • 92502-1629

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

[www.rcflma.org](http://www.rcflma.org)

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

## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Monday, August 23, 2010 8:10 AM  
**To:** Boothe, Bahelila  
**Subject:** PP24668

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

The site is located in the County's subsidence potential zone and low liquefaction potential zone – the building must be designed and constructed per current CBC which requires a geotechnical study as a matter of grading permit and/or building permit. No GEO studies is required at this time for the entitlement (already built). B&S should take the lead regarding how the structures were built. Please inform the applicant of the CBC requirement.

This site is located in the County's high potential for significant paleontological resources at the ground surface. However, this project is exempt from CEQA and current Planning Department policy allows for paleo assessment at the time of grading permit issuance, hence no study or CEQA-driven mitigation measures are required at this time. As the County's General Plan policies require the site be monitored to collect and preserve any significant fossils encountered, I have placed a condition on the project to ensure this work is performed for any future site grading (if a grading permit is not required, the plan and report are not triggered).

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

David L. Jones  
Chief Engineering Geologist  
TLMA - Planning

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24668 DATE SUBMITTED: 8-16-10

**APPLICATION INFORMATION**

Applicant's Name: Same as Owner E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street

City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Engineer/Representative's Name: CES Consultants, Inc. E-Mail: Cesengineering@aol.com

Mailing Address: 27507 Big Springs Ranch Rd. Contact Person: Oscar Montez

Hemet Street CA 92544

City State ZIP

Daytime Phone No: (951) 765-0740 Fax No: (951) 658-5605

Property Owner's Name: Cresencio Ramirez E-Mail: None

Mailing Address: 8431 Sultana Ave.

Fontana Street CA 92335

City State ZIP

Daytime Phone No: (909) 709-9498 Fax No: (909) 355-4318

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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



## APPLICATION FOR MINOR PLOT PLAN

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

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

Cresencio Ramirez

PRINTED NAME OF APPLICANT

*Cresencio Ramirez*  
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

Cresencio Ramirez

PRINTED NAME OF PROPERTY OWNER(S)

*Cresencio Ramirez*  
SIGNATURE OF PROPERTY OWNER(S)

Victoria Ramirez

PRINTED NAME OF PROPERTY OWNER(S)

*Victoria Ramirez*  
SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

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

To permit horse stables and outdoor lighting      1,256 sq. ft

Related cases or underlying case: CV1000778

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 159-090-009

Section: 16      Township: 2S      Range: 6W

Approximate Gross Acreage: 2.52 ac

General location (nearby or cross streets): North of 48th St. \_\_\_\_\_, South of \_\_\_\_\_

## **APPLICATION FOR MINOR PLOT PLAN**

Belle Grave Ave. \_\_\_\_\_, East of Dodd St. \_\_\_\_\_, West of Bain St. \_\_\_\_\_

Thomas Brothers Map, edition year, page no., and coordinates: 684/A-2 2005 Edition \_\_\_\_\_

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

#### **COMMERCIAL/INDUSTRIAL**

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

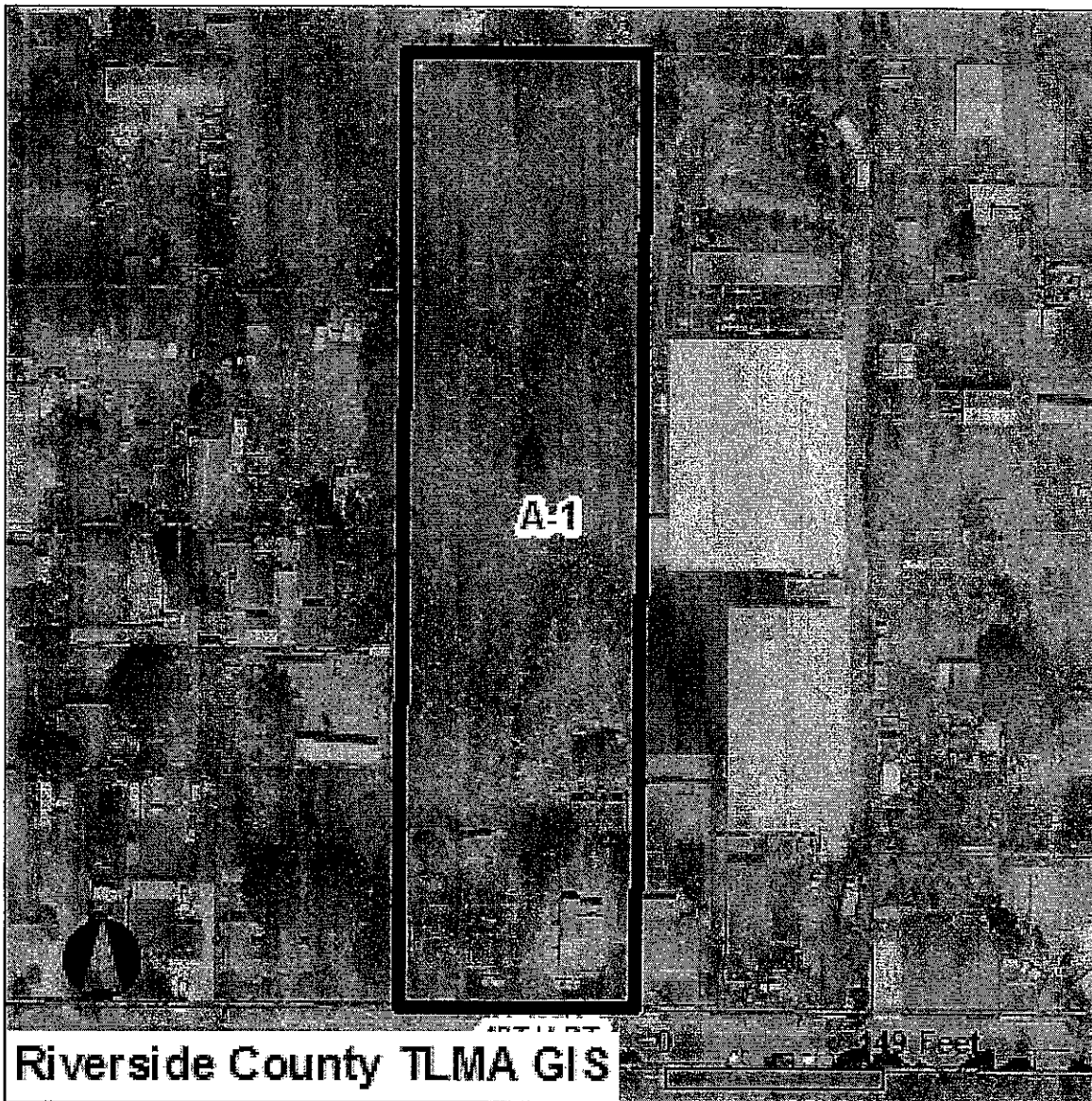
#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
159-090-009

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

159-090-009-7

**OWNER NAME / ADDRESS**

CRESENCIO RAMIREZ  
VICTORIA RAMIREZ  
10255 48TH ST  
MIRA LOMA, CA. 91752

**MAILING ADDRESS**

(SEE OWNER)  
10255 48TH ST  
MIRA LOMA CA.. 91752

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 13/37  
SUBDIVISION NAME: RESERVOIR FARMS  
LOT/PARCEL: 19, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.42 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1010 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1927 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 684 GRID: A2

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN TAVAGLIONE, DISTRICT 2

**TOWNSHIP/RANGE**

T2SR6W SEC 16

**ELEVATION RANGE**

716/720 FEET

**PREVIOUS APN**

073-900-054

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR

**AREA PLAN (RCIP)**

JURUPA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

EQUESTRIAN SPHERE POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1

**ZONING DISTRICTS AND ZONING AREAS**

PRADO-MIRA LOMA DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

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

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

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

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

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

WRMSHCP CELL NUMBER  
NOT IN A CELL

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

VEGETATION (2005)  
Developed/Disturbed Land

---

## **FIRE**

---

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

FIRE RESPONSIBILITY AREA  
NOT IN A FIRE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

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

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
JURUPA

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## **TRANSPORTATION**

---

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

ROAD BOOK PAGE  
8

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

LOW

### **SUBSIDENCE**

SUSCEPTIBLE

### **PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

LOW POTENTIAL.

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

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

JURUPA UNIFIED

### **COMMUNITIES**

MIRA LOMA

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

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

NOT APPLICABLE, 57.79 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

040605

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

099-095

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 1

- FLOOD CONTROL ZONE 1 DEBT SERV
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE RCD
- JURUPA AREA REC & PARK
- JURUPA UNIFIED SCHOOL
- JURUPA UNION JT-COMP UNIF
- JURUPA VALLEY RDV AMEND AB1290
- METRO WATER WEST 1302999
- N.W. MOSQUITO & VECTOR CONT DIST
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- WESTERN MUNICIPAL WATER

#### **SPECIAL NOTES**

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

#### **CODE COMPLAINTS**

Case #	Description	Start Date
CV1000778	NEIGHBORHOOD ENFORCEMENT	Feb. 2, 2010

#### **BUILDING PERMITS**

Case #	Description	Status
BAR070451	679 SQ FT ADDITION, 37.5 SQ FT PORCH & INT REMODEL	VOID
367553	REPAIR DWELLING PER SI LOG #363280	ISSUED
363280	SI-INSPECTION (A)	ISSUED
390000	RENEW REPAIR DWLG PER SI LOG #363280	ISSUED
363282	SI-INSPECTION (B)	ISSUED

#### **ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS072489	NOT AVAILABLE	APPLIED
EHS073061	NOT AVAILABLE	APPLIED

#### **PLANNING PERMITS**

REPORT PRINTED ON...Mon Aug 16 12:19:20 2010  
Version 100412

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24668** – CEQA Exempt – Applicant: Cresencio Ramirez – Eng.Rep: CES Consulting – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of 48<sup>th</sup> Street, southerly of Belle Grave Avenue, easterly of Dodd Street, westerly of Bain Street – 2.52 Acres – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to permit an unpermitted a 2,352 square foot horse stable/hay storage and a 1,568 square foot horse stable on 2.52 acres, associated with the 1,010 square foot residence located at 10255 48<sup>th</sup> Street in Mira Loma. APN: 159-090-009. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/21/2010.

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

APN (s) or case numbers PP 24668 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

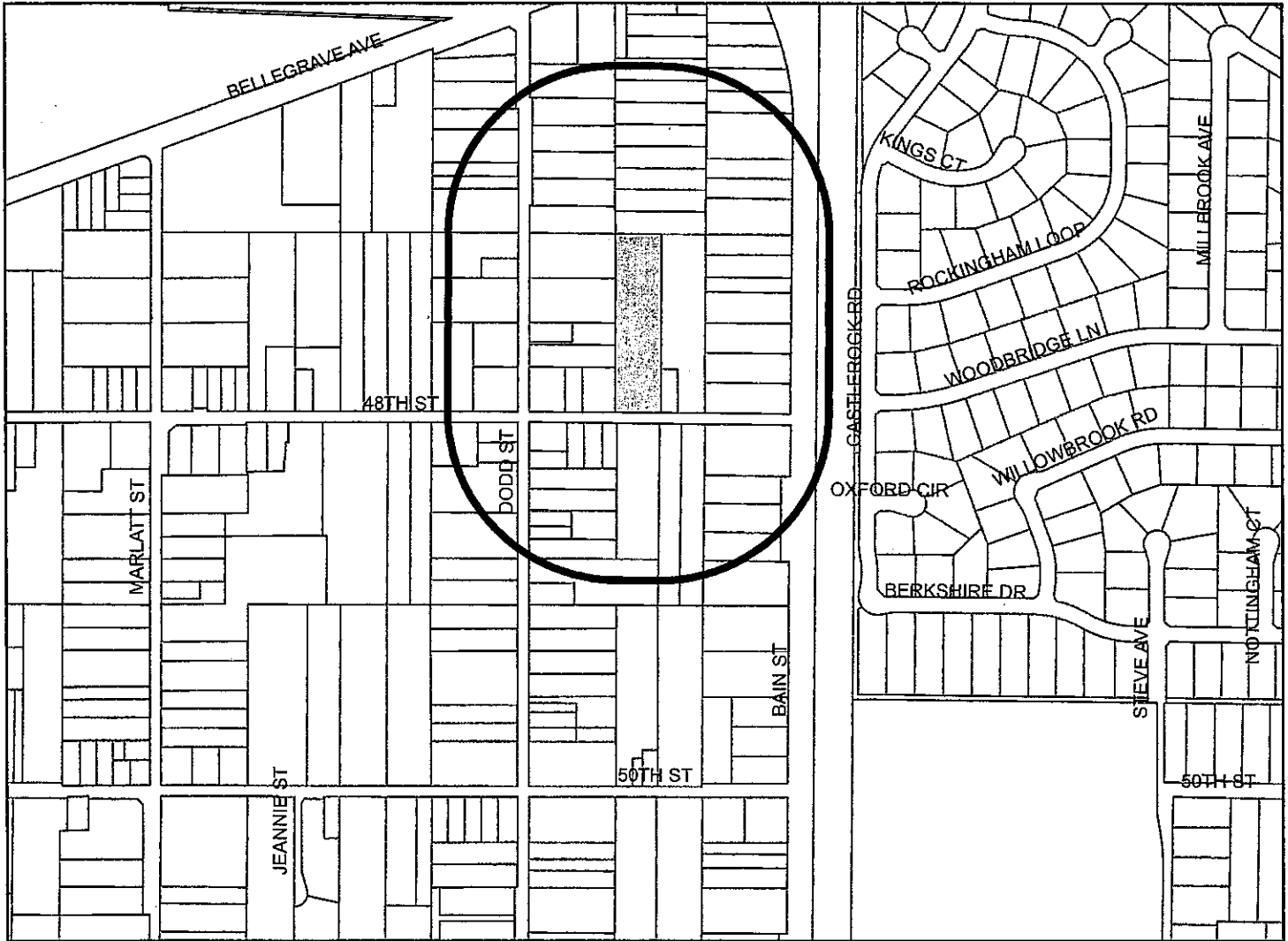
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

159-132-008	159-090-005	159-040-010	159-080-023	159-080-020	159-132-012	159-132-002	159-132-017	159-090-011	159-090-009
159-040-008	159-040-011	159-050-006	159-132-025	159-131-003	159-030-011	159-030-014	159-040-012	159-132-020	159-050-009
159-132-001	159-090-001	159-080-021	159-030-007	159-090-010	159-090-015	159-132-015	159-040-017	159-132-004	159-132-003
159-090-013	159-090-012	159-050-008	159-050-007	159-131-004	159-132-010	159-132-007	159-090-003	159-080-022	159-132-022
159-132-005	159-090-018	159-040-007	159-030-010	159-131-001	159-131-005	159-132-014	159-090-006	159-090-017	159-090-007
159-090-016	159-040-013	159-132-006	159-090-004	159-030-009	159-132-019	159-131-002	167-020-010	159-040-025	159-040-021
159-040-014	159-040-024	159-040-006	159-132-016	159-080-018	159-080-019	159-090-002	159-050-001	159-050-010	159-090-021
159-132-024	159-132-023	159-040-020	159-040-009	159-030-008	159-090-014				



730 365 0 730 Feet

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APN: 159132008, ASMT: 159132008  
4852 DODD STREET TRUST  
C/O TAX SERVICES  
7900 LIMONITE AV STE G186  
RIVERSIDE CA 92509

APN: 159132017, ASMT: 159132017  
CARMEN BANUELOS  
10210 48TH ST  
MIRA LOMA CA. 91752

APN: 159090005, ASMT: 159090005  
ALFREDO GUTIERREZ, ETAL  
4774 DODD ST  
MIRA LOMA CA. 91752

APN: 159090011, ASMT: 159090011  
CHEOL JOO JIN  
10241 48TH ST  
MIRA LOMA CA. 91752

APN: 159040010, ASMT: 159040010  
AMERICANA INV GROUP  
10250 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159090009, ASMT: 159090009  
CRESENCIO RAMIREZ, ETAL  
10255 48TH ST  
MIRA LOMA CA. 91752

APN: 159080023, ASMT: 159080023  
ANGELA QUIRARTE  
4713 DODD ST  
MIRA LOMA CA. 91752

APN: 159040008, ASMT: 159040008  
DANNY S SCOPEN  
524 S BARRANCA ST  
WEST COVINA CA 91791

APN: 159080020, ASMT: 159080020  
ANTHONY D PACHECO  
214 PIEDMONT  
IRVINE CA 92620

APN: 159040011, ASMT: 159040011  
ELIZAE SANMIGUEL  
10252 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159132012, ASMT: 159132012  
ARACELI CARRASCO  
4876 DODD ST  
MIRA LOMA CA. 91752

APN: 159050006, ASMT: 159050006  
ERIC RICH  
4651 BAIN ST  
MIRA LOMA CA. 91752

APN: 159132002, ASMT: 159132002  
ARECELI SANCHEZ  
4816 DODD ST  
MIRA LOMA CA. 91752

APN: 159132025, ASMT: 159132025  
ERNESTINA HERNANDEZ  
7806 EVANS ST  
RIVERSIDE CA 92504

APN: 159131003, ASMT: 159131003  
ESTELA TAMAYO, ETAL  
4815 DODD ST  
MIRA LOMA CA. 91752

APN: 159090001, ASMT: 159090001  
GALEN R OLSON, ETAL  
C/O WILLIAM C SCHYLING  
55190 RUE MONTIGNY  
THERMAL CA 92274

APN: 159030011, ASMT: 159030011  
FATIMA G SANDOVAL  
4695 DODD ST  
MIRA LOMA CA. 91752

APN: 159080021, ASMT: 159080021  
GEORGIA ANN MONTANO  
C/O JOAN MONTANO  
4737 DODD ST  
MIRA LOMA CA 91752

APN: 159030014, ASMT: 159030014  
FEDERAL HOME LOAN MORTGAGE CORP  
C/O ONEWEST BANK  
888 E WALNUT ST  
PASADENA CA 91101

APN: 159030007, ASMT: 159030007  
GERALD G GERARDEN, ETAL  
1719 STARSHINE RD  
WALNUT CA 91789

APN: 159040012, ASMT: 159040012  
FLOYD E MCKENNEY  
17 LINDENGROVE  
ALISO VIEJO CA 92656

APN: 159090010, ASMT: 159090010  
GUADALUPE ARELLANO, ETAL  
10249 48TH ST  
MIRA LOMA CA. 91752

APN: 159132020, ASMT: 159132020  
FORTINO MARIN SERRATO  
4874 DODD ST  
MIRA LOMA CA. 91752

APN: 159090015, ASMT: 159090015  
GUADALUPE GARICA MARQUEZ  
4751 BAIN ST  
MIRA LOMA CA. 91752

APN: 159050009, ASMT: 159050009  
FRANK MARTINEZ  
4697 BAIN ST  
MIRA LOMA CA. 91752

APN: 159132015, ASMT: 159132015  
GUSTAVO RUBIO  
10246 48TH ST  
MIRA LOMA CA. 91752

APN: 159132001, ASMT: 159132001  
FRED V CONTAOI, ETAL  
12087 OVERCREST DR  
YUCAIPA CA 92399

APN: 159040017, ASMT: 159040017  
HECTOR CASTANEDA, ETAL  
4640 DODD ST  
MIRA LOMA CA. 91752



APN: 159132003, ASMT: 159132003  
HERMELINDA C VASQUEZ, ETAL  
10278 48TH ST  
MIRA LOMA CA. 91752

APN: 159080022, ASMT: 159080022  
JESUS MORA, ETAL  
4723 DODD ST  
MIRA LOMA CA. 91752

APN: 159090013, ASMT: 159090013  
ISABEL REYES, ETAL  
4737 BAIN ST  
MIRA LOMA CA. 91752

APN: 159132022, ASMT: 159132022  
JOSE L JUAREZ  
4860 DODD ST  
MIRA LOMA CA. 91752

APN: 159090012, ASMT: 159090012  
J CARLOS ACOSTA, ETAL  
4727 BAIN ST  
MIRA LOMA CA. 91752

APN: 159132005, ASMT: 159132005  
JOSE MARTINEZ REYES, ETAL  
10272 48TH ST  
MIRA LOMA CA. 91752

APN: 159050007, ASMT: 159050007  
JEFFREY ZALE ARNSTON  
4661 BAIN ST  
MIRA LOMA CA. 91752

APN: 159090018, ASMT: 159090018  
KIMBERLEY J ROBINSON, ETAL  
4795 BAIN ST  
MIRA LOMA CA. 91752

APN: 159131004, ASMT: 159131004  
JERRY D GUNTER, ETAL  
6308 LUCRETIA AVE  
MIRA LOMA CA 91752

APN: 159040007, ASMT: 159040007  
LOUIS R BELLI  
10244 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159132007, ASMT: 159132007  
JERRY URIBE, ETAL  
4842 DODD ST  
MIRA LOMA CA. 91752

APN: 159030010, ASMT: 159030010  
LUIS F DIAZ  
4685 DODD ST  
MIRA LOMA CA. 91752

APN: 159090003, ASMT: 159090003  
JESUS GAMBOA, ETAL  
4764 DODD ST  
MIRA LOMA CA. 91752

APN: 159131001, ASMT: 159131001  
LUIS FRANCISCO DIAZ  
10334 48TH ST  
MIRA LOMA CA. 91752

APN: 159131005, ASMT: 159131005  
MANUEL R VIDANA, ETAL  
4859 DODD ST  
MIRA LOMA CA. 91752

APN: 159132006, ASMT: 159132006  
ORIEN T PFEIFFER, ETAL  
3584 BLUFF  
NORCO CA 92860

APN: 159132014, ASMT: 159132014  
MARIA D RODRIGUEZ, ETAL  
10264 48TH ST  
MIRA LOMA CA. 91752

APN: 159090004, ASMT: 159090004  
PERRY M EVANS, ETAL  
4768 DODD ST  
MIRA LOMA CA. 91752

APN: 159090006, ASMT: 159090006  
MARIA MUNOZ  
4788 DODD ST  
MIRA LOMA CA. 91752

APN: 159030009, ASMT: 159030009  
RENEE S SINATRA, ETAL  
5203 ROUNDUP  
NORCO CA 92860

APN: 159090017, ASMT: 159090017  
MARILYN G REIMANN, ETAL  
4775 BAIN ST  
MIRA LOMA CA. 91752

APN: 159132019, ASMT: 159132019  
RICHARD CARDENAS, ETAL  
C/O DEBORAH ANN CARDENAS  
1448 W 20TH ST  
SAN PEDRO CA 90732

APN: 159090007, ASMT: 159090007  
MARTIN MENDOZA, ETAL  
10287 48TH ST  
MIRA LOMA CA. 91752

APN: 159131002, ASMT: 159131002  
RICHARD SANTACRUZ, ETAL  
4807 DODD ST  
MIRA LOMA CA. 91752

APN: 159090016, ASMT: 159090016  
MARTIN OLGUIN, ETAL  
1419 E DEARFIELD ST  
ONTARIO CA 91761

APN: 167020010, ASMT: 167020010  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

APN: 159040013, ASMT: 159040013  
MIGUEL ANGEL VILLA, ETAL  
1400 E 9TH ST  
LONG BEACH CA 90813

APN: 159040024, ASMT: 159040024  
ROBERT W DANIELSON, ETAL  
4684 DODD ST  
MIRA LOMA CA 91752



APN: 159040006, ASMT: 159040006  
ROGER W CHRISLIP, ETAL  
10242 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159090021, ASMT: 159090021  
SUSAN M ANTHONY  
10281 48TH ST  
MIRA LOMA CA. 91752

APN: 159132016, ASMT: 159132016  
ROMELIA M TORRES, ETAL  
10236 48TH ST  
MIRA LOMA CA. 91752

APN: 159132023, ASMT: 159132023  
THOMAS F BAZER, ETAL  
4835 BAIN ST  
MIRA LOMA CA. 91752

APN: 159080018, ASMT: 159080018  
ROQUE CASILLAS, ETAL  
10335 48TH ST  
MIRA LOMA CA. 91752

APN: 159040020, ASMT: 159040020  
TOMAS B HERNANDEZ, ETAL  
4668 DODD ST  
MIRA LOMA CA. 91752

APN: 159080019, ASMT: 159080019  
SANTIAGO MARTINEZ, ETAL  
4787 DODD ST  
MIRA LOMA CA. 91752

APN: 159040009, ASMT: 159040009  
TOMMY BAIN  
10248 BELLEGRAVE AVE  
MIRA LOMA CA. 91752

APN: 159090002, ASMT: 159090002  
SERGIO CABRERA, ETAL  
4750 DODD ST  
MIRA LOMA CA. 91752

APN: 159030008, ASMT: 159030008  
VARGAS ENGINEERING INC  
4665 DODD ST  
MIRA LOMA CA. 91752

APN: 159050001, ASMT: 159050001  
SEVERO JIMENEZ, ETAL  
4715 BAIN ST  
MIRA LOMA CA. 91752

APN: 159090014, ASMT: 159090014  
VERONICA HERNANDEZ  
C/O JESUS CASTRO  
4743 BAIN ST  
MIRA LOMA CA. 91752

APN: 159050010, ASMT: 159050010  
STEPHANIE ANN HOTTINGER, ETAL  
4699 BAIN ST  
MIRA LOMA CA. 91752

Agenda Item No.: 2.5  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24794  
Applicant: Allen Asada  
Directors Hearing: January 24, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 3,200 square foot detached garage on .98 acre, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside. APN: 274-060-028.

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

**APPROVAL** of **PLOT PLAN NO. 24794**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
12/14/10



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

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24794 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24794, Exhibit A, dated 24794, dated December 9, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is proposal to construct a 3,200 square foot detached garage on .98 acre, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside.  
APN: 274-060-028

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24794. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24794 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page:

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1

PPA - EXPIRATION DATE-PP (cont.)

RECOM

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

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1)

RECOM

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOM

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated December 9, 2010.

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOM

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated December 9, 2010.

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

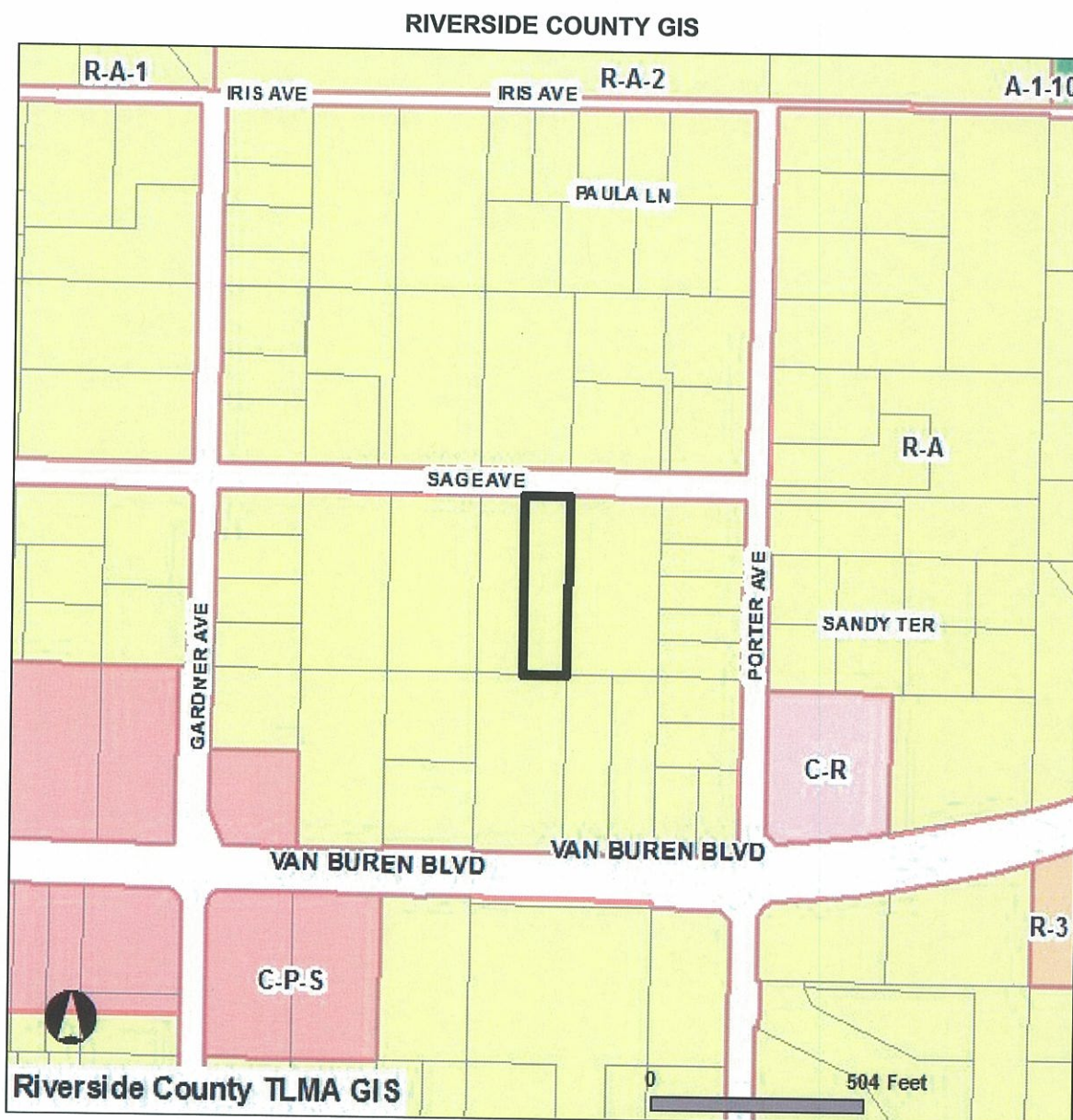
80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

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



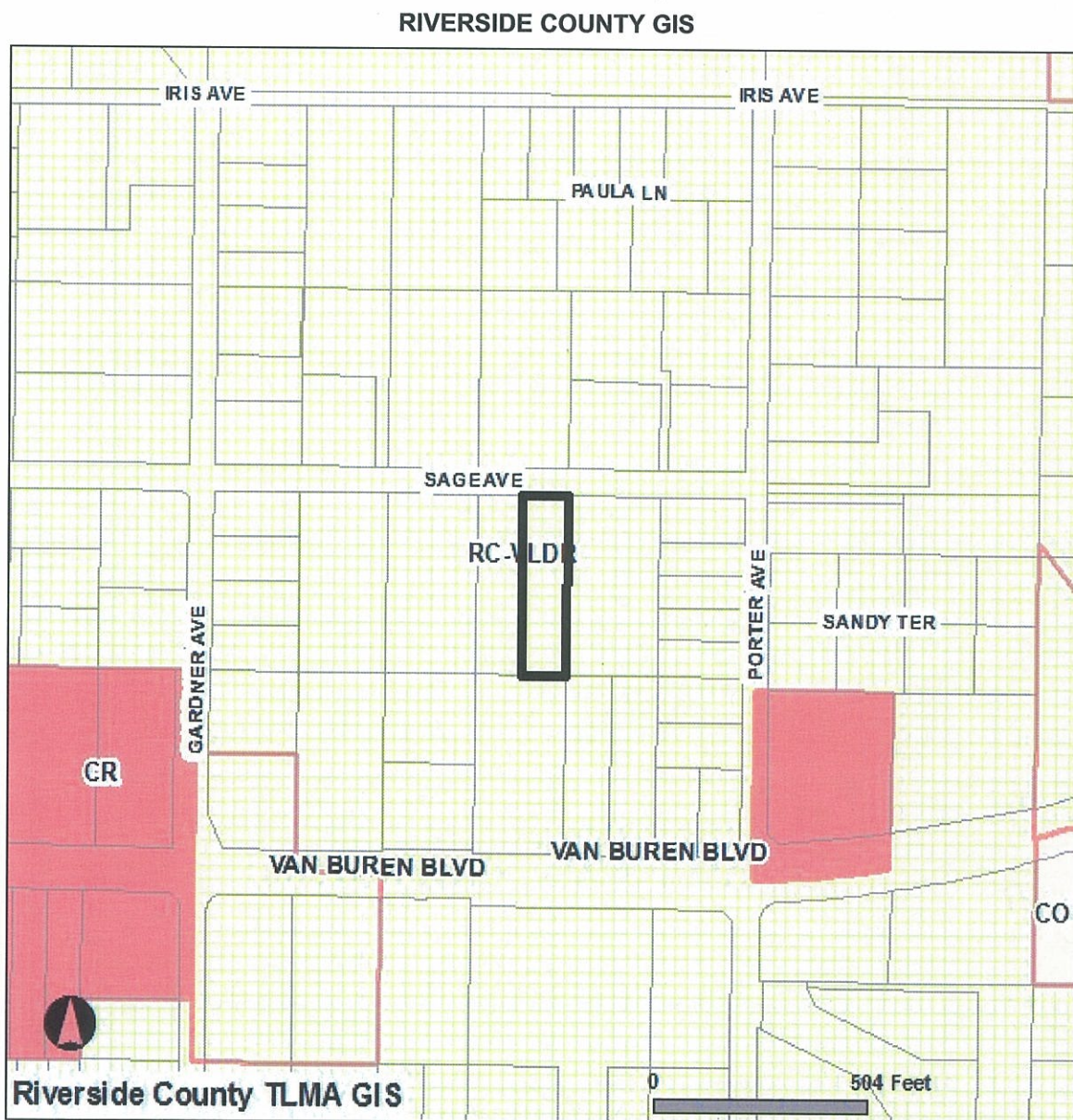
**\*IMPORTANT\***

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

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Version 101124





**\*IMPORTANT\***

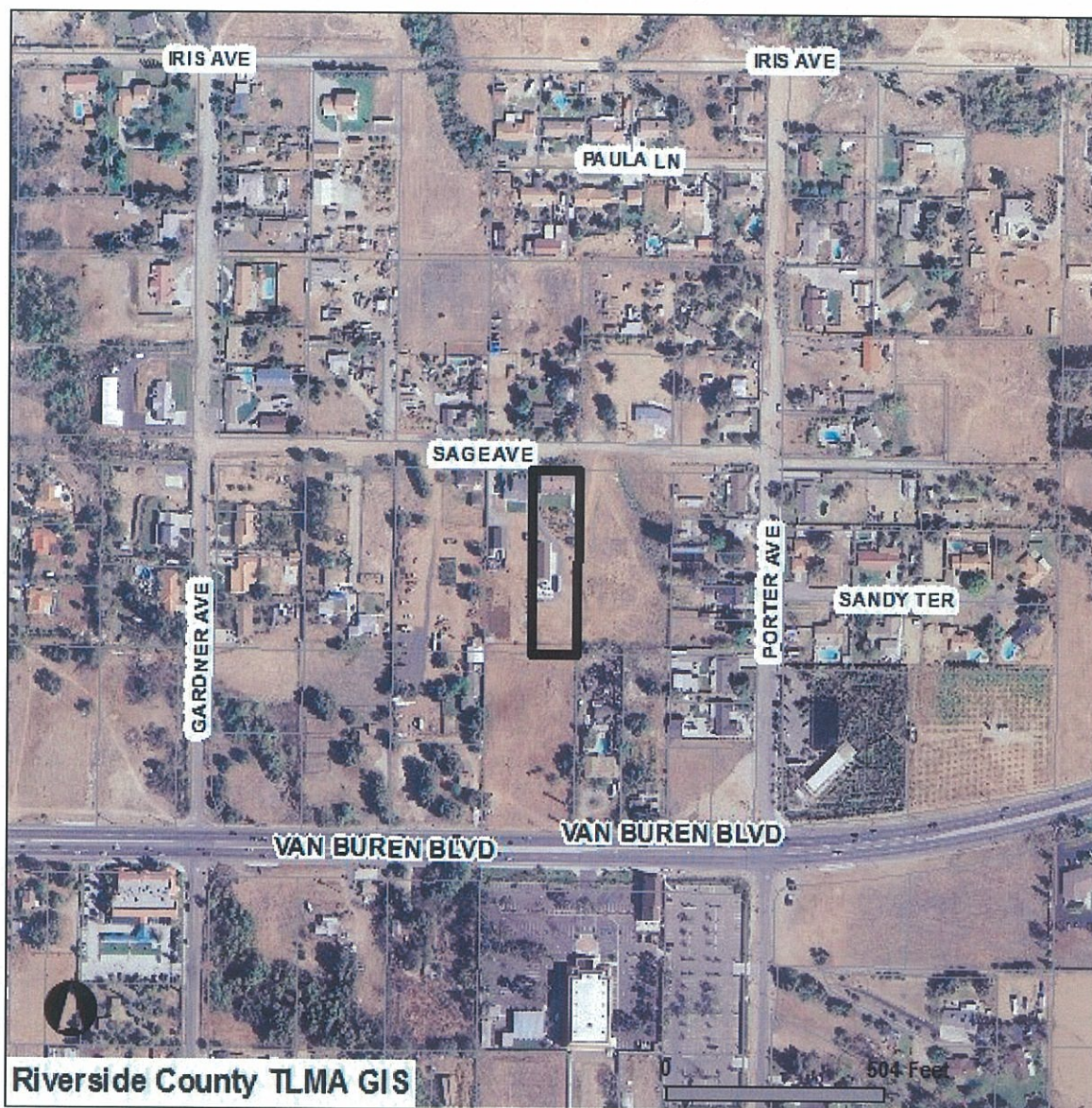
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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## RIVERSIDE COUNTY GIS



Selected parcel(s):  
274-060-028

**\*IMPORTANT\***

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## RIVERSIDE COUNTY GIS



Selected parcel(s):  
274-060-028

### \*IMPORTANT\*

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### STANDARD WITH PERMITS REPORT

#### APNs

274-060-028-3

#### OWNER NAME / ADDRESS

MICHAEL J TOMAS  
CAROLYN TOMAS  
17399 SAGE AVE  
RIVERSIDE, CA. 92504

#### MAILING ADDRESS

(SEE OWNER)  
17399 SAGE AVE  
RIVERSIDE CA. 92504

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 136/93  
SUBDIVISION NAME: PM 20888  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.98 ACRES

**PROPERTY CHARACTERISTICS**

274-060-028  
NO PROPERTY DESCRIPTION AVAILABLE

274-060-028

WOOD FRAME, 1441 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(598 SQ. FT), CONST'D 1985TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 746 GRID: A3

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 25

**ELEVATION RANGE**

1512/1516 FEET

**PREVIOUS APN**

274-060-007

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A

**ZONING DISTRICTS AND ZONING AREAS**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

---

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

Developed/Disturbed Land

---

**FIRE**

---

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

---

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

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

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

LAKE MATHEWS

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

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

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

---

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

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

27

NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

### **FLOOD PLAIN REVIEW**

NOT REQUIRED.

### **WATER DISTRICT**

WMWD

### **FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### **WATERSHED**

SANTA ANA RIVER

---

## **GEOLOGIC**

---

### **FAULT ZONE**

NOT IN A FAULT ZONE

### **FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

### **LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

### **SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

### **PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

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

---

## **MISCELLANEOUS**

---

### **SCHOOL DISTRICT**

RIVERSIDE UNIFIED

### **COMMUNITIES**

WOODCREST

### **COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

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

NOT APPLICABLE, 46.17 MILES FROM MT. PALOMAR OBSERVATORY

### **2000 CENSUS TRACT**

042004

### **FARMLAND**

URBAN-BUILT UP LAND

### **TAX RATE AREAS**

088-007

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

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

#### **SPECIAL NOTES**

NO SPECIAL NOTES

#### **CODE COMPLAINTS**

NO CODE COMPLAINTS

#### **BUILDING PERMITS**

Case #	Description	Status
BZ429369	DWELLING AND ATTACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
311395	DET GAR PRIGRY1 M-1 WOOD 2400 23760	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
374442	GARDEN WALL WALL490 M-2 WALL 552 1104	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
068776	DWLG & ATT GAR DWELL R-3 WOOD 1725 55200	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ425753	PLAN CHECK (DWELLING AND ATTACHED GARAGE)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

#### **ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

#### **PLANNING PERMITS**

Case #	Description	Status
PM20888	NOT AVAILABLE	NOTINLMS

REPORT PRINTED ON...Wed Dec 01 08:30:10 2010  
Version 101124

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman • Planning Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24794

DATE SUBMITTED: 12/1/10

### APPLICATION INFORMATION

Applicant's Name: ALLEN ASADA

E-Mail: AASADA@SBCGLOBAL.NET

Mailing Address: 5389 JASPER LN  
RIVERSIDE CA 92506  
City State ZIP

Daytime Phone No: (951) 452-4840 Fax No: (951) 684-2108

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

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

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

Property Owner's Name: MIKE TOMAS E-Mail: \_\_\_\_\_

Mailing Address: 17399 SAGE AVE  
RIVERSIDE CA ~~92504~~ 92504  
City State ZIP

Daytime Phone No: (951) 201-7222 Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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

## APPLICATION FOR MINOR PLOT PLAN

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

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

ALLEN ASADA

PRINTED NAME OF APPLICANT

✓   
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

✓ MIKE TOMAS

PRINTED NAME OF PROPERTY OWNER(S)

✓ 

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

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

PROPOSED DETACHED ACCESSORY STRUCTURE . GARAGE (3200 SQ.FT.)

REF. 348 — 348.4647

Related cases or underlying case:

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 274-060-028

Section: 25 Township: 35 Range: 5W

Approximate Gross Acreage: 1.05 ACS

General location (nearby or cross streets): North of VAN BUREN BLVD., South of

## APPLICATION FOR MINOR PLOT PLAN

IRLS AVE, East of GARDNER AVE, West of PORTER AVE

Thomas Brothers Map, edition year, page no., and coordinates: 2009 P 9746 A-3

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

#### **COMMERCIAL/INDUSTRIAL**

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

#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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



## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24794** – CEQA Exempt – Applicant: Allen Asada – Owner: Michael Tomas – First Supervisorial District – Woodcrest District – Lake Mathew/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Safe Avenue, westerly of Porter Avenue, northerly of Van Buren Boulevard, easterly of Gardner Avenue – .98 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to a 3,200 square foot detached garage on .98 acres, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside. APN: 274-060-028. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/09/2010.

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

APN (s) or case numbers PP 24794 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

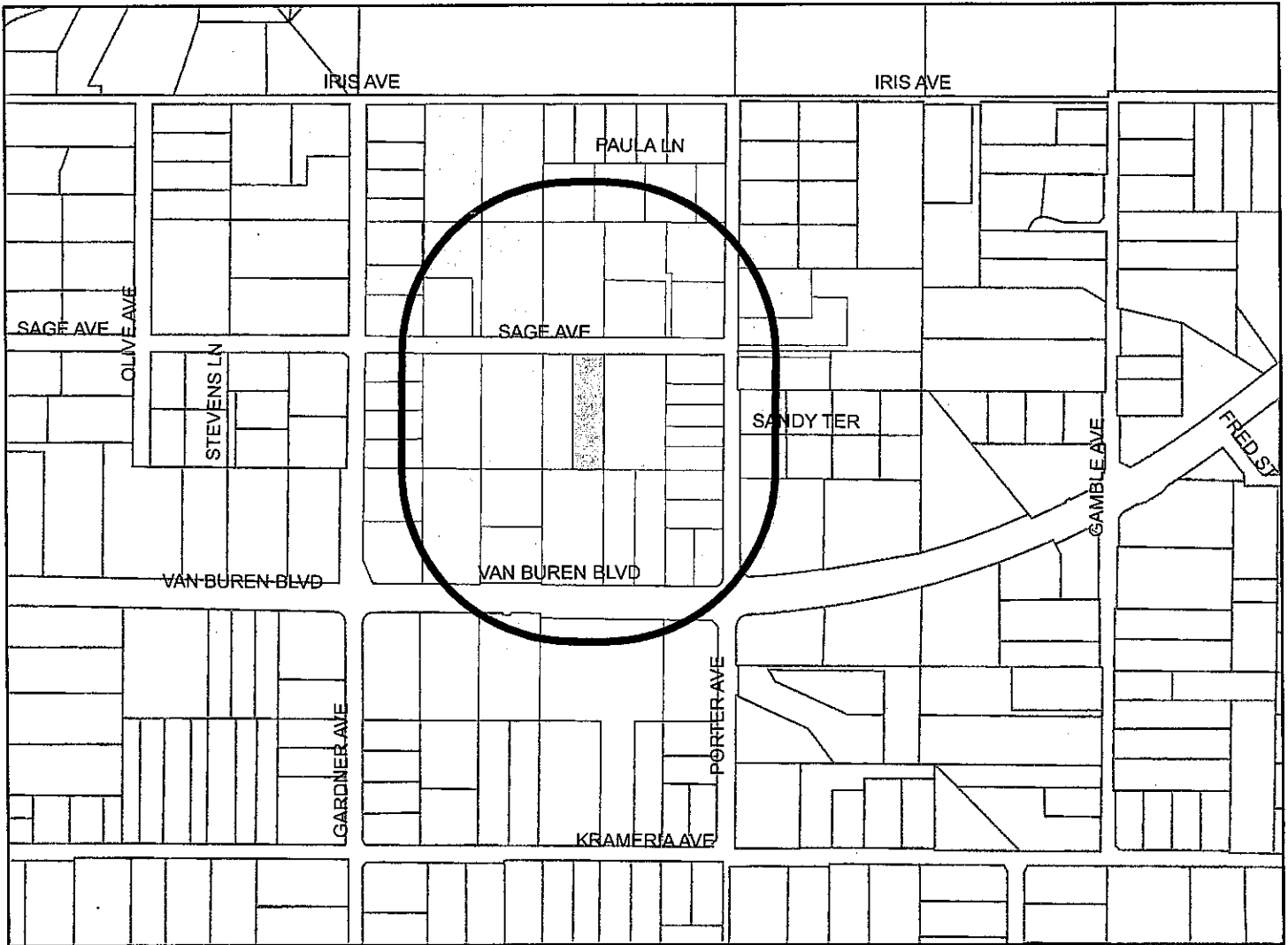
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

274-050-017	274-060-023	274-050-024	274-090-025	274-090-032	274-060-027	274-060-021	274-090-017	274-050-005	274-090-001
274-050-015	274-050-018	274-060-020	274-050-014	274-060-025	274-060-022	274-060-026	274-060-003	274-060-012	274-050-007
274-050-006	274-060-009	274-070-003	274-070-002	274-060-005	274-101-006	274-060-013	274-060-011	274-050-023	274-050-019
274-050-011	274-090-003	274-050-021	274-050-020	274-060-028	274-060-015	274-060-008	274-060-004	274-060-019	274-060-024
274-090-021	274-050-016	274-080-004	274-050-012	274-090-015	274-060-010	274-060-017	274-060-006	274-060-018	274-070-032
274-070-035	274-050-022	274-060-016	274-060-002	274-060-001					



720 360 0 720 Feet

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

APN: 274050017, ASMT: 274050017  
ALLEN J CORNWELL, ETAL  
17440 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274090017, ASMT: 274090017  
ENRIQUE J PADILLA  
3410 LA SIERRA STE F115  
RIVERSIDE CA 92503

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

APN: 274050005, ASMT: 274050005  
FLOYD R HERGENREDER, ETAL  
17303 IRIS AVE  
RIVERSIDE CA. 92504

APN: 274050024, ASMT: 274050024  
CALVIN E FOLAND, ETAL  
16116 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274090001, ASMT: 274090001  
FOWLER MAYFIELD, ETAL  
C/O REGINALD F MAYFIELD  
12177 FINEVIEW ST  
EL MONTE CA 91733

APN: 274090025, ASMT: 274090025  
CHRIS L BJORNBERG, ETAL  
8082 DENVER ST  
VENTURA CA 93004

APN: 274050018, ASMT: 274050018  
FRANK E TRUJILLO, ETAL  
16105 PORTER AVE  
RIVERSIDE CA 92504

APN: 274090032, ASMT: 274090032  
CVN ENTERPRISES  
19069 VAN BUREN 114 494  
RIVERSIDE CA 92508

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

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

APN: 274050014, ASMT: 274050014  
GLEN JENSEN, ETAL  
16091 PORTER AVE  
RIVERSIDE CA. 92504

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

APN: 274060026, ASMT: 274060026  
HASSAN TAHERI, ETAL  
16790 TREETOP LN  
RIVERSIDE CA 92503

APN: 274060003, ASMT: 274060003  
HECTOR CABALLERO  
776 HIGHRIDGE ST  
RIVERSIDE CA 92506

APN: 274060005, ASMT: 274060005  
JOSE LUIS GONZALEZ, ETAL  
17307 SAGE ST  
RIVERSIDE CA 92504

APN: 274060012, ASMT: 274060012  
JAMES L LANG, ETAL  
16225 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274101006, ASMT: 274101006  
JUANITA C FERNANDEZ  
16310 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274050007, ASMT: 274050007  
JAMES RUIZ, ETAL  
16085 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060013, ASMT: 274060013  
JULIE GRIEGO  
17855 TWIN LAKES DR  
RIVERSIDE CA 92508

APN: 274050006, ASMT: 274050006  
JOAN B PEGADIOTES  
5566 SAN ANTONIO ST  
PLEASANTON CA 94566

APN: 274060011, ASMT: 274060011  
KELLEN CHAFFEE, ETAL  
16219 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060009, ASMT: 274060009  
JOHN F MOUW, ETAL  
16187 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274050023, ASMT: 274050023  
KENNETH H HODGDON, ETAL  
16140 GARDNER AVE  
RIVERSIDE CA. 92504

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

APN: 274050019, ASMT: 274050019  
KEVIN CRAVER, ETAL  
17386 SAGE AVE  
RIVERSIDE CA. 92504

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

APN: 274050011, ASMT: 274050011  
KIMBER KERR, ETAL  
16075 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274090003, ASMT: 274090003  
LEE KANO, ETAL  
16176 PORTER AVE  
RIVERSIDE CA 92504

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

APN: 274050021, ASMT: 274050021  
MANOAH V MAIDEN, ETAL  
17330 SAGE AVE  
RIVERSIDE CA. 92504

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

APN: 274050020, ASMT: 274050020  
MARTHA HERGENREDER, ETAL  
C/O RICHARD K HERGENREDER  
17354 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274090021, ASMT: 274090021  
ROBERT J LUEBKE, ETAL  
17515 SANDY TER  
RIVERSIDE CA. 92504

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

APN: 274050016, ASMT: 274050016  
ROBERT MCDANIEL, ETAL  
17480 SAGE AVE  
RIVERSIDE CA. 92504

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

APN: 274080004, ASMT: 274080004  
RONALD A WHITE, ETAL  
16108 PORTER AVE  
RIVERSIDE CA. 92504

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

APN: 274050012, ASMT: 274050012  
SANTIAGO RODRIGUEZ, ETAL  
16055 PORTER AVE  
RIVERSIDE CA. 92504

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

APN: 274090015, ASMT: 274090015  
SANTIAGO SANDOVAL, ETAL  
1025 S HALLADAY ST  
SANTA ANA CA 92701

APN: 274060010, ASMT: 274060010  
SOCORRO FLORES  
16201 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060001, ASMT: 274060001  
YGNACIO F RIVERA, ETAL  
16190 GARDNER AVE  
RIVERSIDE CA 92504

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

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

APN: 274070032, ASMT: 274070032  
VINE LIFE CHRISTIAN FELLOWSHIP INC  
16445 PORTER AVE  
RIVERSIDE CA 92504

APN: 274070035, ASMT: 274070035  
VINE LIFE CHRISTIAN FELLOWSHIP INC  
17421 VAN BUREN BL  
RIVERSIDE CA 92504

APN: 274050022, ASMT: 274050022  
WALTER MAJER, ETAL  
18062 BLAIR DR  
YORBA LINDA CA 92886

APN: 274060016, ASMT: 274060016  
WILLIS G MOORE, ETAL  
17408 VAN BUREN BLV  
RIVERSIDE CA. 92504

Agenda Item No.: 2.6  
Supervisory District: First  
Project Planner: Bahelila Boothe

Plot Plan Number: 24473  
Applicant: Odon Marci  
Directors Hearing: January 24, 2011  
Continued from: January 3, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

### ISSUES OF RELEVANCE:

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

### BACKGROUND:

May 3, 2010

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

### FURTHER PLANNING CONSIDERATIONS:

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

December 13, 2010

The project was continued from the December 13, 2010, for Planning staff to re-advertise the project. The applicant has submitted revised plan which will propose a 2,106 square foot detached storage garage with 320 square foot basement.

### RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24473, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

56  
12/28/10



**CONCLUSIONS:**

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

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

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

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24473 shall be henceforth defined as follows:

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

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

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning 24473. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

10.PLANNING. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amended #1, dated November 4, 2010.

11/17/10  
09:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24473

Parcel: 321-432-016

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 PPA - TRAILER REMOVED

RECOMMND

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

## RIVERSIDE COUNTY GIS



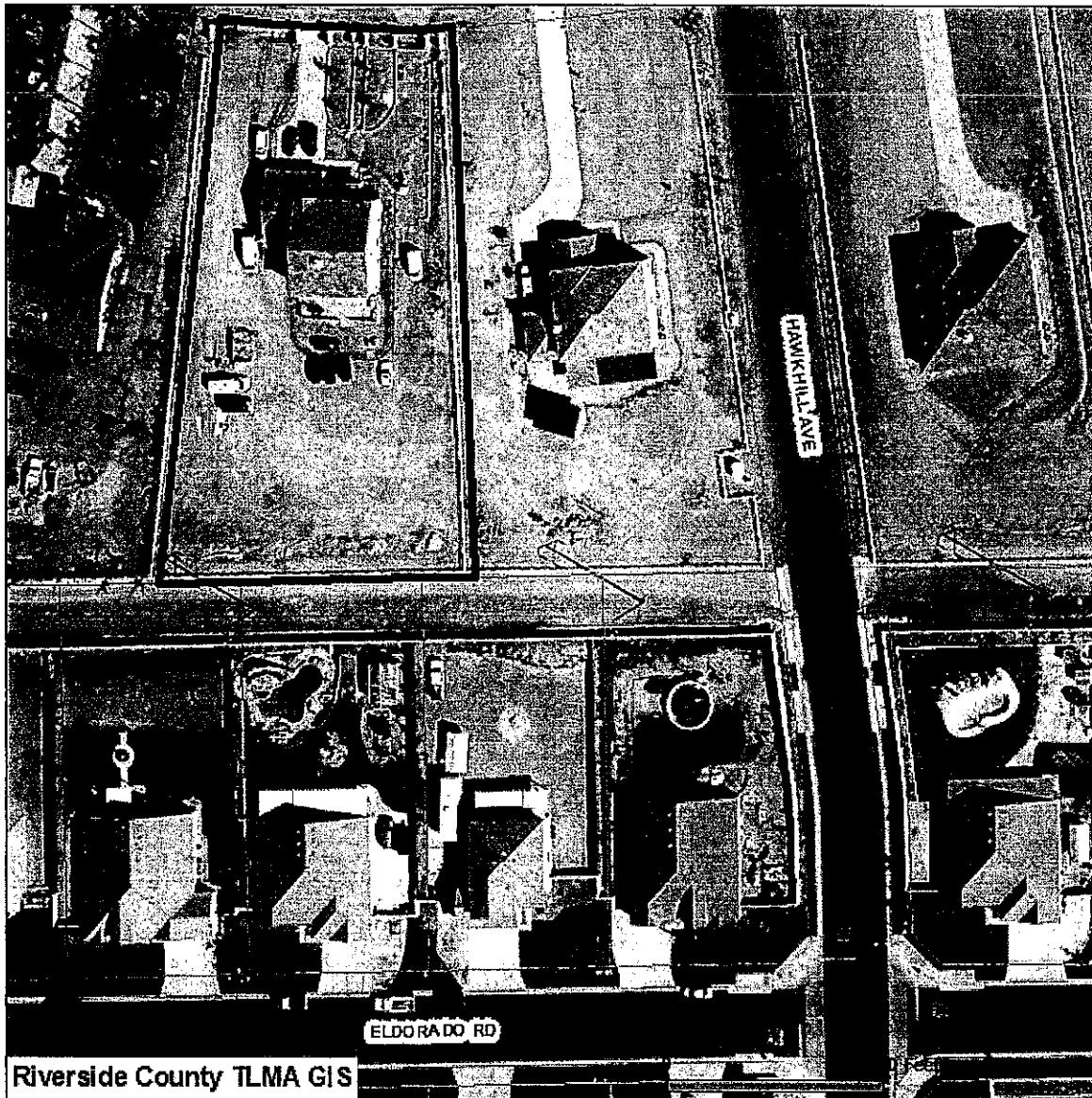
Selected parcel(s):  
321-432-016

**\*IMPORTANT\***

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

REPORT PRINTED ON...Mon Mar 29 17:03:18 2010

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
321-432-016

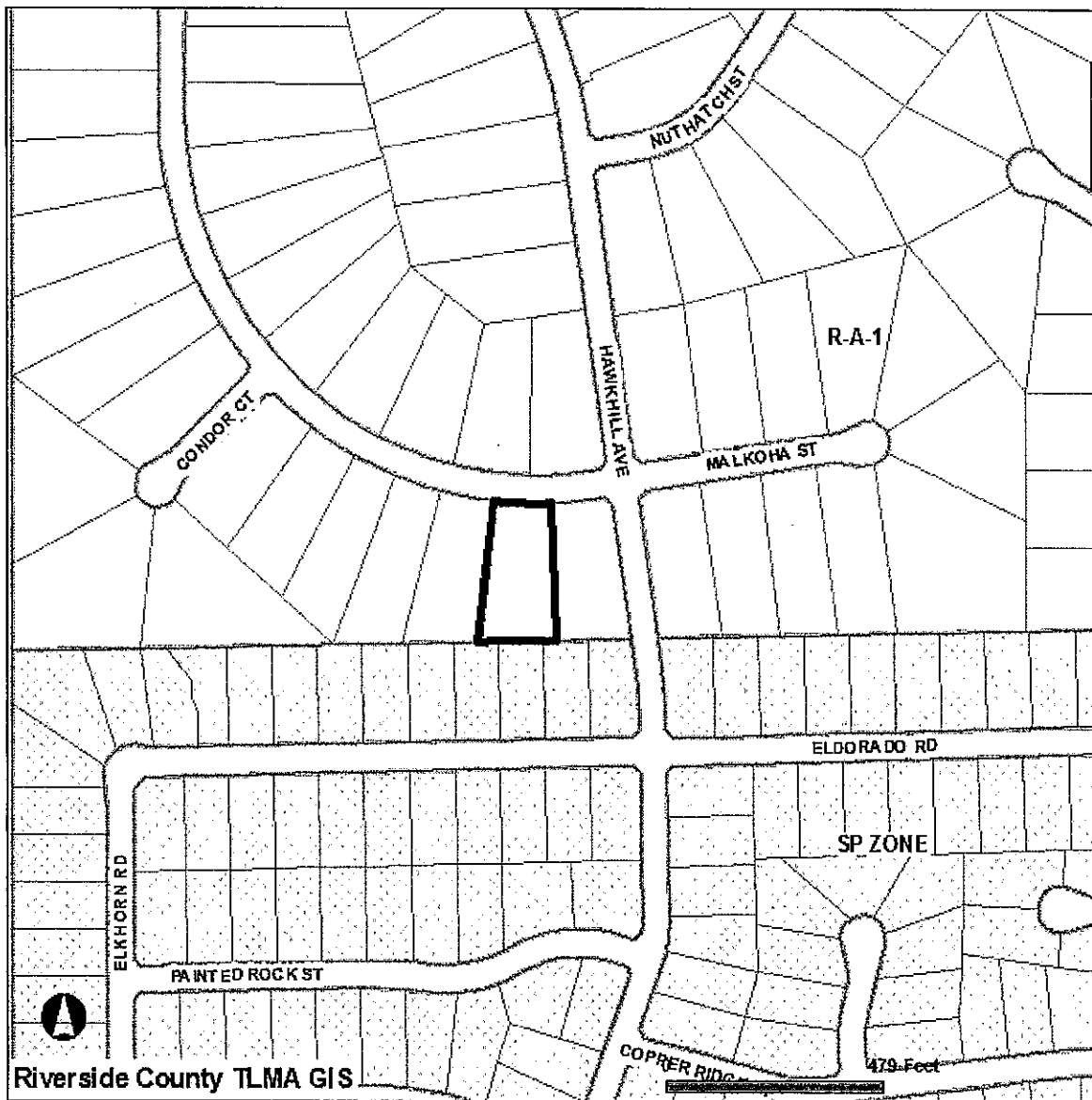
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## RIVERSIDE COUNTY GIS



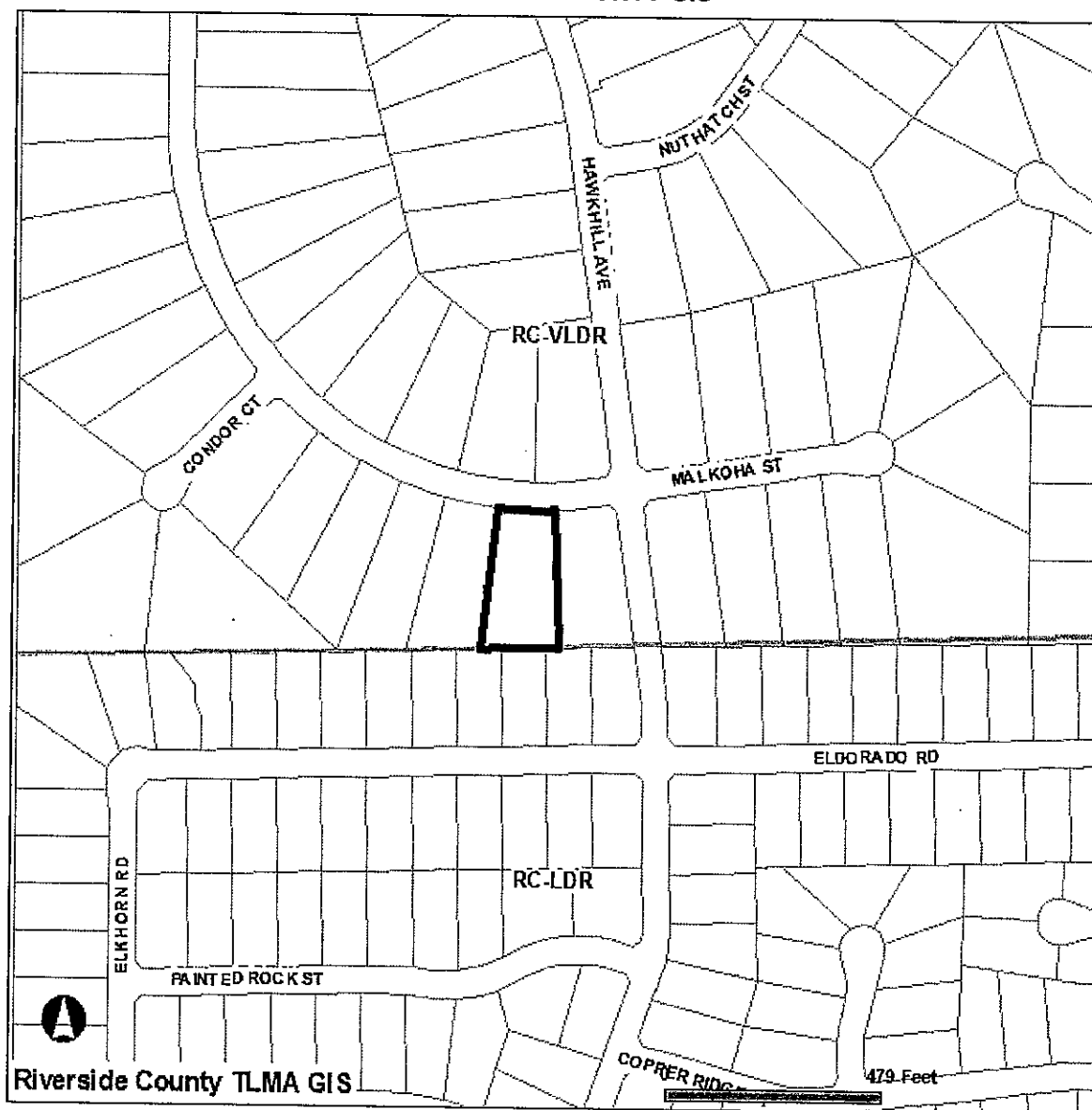
Selected parcel(s):  
321-432-016

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## RIVERSIDE COUNTY GIS



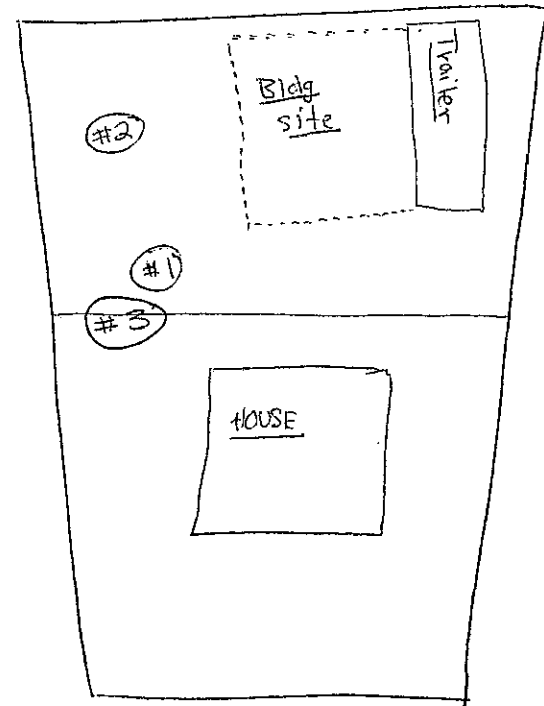
Selected parcel(s):  
321-432-016

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

#1



MAIKOHA ST.

#3



## PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers PP 24473 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

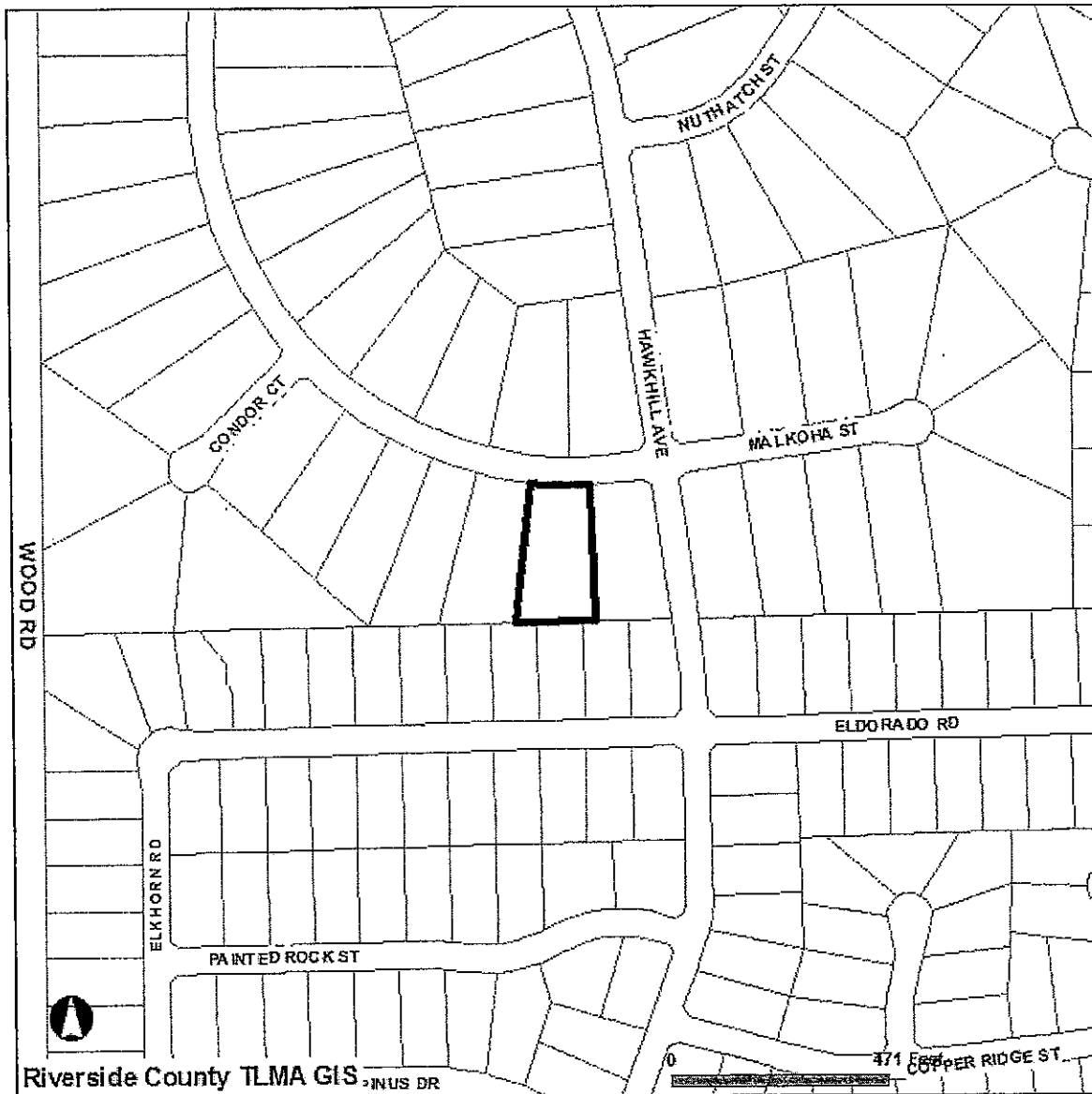
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
321-432-016

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

321-432-016-6

**OWNER NAME / ADDRESS**

ODON MARCI  
18879 MALKOHA ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

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

**LEGAL DESCRIPTION**

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

**LOT SIZE**

RECORDED LOT SIZE IS 1.01 ACRES

**PROPERTY CHARACTERISTICS**

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

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: D2

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR4W SEC 5

**ELEVATION RANGE**

1684/1696 FEET

**PREVIOUS APN**

321-100-025

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

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

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CAJALCO WOOD POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-1 (CZ 6539)

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

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

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

***ENVIRONMENTAL***

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

Agricultural Land  
Developed/Disturbed Land

---

***FIRE***

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

---

***DEVELOPMENT FEES***

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

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

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

LAKE MATHEWS

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

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

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

***TRANSPORTATION***

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

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

---

***HYDROLOGY***

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
WMWD

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

**WATERSHED**  
SANTA ANA RIVER

---

***GEOLOGIC***

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

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

---

***MISCELLANEOUS***

---

**SCHOOL DISTRICT**  
VAL VERDE UNIFIED

**COMMUNITIES**  
GLEN VALLEY

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

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

**2000 CENSUS TRACT**  
042008

**FARMLAND**  
URBAN-BUILT UP LAND

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



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

#### **SPECIAL NOTES**

NO SPECIAL NOTES

#### **CODE COMPLAINTS**

NO CODE COMPLAINTS

#### **BUILDING PERMITS**

Case #	Description	Status
BGR000334	ROUGH GRADE FOR TR25012-1 LOTS 1-35	EXPIRED
BR046651	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX042621	HANDICAPPED RAMPS-SALES TRAILER	EXPIRED
BZ377227	WIND MACHINE	FINAL
BR046667	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BR046668	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BXX068245	6 FT HIGH WALL ACROSS FRONT YARD - 10 FT BACK	FINAL
BEL031454	TEMP POWER - TR25012-1 (REF BGR030064)	FINAL
BR046649	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BR046648	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BR046658	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BR046652	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BR046660	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BR046666	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BR046669	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BR046671	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BR051868	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 3	FINAL
BMN030115	INSTALLATION-SALES TRAILER-TR25012 & -1	VOID
BR046653	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BR046659	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BR046670	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 2	FINAL
BGR031466	ROUGH GRADING-LOT 17-SALES TRAILER (REF BGR030748)	EXPIRED
BMN030114	SITE PREP - SALES TRAILER - TR25012 & -1	VOID
BGR030748	ROUGH GRADING FOR TRACT 25012	FINAL
BR046662	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL
BR046657	DWELLING & ATTACHED GARAGE (PRODUCTION) PLAN 4	FINAL

#### **ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS030281	NOT AVAILABLE	APPLIED

#### **PLANNING PERMITS**

Case #	Description	Status
TR25012	DIVIDE 159.14 ACRES INTO 125 PARCELS DIVIDE 159.14 ACRES INTO 125 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT. EA 34438 CZ 5634 (WITHDRAWN)	APPROVED
CZ05634	CHANGE ZONE FROM A-1-10 TO R-A-1 CHANGE OF ZONE FROM A-1-1 TO ? EA 34438 TR 25012	WITHDRWN
UPH00171	TR25012 - PHASE 1 AND FINAL	APPROVED
EA38010	EA FOR CZ05639 TO CHANGE ZONE FROM A-1-1 TO R-A-1	APPROVED
EA34438	EA FOR TR 25012 & CZ 5634 ENVIRONMENTAL ASSESSMENT FOR CZ 05634, TR 25012 EA 34438	APPROVED
CFG02212	F&G FOR TR25012M1 & TR25012M2 (EA EXEMPT)	PAID
PP16614	LANDSCAPING FOR SLOPES FOR TR25012	APPROVED
TR25012M2	CHANGE TR 25012 ROAD ACCESS/LOT CONFIGURATION	APPROVED
MT040598	TR25012 - LOTS 1-91	PAID
PP18674	PPA FOR LANDSCAPING FOR TRACT 25012	APPROVED

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

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 1,600 square foot metal storage building on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. APN: 321-432-016. (Quasi-Judicial)

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

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

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

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

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

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

Please send all written correspondence to:

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

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** The plot plan proposes to construct a 1,600 square foot metal storage building on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris, CA. - APN: 321-432-016. (Quasi-judicial)

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

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/22/2010.

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

APN (s) or case numbers PP24473 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

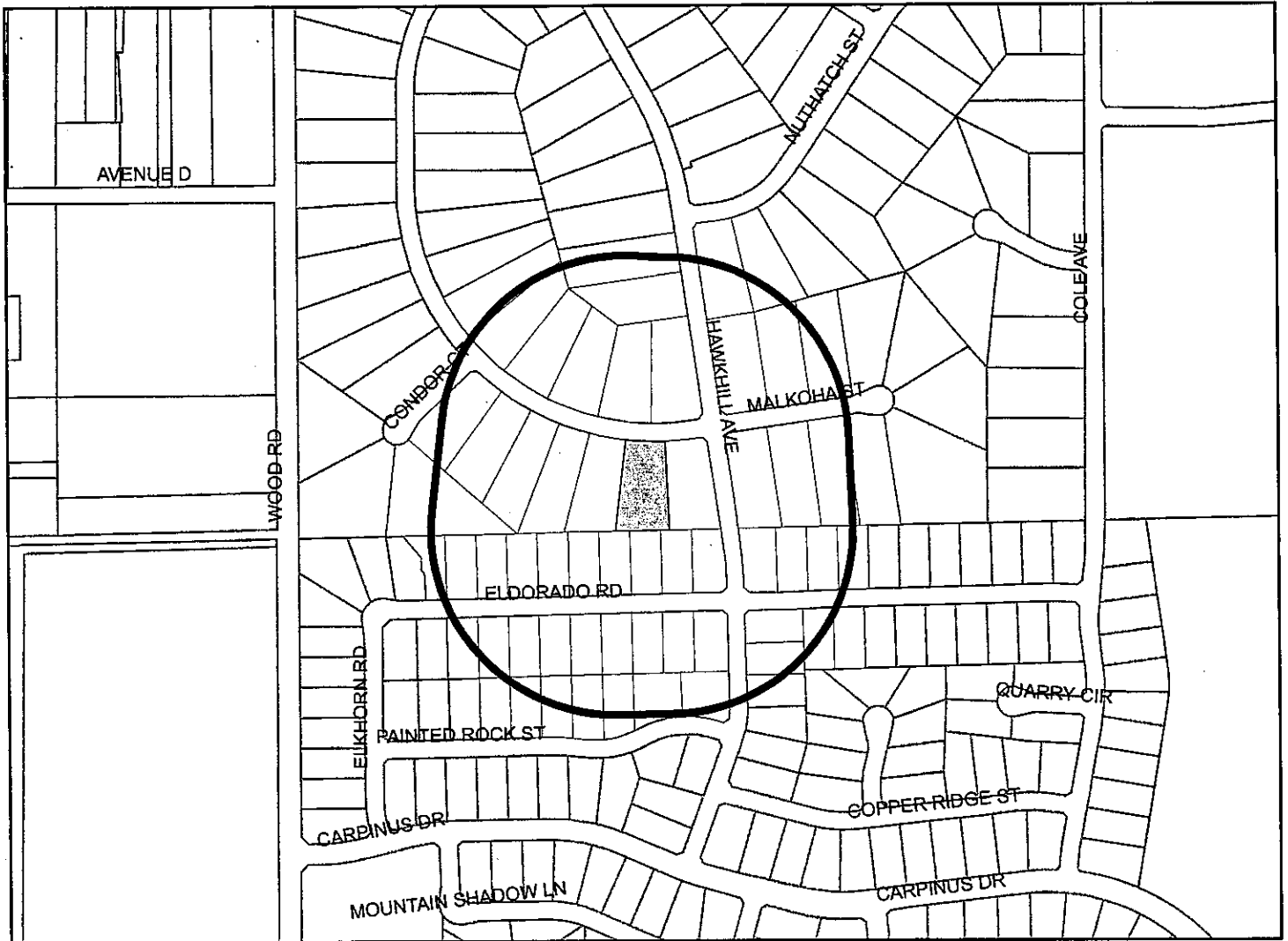
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

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



670 335 0 670 Feet

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

APN: 321431010, ASMT: 321431010  
ALEJANDRINA GOMEZ, ETAL  
C/O OFELIA GOMEZ  
18792 MALKOHA ST  
PERRIS CA. 92570

APN: 321451003, ASMT: 321451003  
CARLOS CARTER, ETAL  
19213 EL DORADO RD  
PERRIS CA. 92570

APN: 321431013, ASMT: 321431013  
ALEJANDRO SANCHEZ  
18738 MALKOHA ST  
PERRIS CA. 92570

APN: 321430003, ASMT: 321430003  
CARLOS M CECENA, ETAL  
18951 MALKOHA ST  
PERRIS CA. 92570

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

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

APN: 321440013, ASMT: 321440013  
ANTWAN DEPAUL  
19128 ELDORADO  
PERRIS CA. 92570

APN: 321441002, ASMT: 321441002  
DANIEL J GARCIA, ETAL  
19105 ELDORADO RD  
PERRIS CA. 92570

APN: 321450003, ASMT: 321450003  
BANK OF NEW YORK MELLON  
715 S METROPOLITAN AVE  
OKLAHOMA CITY OK 73108

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

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

APN: 321432012, ASMT: 321432012  
DAVID B MCCALL, ETAL  
18807 MALKOHA ST  
PERRIS CA. 92570

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

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



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

APN: 321450002, ASMT: 321450002  
HUGO A BALAREZO, ETAL  
3410 LA SIERA F142  
RIVERSIDE CA 92503

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

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

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

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

APN: 321432017, ASMT: 321432017  
GABRIEL CASTELLON, ETAL  
18897 MALKOHA ST  
PERRIS CA. 92570

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

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

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

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

APN: 321430011, ASMT: 321430011  
JEFFRY S KINSMAN, ETAL  
18918 MALKOHA ST  
PERRIS CA. 92570

APN: 321451008, ASMT: 321451008  
GLENN II NEWBRANDER, ETAL  
19130 PAINTED ROCK ST  
PERRIS CA. 92570

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



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

APN: 321451012, ASMT: 321451012  
KEVIN D HACKBARTH, ETAL  
19202 PAINTED ROCK ST  
PERRIS CA. 92570

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

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

APN: 321451005, ASMT: 321451005  
JON KOWASKI, ETAL  
19177 EL DORADO RD  
PERRIS CA. 92570

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

APN: 321450001, ASMT: 321450001  
JORGE ARMANDO REYES, ETAL  
19146 DORADO RD  
PERRIS CA. 92570

APN: 321440012, ASMT: 321440012  
MARK PADILLA, ETAL  
19110 EL DORADO RD  
PERRIS CA. 92570

APN: 321460001, ASMT: 321460001  
JUAN CHAIREZ, ETAL  
19308 EL DORADO RD  
PERRIS CA. 92570

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

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

APN: 321430001, ASMT: 321430001  
MICHAEL D GORDON, ETAL  
18915 MALKOHA ST  
PERRIS CA. 92570

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

APN: 321451004, ASMT: 321451004  
NATHAN M JOHNSON, ETAL  
19195 EL DORADO RD  
PERRIS CA. 92570

APN: 321430004, ASMT: 321430004  
NELLY LOZANO, ETAL  
18969 MALKOHA ST  
PERRIS CA. 92570

APN: 321451006, ASMT: 321451006  
SECRETARY HOUSING & URBAN DEV OF WAS  
C/O RECONTRUST CO  
400 COUNTRYWIDE WAY SV35  
SIMI VALLEY CA 93065

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

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

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

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

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

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

APN: 321461008, ASMT: 321461008  
PHUNG HA NGUYEN, ETAL  
19357 EL DORADO RD  
PERRIS CA. 92570

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

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

APN: 321430002, ASMT: 321430002  
STEVEN COUTE, ETAL  
18933 MALKOHA ST  
PERRIS CA. 92570

APN: 321432010, ASMT: 321432010  
RUDOLPH JOHN NEGRON, ETAL  
19041 CONDOR CT  
PERRIS CA. 92570

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



APN: 321432013, ASMT: 321432013  
TONATIO SALVADOR GONZALEZ, ETAL  
18825 MALKOHA ST  
PERRIS CA. 92570

APN: 321441008, ASMT: 321441008  
US BANK NATL ASSN  
C/O WELLS FARGO HOME MORTGAGE  
3476 STATEVIEW BLV  
FT MILL SC 29715

APN: 321451011, ASMT: 321451011  
WILDER YNOQUIO, ETAL  
19184 PAINTED ROCK ST  
PERRIS CA 92572

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



## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24473** – CEQA Exempt – Applicant: Odon Marci – Owner: Odon Marci – First Supervisorial District – Mead Valley District – Lake Mathews/Woodcrest Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) and Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Malkoha Street, westerly of Hawkhill Avenue, easterly of Condor Court and northerly of Eldorado Road – 1.01 Acre – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – **REQUEST:** To construct an 2,106 square foot detached storage garage with 320 square foot basement on 1.01 acre associated with a 3,725 square foot residence located at 18879 Malkoha Street in Perris. APN: 321-432-016. (Continued from 12-13-10, & 1-3-11) (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/22/2010.

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

APN (s) or case numbers PP24473 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

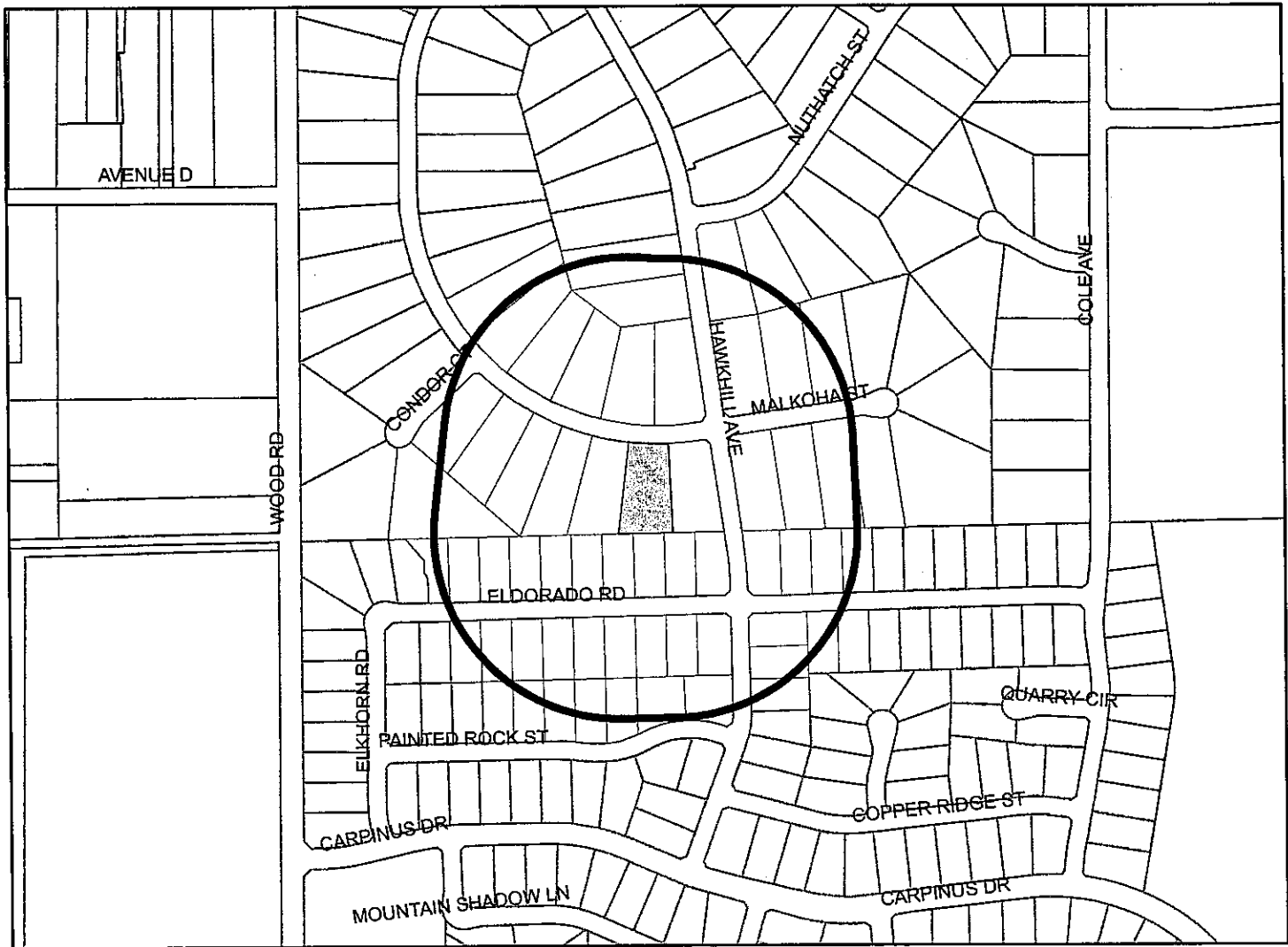
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

# **600 feet buffer**



## **Selected Parcels**

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



670 335 0 670 Feet

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APN: 321431010, ASMT: 321431010  
ALEJANDRINA GOMEZ, ETAL  
C/O OFELIA GOMEZ  
18792 MALKOHA ST  
PERRIS CA. 92570

APN: 321451003, ASMT: 321451003  
CARLOS CARTER, ETAL  
19213 EL DORADO RD  
PERRIS CA. 92570

APN: 321431013, ASMT: 321431013  
ALEJANDRO SANCHEZ  
18738 MALKOHA ST  
PERRIS CA. 92570

APN: 321430003, ASMT: 321430003  
CARLOS M CECENA, ETAL  
18951 MALKOHA ST  
PERRIS CA. 92570

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

APN: 321461004, ASMT: 321461004  
CHRISTOPHER DESROSIER, ETAL  
19090 HAWKHILL AVE  
PERRIS CA. 92570

APN: 321440013, ASMT: 321440013  
ANTWAN DEPAUL  
19128 ELDORADO  
PERRIS CA. 92570

APN: 321441002, ASMT: 321441002  
DANIEL J GARCIA, ETAL  
19105 ELDORADO RD  
PERRIS CA. 92570

APN: 321450003, ASMT: 321450003  
BANK OF NEW YORK MELLON  
715 S METROPOLITAN AVE  
OKLAHOMA CITY OK 73108

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

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

APN: 321432012, ASMT: 321432012  
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18807 MALKOHA ST  
PERRIS CA. 92570

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

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



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

APN: 321450002, ASMT: 321450002  
HUGO A BALAREZO, ETAL  
3410 LA SIERA F142  
RIVERSIDE CA 92503

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

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

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

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

APN: 321432017, ASMT: 321432017  
GABRIEL CASTELLON, ETAL  
18897 MALKOHA ST  
PERRIS CA. 92570

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

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

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

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

APN: 321430011, ASMT: 321430011  
JEFFRY S KINSMAN, ETAL  
18918 MALKOHA ST  
PERRIS CA. 92570

APN: 321451008, ASMT: 321451008  
GLENN II NEWBRANDER, ETAL  
19130 PAINTED ROCK ST  
PERRIS CA. 92570

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



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

APN: 321451012, ASMT: 321451012  
KEVIN D HACKBARTH, ETAL  
19202 PAINTED ROCK ST  
PERRIS CA. 92570

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

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

APN: 321451005, ASMT: 321451005  
JON KOWASKI, ETAL  
19177 EL DORADO RD  
PERRIS CA. 92570

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

APN: 321450001, ASMT: 321450001  
JORGE ARMANDO REYES, ETAL  
19146 DORADO RD  
PERRIS CA. 92570

APN: 321440012, ASMT: 321440012  
MARK PADILLA, ETAL  
19110 EL DORADO RD  
PERRIS CA. 92570

APN: 321460001, ASMT: 321460001  
JUAN CHAIREZ, ETAL  
19308 EL DORADO RD  
PERRIS CA. 92570

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

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

APN: 321430001, ASMT: 321430001  
MICHAEL D GORDON, ETAL  
18915 MALKOHA ST  
PERRIS CA. 92570

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

APN: 321451004, ASMT: 321451004  
NATHAN M JOHNSON, ETAL  
19195 EL DORADO RD  
PERRIS CA. 92570

APN: 321430004, ASMT: 321430004  
NELLY LOZANO, ETAL  
18969 MALKOHA ST  
PERRIS CA. 92570

APN: 321451006, ASMT: 321451006  
SECRETARY HOUSING & URBAN DEV OF WAS  
C/O RECONTRUST CO  
400 COUNTRYWIDE WAY SV35  
SIMI VALLEY CA 93065

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

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

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

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

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

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

APN: 321461008, ASMT: 321461008  
PHUNG HA NGUYEN, ETAL  
19357 EL DORADO RD  
PERRIS CA. 92570

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

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

APN: 321430002, ASMT: 321430002  
STEVEN COUTE, ETAL  
18933 MALKOHA ST  
PERRIS CA. 92570

APN: 321432010, ASMT: 321432010  
RUDOLPH JOHN NEGRON, ETAL  
19041 CONDOR CT  
PERRIS CA. 92570

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



APN: 321432013, ASMT: 321432013  
TONATIO SALVADOR GONZALEZ, ETAL  
18825 MALKOHA ST  
PERRIS CA. 92570

APN: 321441008, ASMT: 321441008  
US BANK NATL ASSN  
C/O WELLS FARGO HOME MORTGAGE  
3476 STATEVIEW BLV  
FT MILL SC 29715

APN: 321451011, ASMT: 321451011  
WILDER YNOQUIO, ETAL  
19184 PAINTED ROCK ST  
PERRIS CA 92572

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



Agenda Item No.: 2.7  
Supervisory District: Third  
Project Planner: Bahelila Boothe

Plot Plan Number: 24360  
Applicant: Josh Stephenson  
Directors Hearing: January 24, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 9,276 square foot detached barn (which includes 1,752 square foot Agricultural dwelling with workshop, 1,084 square foot Agricultural worker dwelling and 688 square foot workshop/office/garage), 5,616 square foot horse stable and a 7,255 square foot detached Barn/Ag. Dwelling/Storage (which includes 1,589 square foot Agricultural worker dwelling and 5,666 square foot barn/deck/storage) on 17.06 acres, associated with the 2,821 square foot residence located at 36137 Linda Rosa Road in Temecula. APN: 927-090-045, 046.

### ISSUES OF RELEVANCE:

The additional agricultural residences on this property are permitted for every additional 10 acres being farmed, this property is considered a working horse farm. This property is located in a High Fire Area; the project has been reviewed and conditioned by Riverside County Fire Department. All structures are considered for residential use only, at no time whatsoever is commercial use approved on the property or within any structures on the property. Planning Department has conditioned the project for a final site inspection to verify use complies with plot plan approval.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24360**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

SA  
12/28/10

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 9,276 square foot detached barn, 5,616 square foot horse stable and 7,255 square foot detached Barn/Ag. Dwelling/Storage are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory buildings are located more than 30 feet from the main building.
8. The accessory structure is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

12/28/10  
11:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24360 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24360, Exhibit A, dated September 27, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to permit an unpermitted 9,276 square foot detached barn (which includes 1,752 square foot Agricultural dwelling with workshop, 1,084 square foot Agricultural working dwelling and 688 square foot workshop/office/garage) 5,616 square foot horse stable and a 7,255 square foot detached Barn/Agricultural dwelling/storage (which includes 1,589 square foot Agricultural workers dwelling and 5,666 square foot barn/deck/storage) on 17.06 acres, associated with tht 2,821 square foot residence located at 36137 Linda Rosea Road in Temecula. APN: 927-090-002

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24360. 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.

12/28/10  
11:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24360 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

12/28/10  
11:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

10. GENERAL CONDITIONS

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

RECOMMNI

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

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

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

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

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

RECOMMNI

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

10.PLANNING. 5 PPA - SETBACKS IN HIGH FIRE

RECOMMNI

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMNI

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



12/28/10  
11:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated September 27, 2010.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits,

12/28/10  
11:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page:

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECC

including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

PPA - FINAL SITE VISIT

RECC

Prior to final inspection of any Building permits, the applicant will contact a Planning Department representative to do a final site visit.



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### PLOT PLAN REVIEW

---

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

---

**SITE: 36137 Linda Rosa Rd. Temecula**      **COMMENTS: PP 24360**      **Date: 10/27/10**

---

The applicant Oz Bratene; has been advised that there will be some issues and challenges ahead in regards to having the existing structures comply with current adopted California Building Codes and Riverside County Ordinances. It is with this full understanding that the concerns with this project will be addressed during the Building Department plan review. Moving forward with the plot plan review process is in no way to be interpreted as a building department plan check approval.

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

1. Foundation width and depth.
2. Rebar size, placement, and spacing.
3. Anchor bolt size, spacing and embedment depth.
4. If applicable, all holdown types, and requirements.
5. Any connection or application not visible.
6. The METHOD of how all verification was achieved MUST be documented by the design professional.

4080 Lemon Street • 2<sup>nd</sup> Floor • Riverside • CA • 92502-1629

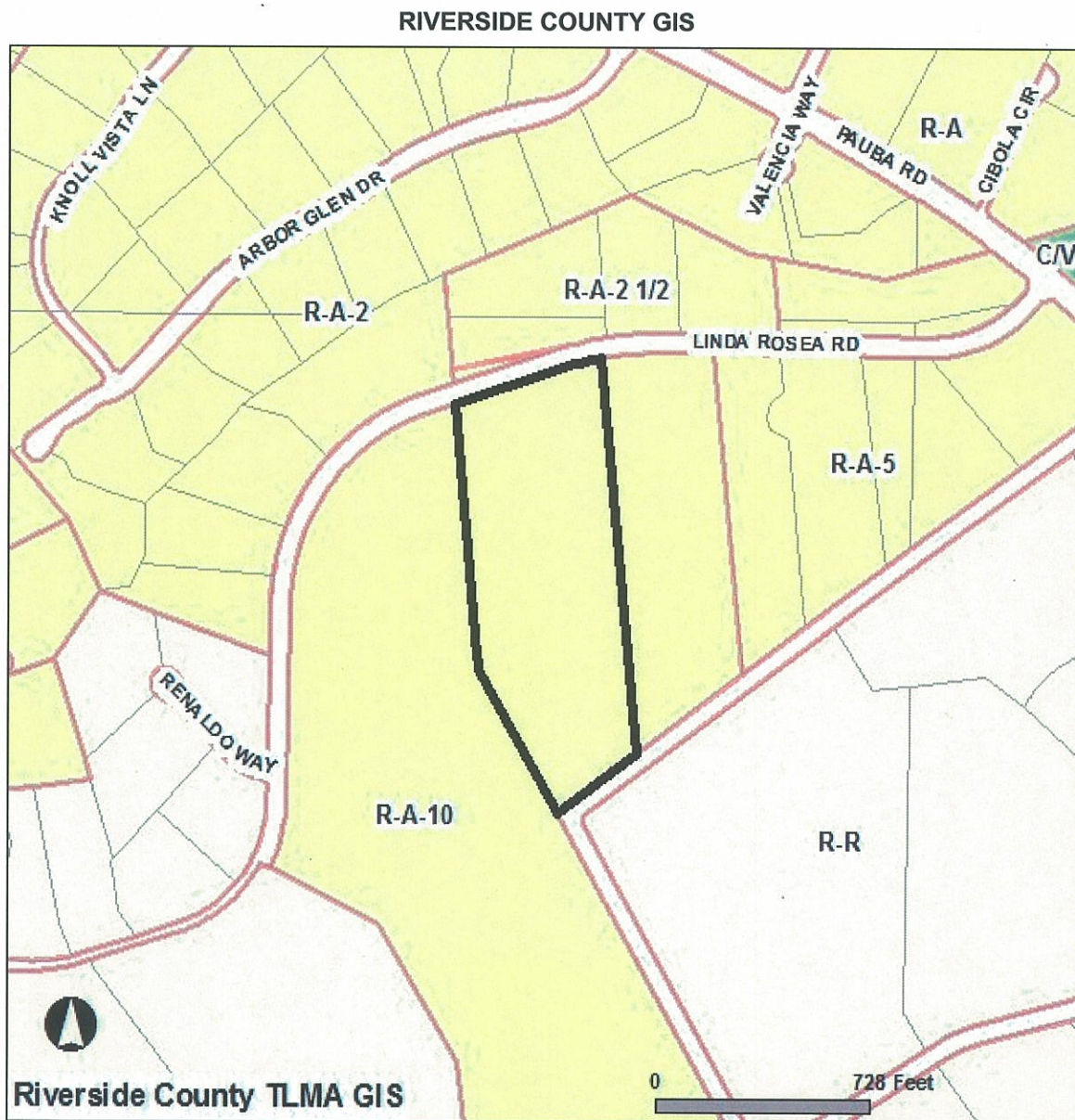
Telephone: 951-955-1800 • Fax: 951-955-1806

[www.rctlma.org](http://www.rctlma.org)

7. Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."
8. Be prepared to remove all interior drywall and other material as required for building inspection.
9. All buildings constructed without permits shall comply with all current adopted building codes and ordinances.

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

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



**Selected parcel(s):**  
927-090-045

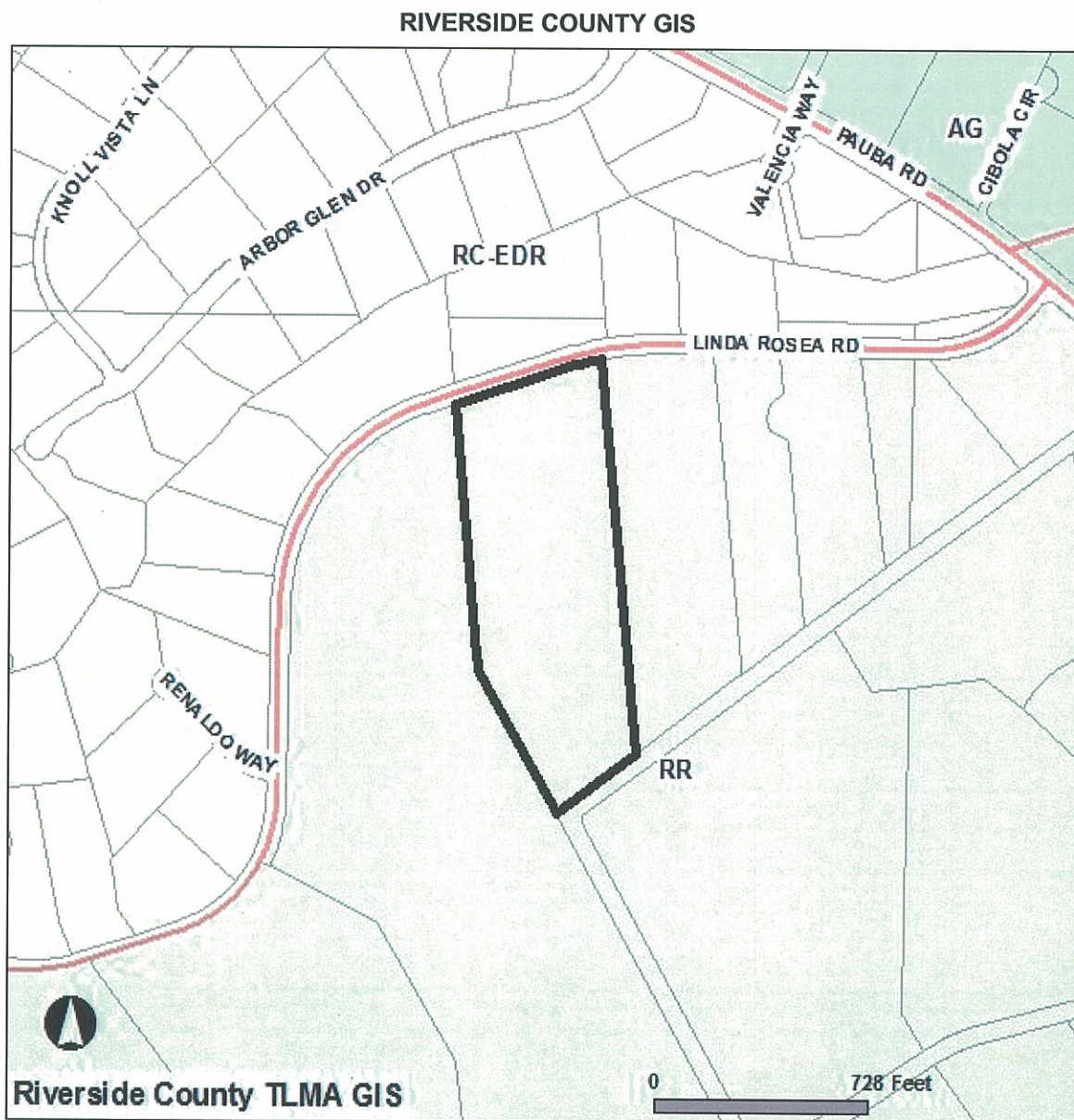
**\*IMPORTANT\***

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

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Version 101026





**Selected parcel(s):**  
927-090-045

**\*IMPORTANT\***

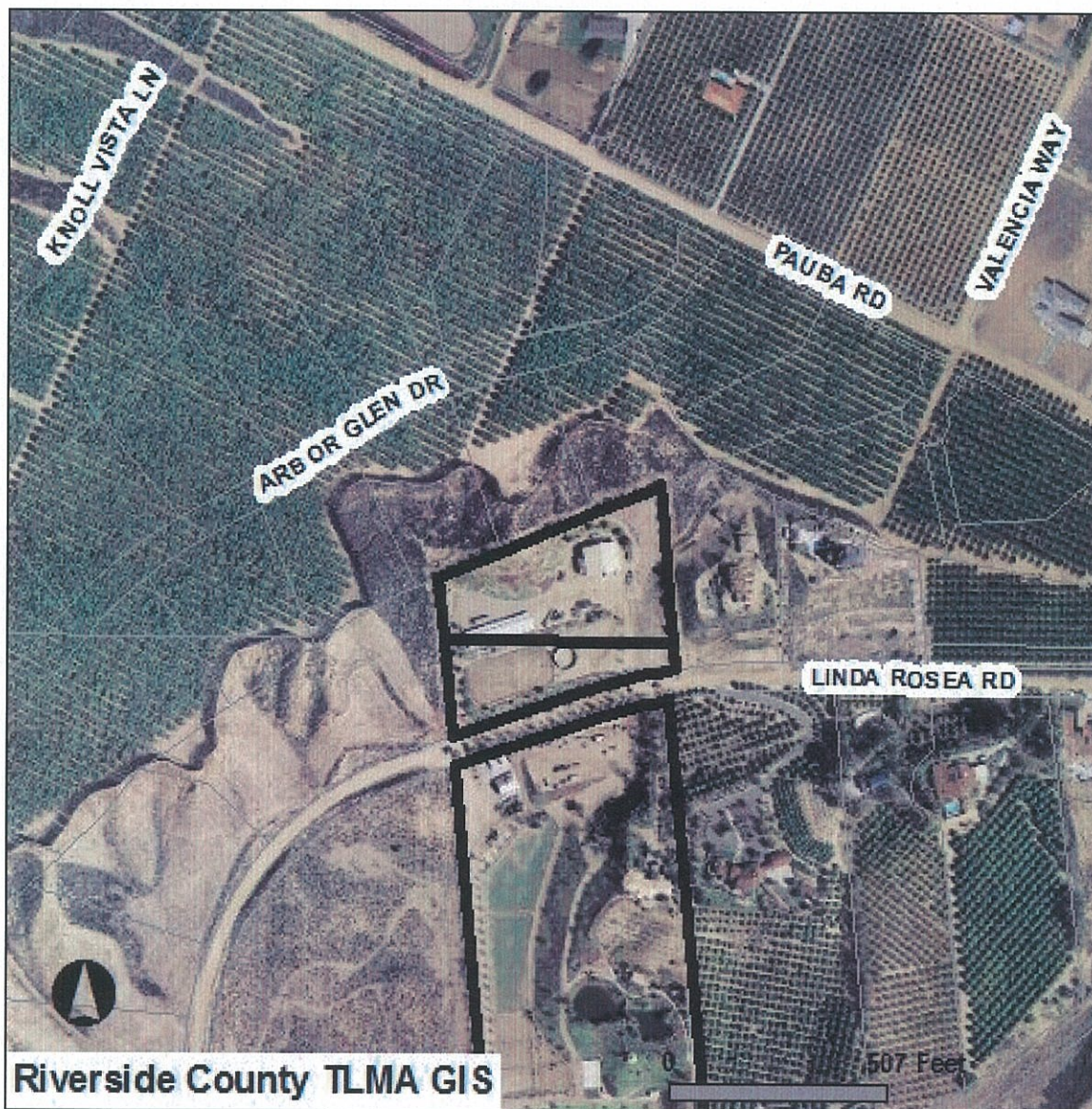
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Version 101026



## RIVERSIDE COUNTY GIS



## Selected parcel(s):

927-090-001 927-090-045 927-090-046

**\*IMPORTANT\***

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## STANDARD WITH PERMITS REPORT

**APNs**927-090-001-4  
927-090-045-4  
927-090-046-5**OWNER NAME / ADDRESS**927-090-001  
J T STEPHENSON  
36120 LINDA ROSEA RD  
TEMECULA, CA. 92592927-090-045  
J T STEPHENSON

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

**APPLICATION FOR MINOR PLOT PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24360 DATE SUBMITTED: 12.10.09

**APPLICATION INFORMATION**

Applicant's Name: JOSH STEPHENSON *contact for fees.* E-Mail: josh@rollinghillsenterprises.com

Mailing Address: P.O. Box 894029  
TEMECULA CA 92589  
City State ZIP

Daytime Phone No: (951) 302-6886 Fax No: (951) 303-9472

Engineer/Representative's Name: OZ BRATENE *contact* E-Mail: brateneconst@prodigy.net

Mailing Address: 25759 JEFFERSON AVE.  
MURRIETA CA 92562  
City State ZIP

Daytime Phone No: (951) 834-9009 Fax No: (951) 834-9007

Property Owner's Name: JOSH STEPHENSON E-Mail: josh@rollinghillsenterprises.com

Mailing Address: P.O. Box 894029  
TEMECULA CA 92562  
City State ZIP

Daytime Phone No: (951) 302-6886 Fax No: (951) 303-9472

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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



## APPLICATION FOR MINOR PLOT PLAN

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

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

JOSH STEPHENSON

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

JOSH STEPHENSON

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): SUBMITTING  
PLOT PLAN TO RESOLVE CODE VIOLATION PER MEETING WITH  
JIM FAGELSON & LARRY ROSS. TWO ACCESSORY BUILDINGS (BARN & STABLES)  
AND ONE AGRICULTURAL DWELLING (2 APARTMENTS) 9276SF / 5616SF  
1752 SF

Related cases or underlying case: CV 09-02672

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 927-090-002

Section: 1 Township: T8S Range: R2W

Approximate Gross Acreage: 17.06 AC

General location (nearby or cross streets): North of DR PORTOLA ROAD, South of

## APPLICATION FOR MINOR PLOT PLAN

LINDA ROSEA RD. East of REINALDO WAY, West of PAUBA ROAD

Thomas Brothers Map, edition year, page no., and coordinates: 2006, Pg. 960, D-5

### **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

#### **COMMERCIAL/INDUSTRIAL**

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

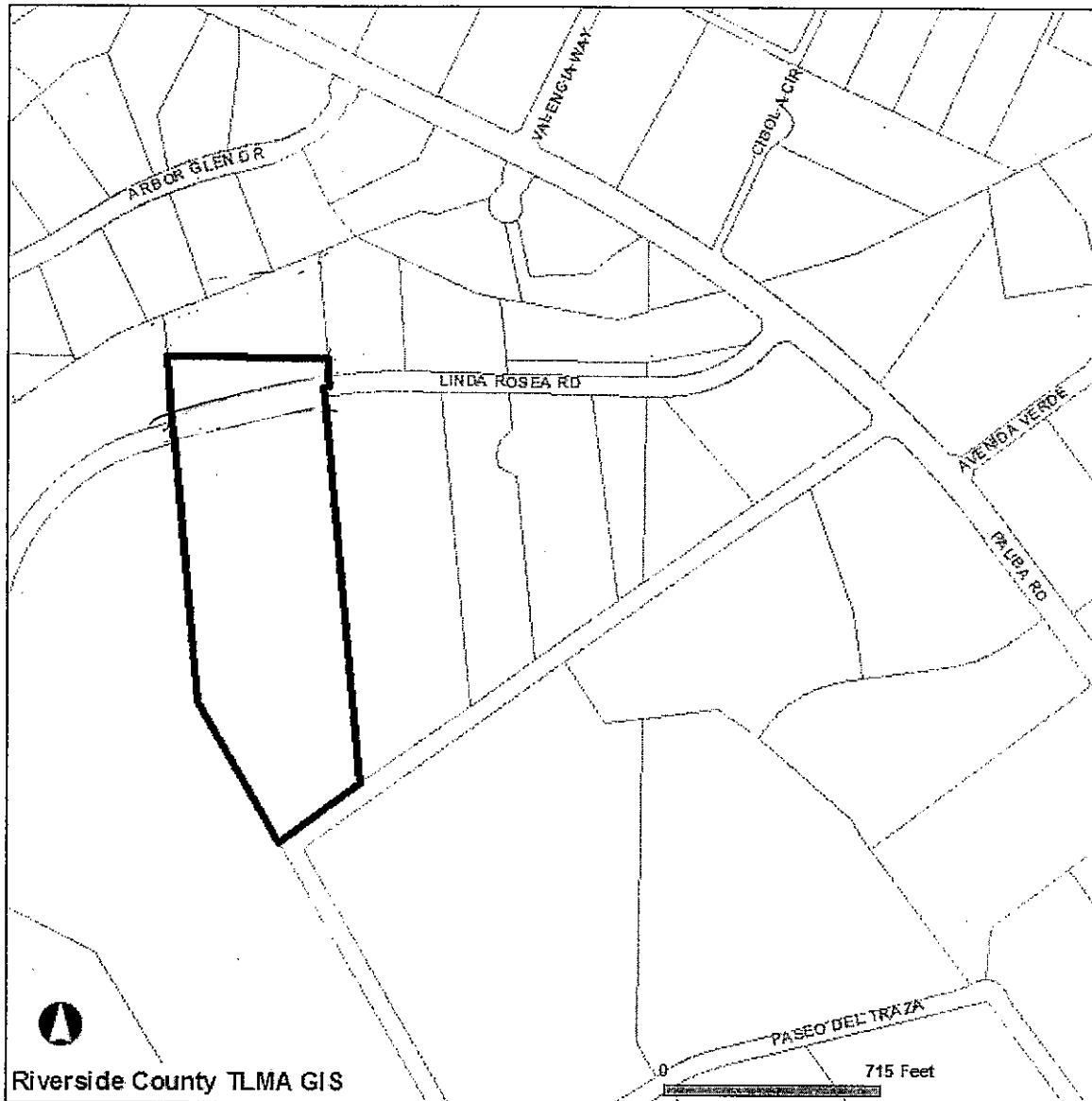
#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
927-090-002

**\*IMPORTANT\***

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

STANDARD WITH PERMITS REPORT

**APNs**

927-090-002-5

**OWNER NAME / ADDRESS**

JT STEPHENSON  
36137 LINDA ROSEA RD  
TEMECULA, CA. 92592

**MAILING ADDRESS**

(SEE OWNER)  
36137 LINDA ROSEA RD

TEMECULA CA.. 92592

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 3/54  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 17.06 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2821 SQFT., 3 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(780 SQ. FT), CONST'D 1994 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 960 GRID: C5, D5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T8SR2W SEC 1

**ELEVATION RANGE**

1344/1484 FEET

**PREVIOUS APN**

205-021-069

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-EDR  
RR

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

VALLE DE LOS CABALLOS POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-10  
R-A-2 1/2

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

---

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

---

**FIRE**

---

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREAS**

STATE RESPONSE AREA

---

**DEVELOPMENT FEES**

---

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
SOUTHWEST

SOUTHWEST AREA

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

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

---

## **TRANSPORTATION**

---

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

**ROAD BOOK PAGE**  
133

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

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

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

**WATERSHED**  
SANTA MARGARITA

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
HIGH SENSITIVITY (HIGH A).  
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
TEMECULA VALLEY UNIFIED

**COMMUNITIES**  
RANCHO CALIFORNIA

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
WINE COUNTRY #149 -  
ROAD MAINTAINANCE

**LIGHTING (ORD. 655)**  
ZONE A, 14.24 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043203

**TAX RATE AREAS**

- 094-164
- COUNTY FREE LIBRARY
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 149
  - CSA 152
  - EASTERN MUN WATER IMP DIST B
  - EASTERN MUNICIPAL WATER
  - ELS MURRIETA ANZA RESOURCE CONS
  - ELSINORE AREA ELEM SCHOOL FUND
  - FLOOD CONTROL ADMINISTRATION
  - FLOOD CONTROL ZONE 7
  - GENERAL
  - GENERAL PURPOSE
  - METRO WATER EAST 1301999
  - MT SAN JACINTO JUNIOR COLLEGE
  - RANCHO CAL WTR R DIV DEBT SV
  - RIV CO REG PARK & OPEN SPACE
  - RIV. CO. OFFICE OF EDUCATION
  - TEMECULA UNIFIED
  - TEMECULA UNIFIED B & I
  - VALLEY WIDE REC & PARK

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0902672	NEIGHBORHOOD ENFORCEMENT	Apr. 15, 2009

**BUILDING PERMITS**

Case #	Description	Status
BGR070449	AS-BLT GRADING FOR STORAGE/SHOP FF 1445.0	EXPIRED
BEL020898	ELECTRIC METER FOR AERIPTION PUMP	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS056562	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
PM25133A2	NOT AVAILABLE	NOTINLMS
CZ05567	CHANGE OF ZONE FROM R-A-10 TO R-A-2 1/2 AND R-A-10 (ORIGINALLY TO R-A-2 1/2 AND R-A-5) EA 34197, PM 25133 EXT 586, EXT 958, SC 284	APPROVED
PM25133	DIVIDE 20 ACRES INTO 4 PARCELS EA 34197, CZ 5567 EXT 586, EXT 958, SC 284	APPROVED
GPA00308	REMOVE PARCELS FROM CVR DESIGNATION	APPROVED

REPORT PRINTED ON...Thu Dec 10 15:19:04 2009



Western Riverside County Multiple Species Habitat Conservation  
Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
927090002	Not A Part	Independent	17.11	Southwest Area	Not a Part

**HABITAT ASSESSMENTS**

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

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
927090002	NO	YES	NO	NO	NO	NO

**Burrowing Owl**

Burrowing owl.

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

**Background**

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

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

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

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

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

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## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24360** – CEQA Exempt – Applicant: Josh Stephenson – Eng.Rep: Oz Bratene - Third Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Estate Density Residential (2 Acres Minimum) (RC: EDR) and Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly Deportola Road, southerly of Linda Rosea Road, easterly of Renaldo Road, westerly of Pauba Road – 17.06 Acres – Zoning: Residential Agricultural (R-A-10) (10 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to permit an unpermitted 9,276 square foot detached barn (which includes 1,752 square foot Agricultural dwelling with workshop, 1,084 square foot Agricultural worker dwelling and 688 square foot workshop/office/garage), 5,616 square foot horse stable and a 7,255 square foot detached Barn/Ag. Dwelling/Storage (which includes 1,589 square foot Agricultural worker dwelling and 5,666 square foot barn/deck/storage) on 17.06 acres, associated with the 2,821 square foot residence located at 36137 Linda Rosea Road in Temecula. APN: 927-090-045, 046. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: January 24, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

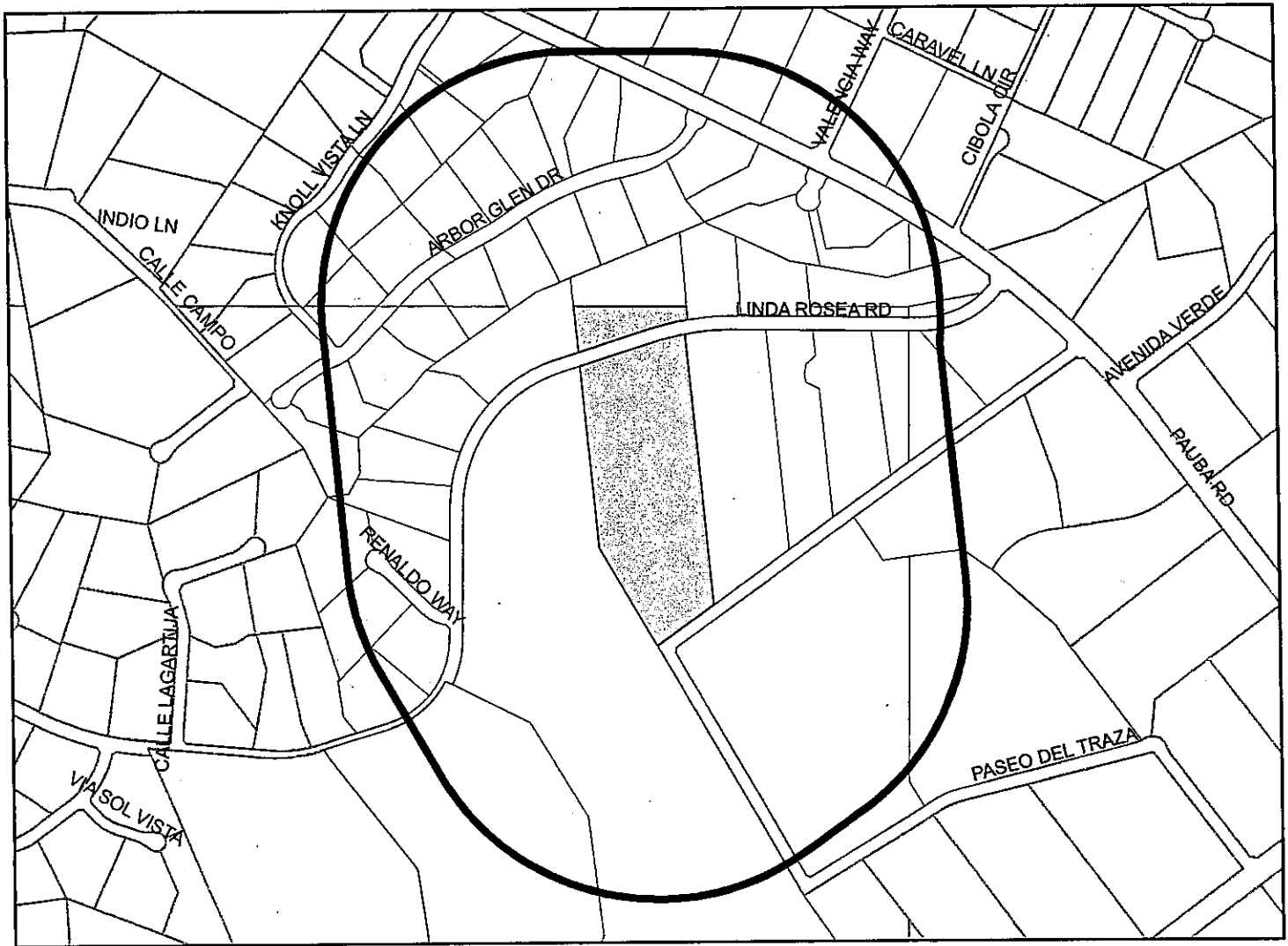
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning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

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

Please send all written correspondence to:

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

## 1200 feet buffer



### Selected Parcels

927-090-032	927-100-070	927-400-003	927-050-058	927-550-041	927-550-035	927-100-011	927-050-053	927-400-005	927-090-044
927-550-042	927-090-001	927-090-045	927-090-046	927-090-040	927-090-041	927-090-042	927-100-068	927-100-067	927-400-004
927-550-014	927-400-012	927-420-029	927-420-030	927-700-013	927-700-023	927-100-058	927-420-018	927-700-021	927-700-020
927-700-019	927-700-018	927-700-017	927-700-016	927-400-025	927-400-026	927-400-027	927-400-028	927-420-004	927-420-009
927-420-010	927-420-011	927-420-012	927-420-013	927-420-014	927-420-015	927-420-016	927-420-017	927-700-022	927-420-019
927-420-020	927-420-021	927-420-022	927-420-023	927-420-024	927-420-025	927-420-026	927-420-027	927-700-006	927-700-007
927-700-008	927-700-009	927-700-010	927-700-011	927-090-043	927-090-033	927-400-002	927-090-039	927-090-035	927-090-034
927-090-037									



920 460 0 920 Feet

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APN: 927090032, ASMT: 927090032  
ARTHUR C KALFUS, ETAL  
36385 LINDA ROSEA RD  
TEMECULA CA 92592

APN: 927090044, ASMT: 927090044  
EDWIN B BERONA, ETAL  
36200 LINDA ROSEA RD  
TEMECULA CA. 92592

APN: 927100070, ASMT: 927100070  
BELLAGIO PROP  
P O BOX 894029  
TEMECULA CA 92589

APN: 927550042, ASMT: 927550042  
GEORGE LAROCQUE, ETAL  
P O BOX 890726  
TEMECULA CA 92589

APN: 927400003, ASMT: 927400003  
BILL ZIMMERMAN  
42253 RENALDO WAY  
TEMECULA CA. 92592

APN: 927090001, ASMT: 927090001  
J T STEPHENSON  
36120 LINDA ROSEA RD  
TEMECULA CA. 92592

APN: 927550035, ASMT: 927550035  
BURTON Y LOTT, ETAL  
35870 PAUBA RD  
TEMECULA CA 92592

APN: 927090046, ASMT: 927090046  
J T STEPHENSON  
36137 LINDA ROSEA RD  
TEMECULA CA 92592

APN: 927100011, ASMT: 927100011  
DELSON INV CO  
9735 WILSHIRE BLV STE 122  
BEVERLY HILLS CA 90212

APN: 927090041, ASMT: 927090041  
JOANNE GROSSMAN  
36427 LINDA ROSEA  
TEMECULA CA 92592

APN: 927050053, ASMT: 927050053  
DENNIS D CROSS, ETAL  
35860 PAUBA RD  
TEMECULA CA 92590

APN: 927090042, ASMT: 927090042  
LAWRENCE J GREEN, ETAL  
36340 LINDA ROSEA RD  
TEMECULA CA. 92592

APN: 927400005, ASMT: 927400005  
DONALD WEEKS, ETAL  
35790 LINDA ROSEA RD  
TEMECULA CA. 92592

APN: 927100067, ASMT: 927100067  
MANNY ABARCA, ETAL  
C/O PETER SOLOMON  
77700 ENFIELD LN STE E  
PALM DESERT CA 92211

APN: 927400004, ASMT: 927400004  
MICHAEL CHESHIRE  
35830 LINDA ROSEA RD  
TEMECULA CA. 92591

APN: 927090033, ASMT: 927090033  
ROBERT V SCHILLING, ETAL  
36409 LINDA ROSEA RD  
TEMECULA CA. 92592

APN: 927550014, ASMT: 927550014  
MICHAEL H LASSALETTE, ETAL  
42151 CIBOLA CIR  
TEMECULA CA. 92592

APN: 927400002, ASMT: 927400002  
RODELIO F GUZMAN, ETAL  
42375 RENALDO WAY  
TEMECULA CA. 92592

APN: 927400012, ASMT: 927400012  
PATRICK M KELLY, ETAL  
P O BOX 711  
TEMECULA CA 92593

APN: 927090034, ASMT: 927090034  
WALTER B DIXON, ETAL  
P O BOX 531  
TEMECULA CA 92593

APN: 927700023, ASMT: 927700023  
PAUBA RIDGE  
7402 W OCEAN FRONT  
NEWPORT BEACH CA 92663

APN: 927090037, ASMT: 927090037  
WALTER BERNARD DIXON, ETAL  
P O BOX 332  
TEMECULA CA 92590

APN: 927100058, ASMT: 927100058  
PETER SOLOMON  
77700 ENFIELD LN STE E  
PALM DESERT CA 92211

APN: 927700011, ASMT: 927700011  
PR INVESTORS  
2245 SAN DIEGO AVE NO 223  
SAN DIEGO CA 92110

APN: 927090043, ASMT: 927090043  
ROBERT SPOGLI, ETAL  
36293 LINDA ROSEA RD  
TEMECULA CA. 92592

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/28/2010

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

APN (s) or case numbers PP 24360 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12 | 28 | 2010

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

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NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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



Agenda Item No.: 2.8  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Damaris Abraham  
Director's Hearing: January 24, 2011

Plot Plan No. 24289  
EA Number: 42226  
Applicant: RealCom Associates  
Engineer/Representative: HC&D Architects

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas.

The project is located in the Harvest Valley/Winchester Area Plan, more specifically southerly of Holland Road and easterly of Highway 79 (Winchester Road).

### ISSUES OF POTENTIAL CONCERN:

The elevations for the monopine show the branches at starting 20'. The project has been conditioned to have the branches start at 15' from the bottom of the tree. In addition, the project has been conditioned to have all antennas covered with 'socks', or faux leaves, to provide further screening.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Tourist (CD:CT) (0.20 – 0.35 Floor Area Ratio)   |
| 2. Surrounding General Plan Land Use: | Open Space: Recreation (OS:R) to north and east<br>Community Development: Commercial Tourist (CD:CT) (0.20 – 0.35 Floor Area Ratio) to the south<br>Community Development: Mixed Use Planning Area (CD:MUPA) to the west |
| 3. Existing Zoning:                   | Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3  |
| 4. Surrounding Zoning:                | Light Agriculture – 20 Acre Minimum to the north<br>Specific Plan No. 310 (Domenigoni/Barton Properties) to the south and west<br>Light Agriculture – 10 Acre Minimum to the east  |
| 5. Existing Land Use:                 | Single family residence and agricultural use   |
| 6. Surrounding Land Use:              | Agricultural use to the south and west<br>Vacant to the north and east   |
| 7. Project Data:                      | Total Acreage: 37.57 Acres<br>Lease Area: 900 Square Feet  |
| 8. Environmental Concerns:            | See Attached Environmental Assessment  |





**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42226**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **PLOT PLAN NO. 24289**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Tourist (CD:CT) (0.20 - 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Commercial Tourist (CD:CT) (0.20 - 0.35 Floor Area Ratio) on the Harvest Valley/Winchester Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is permitted use in the Community Development: Commercial Tourist (CD:CT) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Open Space: Recreation (OS:R) to north and east, Community Development: Commercial Tourist (CD:CT) (0.20 - 0.35 Floor Area Ratio) to the south, and Community Development: Mixed Use Planning Area (CD:MUPA) to the west.
4. The zoning for the subject site is Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3, which is modeled after the A-1 zone with modifications.
5. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is a permitted use, subject to approval of a plot plan in the Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3 zone.



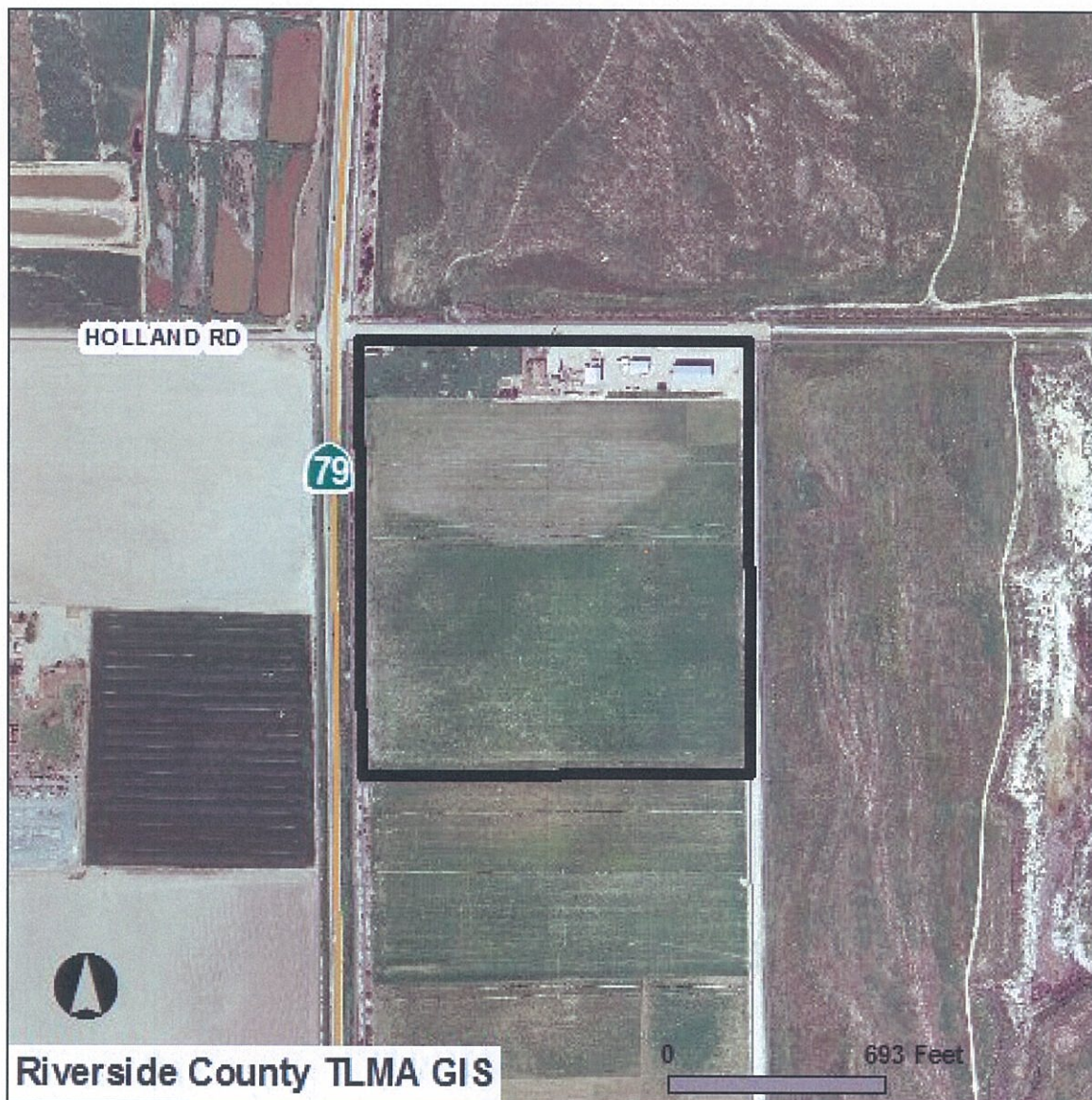
6. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is consistent with the development standards set forth in the Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3 zone.
7. The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum to the north, Specific Plan No. 310 (Domenigoni/Barton Properties) to the south and west, and Light Agriculture – 10 Acre Minimum to the east.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42226 identified the following potentially significant impacts:
  - a) Aesthetics
  - b) Biological Resources
  - c) Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone
  - b. A High Fire area.
  - c. A City Sphere of Influence
  - d. An Airport Influence Area.
3. The project site is located within:
  - a. A Flood Zone
  - b. County Service Area No. 146.
  - c. An area susceptible to Subsidence.
  - d. An area with low to moderate Liquefaction potential.
  - e. The Stephens Kangaroo Rat Fee Area.
  - f. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 466-170-032.
5. This project was filed with the Planning Department on 10/28/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 01/07/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,678.

PP24289



Selected parcel(s):  
466-170-032

**LEGEND**

☒ SELECTED PARCEL  
☐ CITY

 INTERSTATES

 HIGHWAYS

☐ PARCELS

**\*IMPORTANT\***

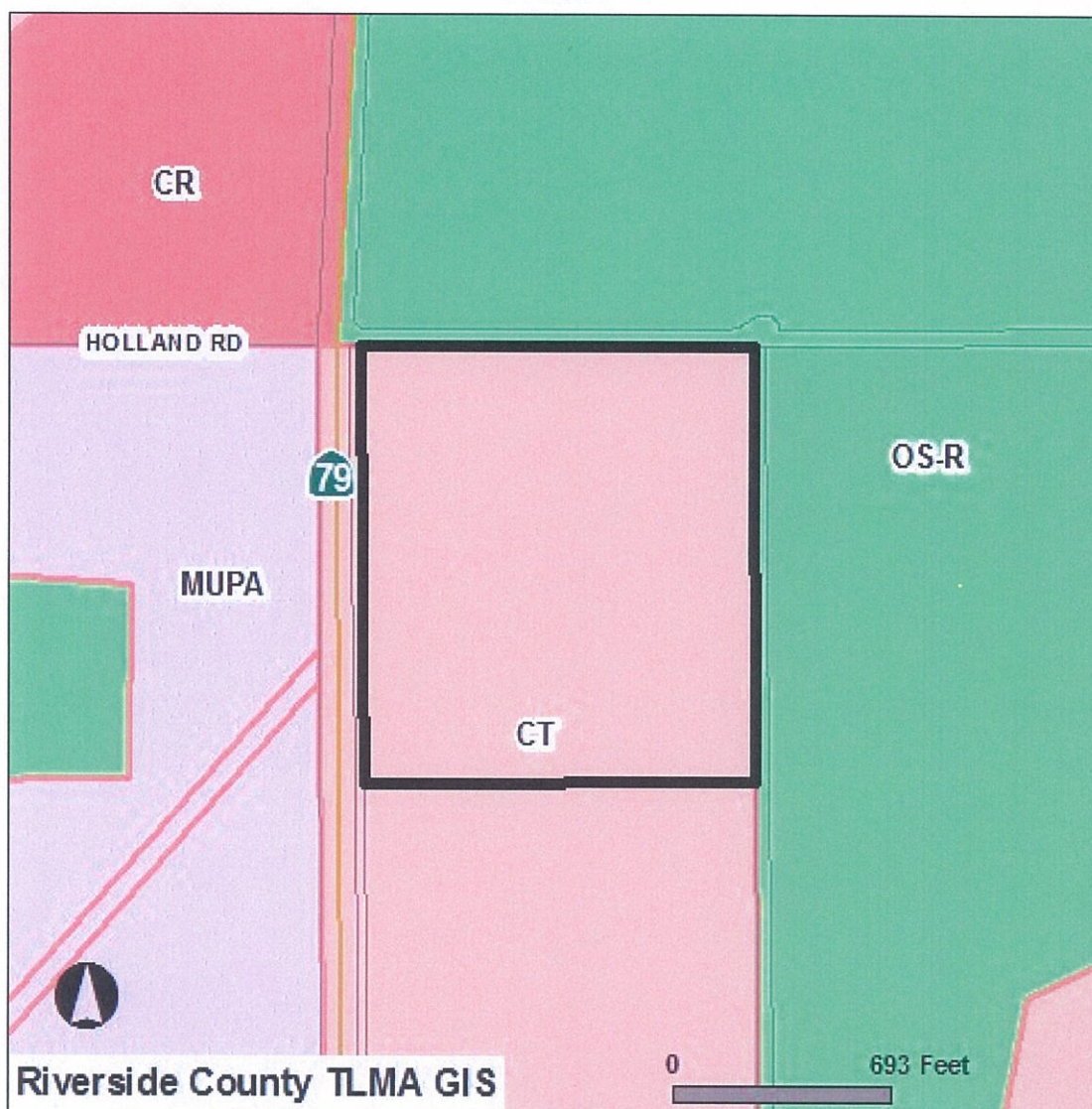
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 100826



PP24289



Selected parcel(s):  
466-170-032

#### LAND USE



#### \*IMPORTANT\*

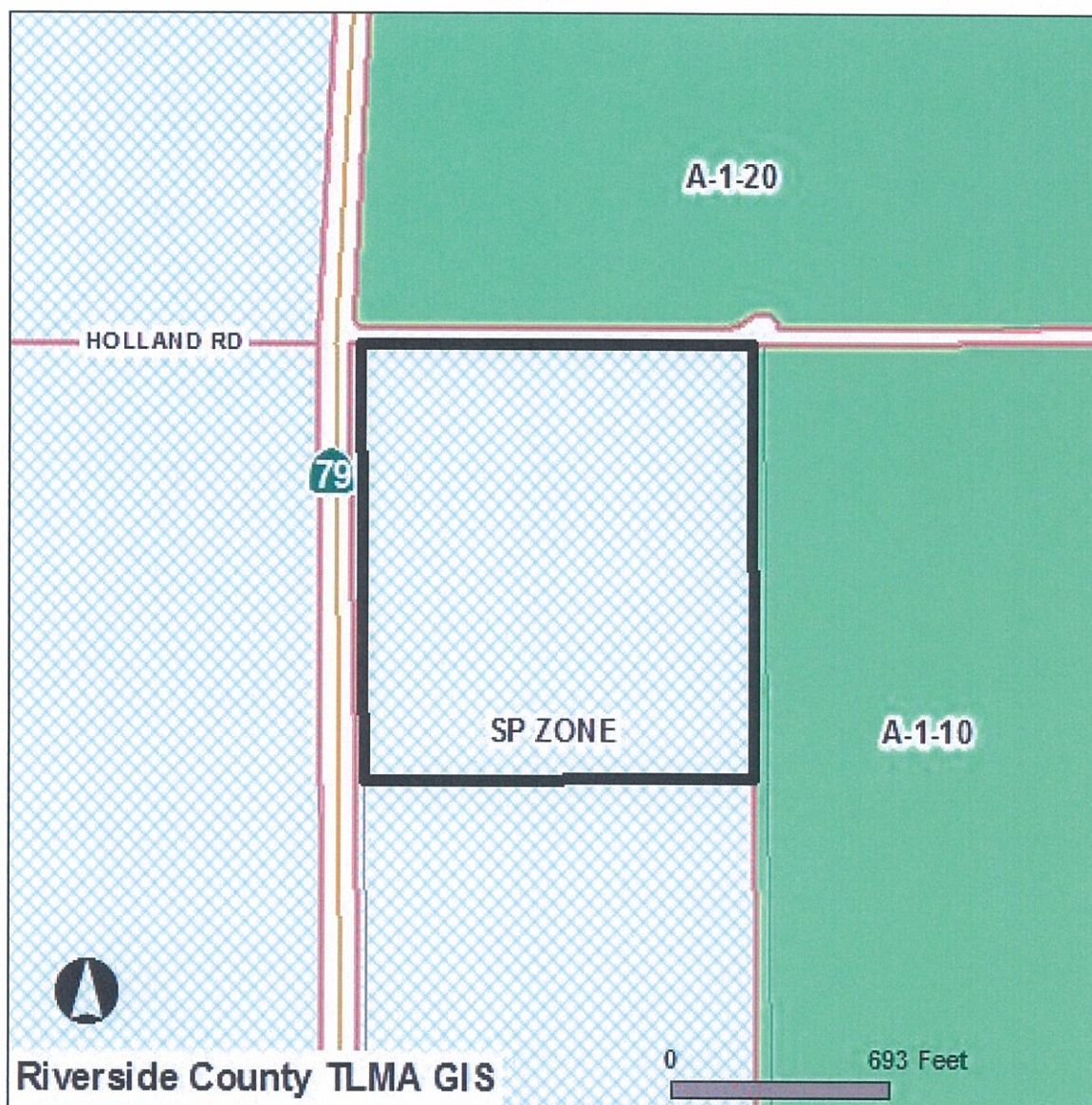
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PP24289



Selected parcel(s):  
466-170-032

**ZONING**

SELECTED PARCEL  
 PARCELS

INTERSTATES  
 ZONING BOUNDARY

HIGHWAYS  
 A-1-10, A-1-20

CITY  
 SP ZONE

**\*IMPORTANT\***

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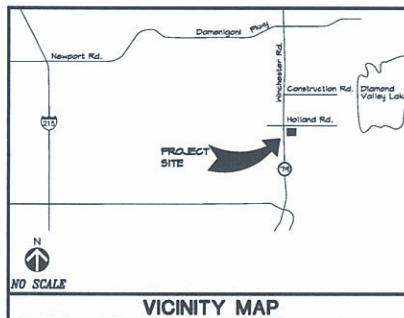
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Version 100826



# verizon WIRELESS

## BUMPY SOUTHEAST CORNER OF WINCHESTER RD AND HOLLAND RD WINCHESTER, CA 92596 PLOT PLAN



### SCOPE OF WORK:

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS

WORK INCLUDES THE INSTALLATION OF VERIZON WIRELESS 11'-6"x16'-0"x10'-8" PREFABRICATED STATE APPROVED EQUIPMENT SHELTER, GPS ANTENNA MOUNTED ON SHELTER, A NEW ELECTRICAL SERVICE AND A NEW TELCO PANEL, ALL MOUNTED ON A NEW CONCRETE SLAB ON GRADE

INSTALLATION OF (5) SECTORS, (4) ANTENNAS PER SECTOR (12) ANTENNAS TOTAL, (1) 4'-0"x8" MICROWAVE ANTENNAS ALL MOUNTED ON A PROPOSED NEW 10'-0" HIGH STEEL MONOPINE

INSTALLATION OF COAXIAL CABLE FROM RADIO EQUIPMENT SHELTER TO PROPOSED NEW MONOPINE

### PROJECT DATA:

APN: 466-110-026  
ZONING: SP ZONE - SPECIFIC PLAN 310  
EXISTING USE: TURF BUSINESS - COMMERCIAL  
PROPOSED USE: TURF BUSINESS - COMMERCIAL / COMMUNICATIONS  
JURISDICTION: COUNTY OF RIVERSIDE  
GENERAL PLAN: CT

TOTAL VERIZON WIRELESS NET LEASE AREA: 900 SQ. FT.

OCCUPANCY TYPE IS NON RATED, CONSTRUCTION TYPE IS NON RATED

### UTILITIES SURVEYORS

POWER: SCE WINCHESTER  
TELEPHONE: VERIZON  
WATER DISTRICT: WESTERN MUNICIPAL - (951) 799-5000

### PROJECT GENERAL NOTES

COUNT	SHEET NO.	SHEET TITLE
1	T-1	TITLE SHEET, PROJECT DATA, AND VICINITY MAP
2	G-1	SITE SURVEY DATA AND EXISTING SITE PLAN
3	A-1	PARTIAL SITE PLAN AND ENLARGED AREA PLAN
4	A-2	EXTERIOR ELEVATIONS

### SHEET INDEX

### OWNER:

FRANCIS DOMENIGONI  
3501 WINCHESTER RD  
HEMET, CA 92343  
CONTACT: GARY AND ANDY DOMENIGONI  
PHONE: (951) 426-6424

### ARCHITECT:

HC1D ARCHITECTS  
1501 LAMPTON LANE  
NORCO, CALIFORNIA 92860  
CONTACT: DAN HINSON  
(924) 251-2027

### APPLICANT:

verizon WIRELESS  
15505 SAND CANYON AVE.  
BUILDING D, 1ST FLOOR  
IRVINE, CA 92618  
PHONE: (949) 256-1000

### SURVEYOR:

M. PEYTO & ASSOC. INC.  
17602 SKY PARK CIRCLE,  
SUITE B  
IRVINE, CALIFORNIA 92614  
(949) 250-0272

### APPLICANT REPRESENTATIVE:

REALCOM ASSOCIATES, LLC  
21201 PUERTA REAL, STE 240  
MISSION VIEJO, CA 92691

SITE AG: ALEXIS OSBORN  
(949) 858-7515  
ZONING: ALEXIS OSBORN  
(949) 858-7515

### PROJECT TEAM

REVISIONS		
INTER-OFFICE		
DATE	ISSUED BY:	DESCRIPTION
10/6/09	Alexis Osborn	Moved Lease Area 70' South
10/20/09	Alexis Osborn	Revised per County Comments
11/19/09	Alexis Osborn	Revised Antenna Azimuth
COMMENTS:		
APPROVAL AGENCIES		
DATE	ISSUED BY:	DESCRIPTION
1/21/10		Added shrubs/trees, change chain-link to cmu block wall
3/4/10		Removed Shrubs/Trees
9/23/10		Revised Tower/Ant Height
COMMENTS:		

### PROJECT TRACKING

APPLICABLE CODE	
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 PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
BUILDING	2001 CALIFORNIA BUILDING CODE (CBC)
MECH	2001 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING	2001 CALIFORNIA PLUMBING CODE (CPC)
ELECTRO	2001 CALIFORNIA ELECTRIC CODE (CEC)
FF&E	2001 CALIFORNIA BUILDING CODE AND NFPA 909/IEA-222-F LIFE SAFETY CODE
ANALYSIS	2001 CALIFORNIA BUILDING CODE
LOCAL BUILDING CODES	CITY AND/OR COUNTY ORDINANCES/AMENDMENTS

Hinson  
consulting  
&  
Design  
ARCHITECTS  
Inc.

1501 LAMPTON LANE  
NORCO, CALIFORNIA 92860  
PHONE: (951) 371-2027  
FAX: (951) 371-8424

SITE NAME AND ADDRESS

**BUMPY**  
SOUTHEAST CORNER OF WINCHESTER RD  
AND HOLLAND RD  
WINCHESTER, CA 92596

verizon WIRELESS

15505 SAND CANYON AVENUE  
BUILDING D, 1st FLOOR  
IRVINE, CA 92618  
Telephone (949) 288-7000

CURRENT ISSUE DATE:

9-23-10

ISSUED FOR:

ZONING REVIEW

APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

JOB NUMBER:	DRAWN BY:
09032	NM.
ISSUED FOR:	
PLOT PLAN	
CHECKED BY:	DATE:
S.B.	8-14-09

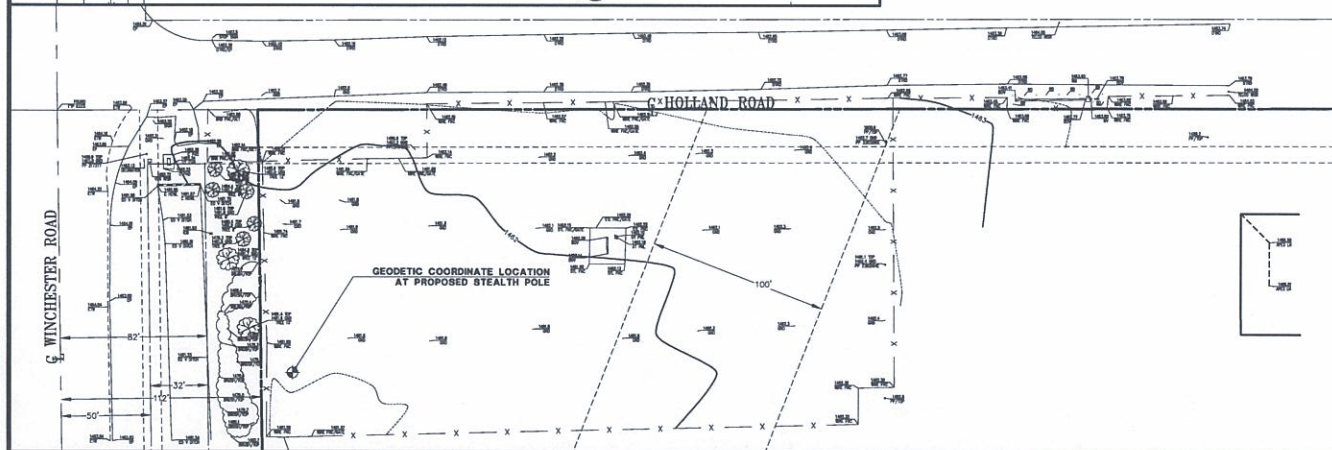
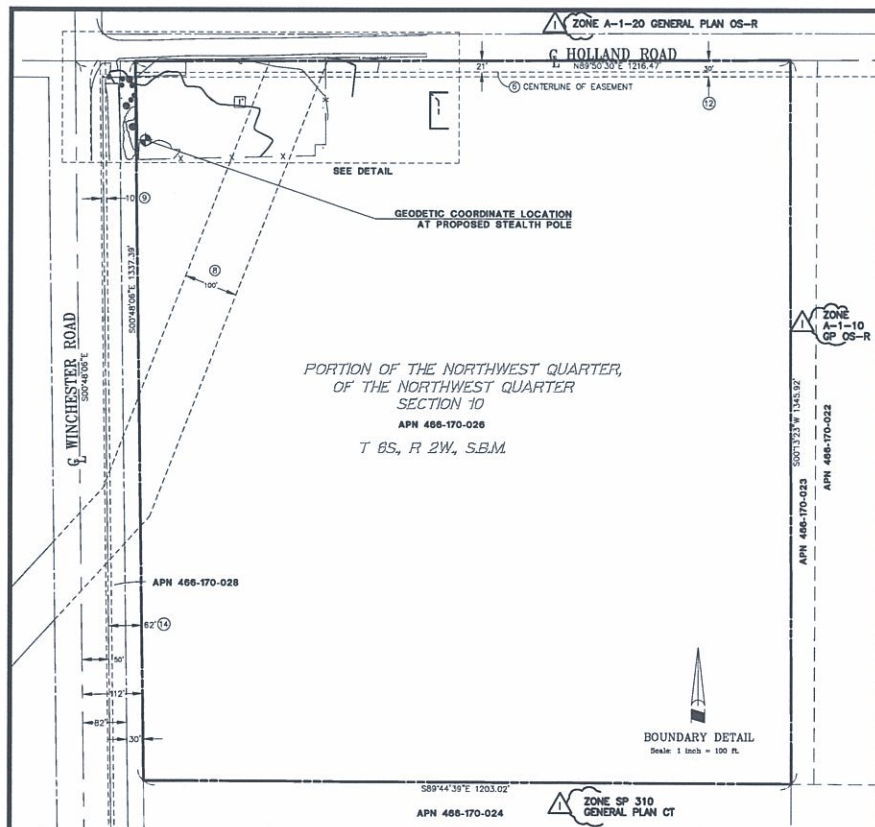
SHEET TITLE

TITLE SHEET  
PROJECT DATA  
AND VICINITY MAP

SHEET NUMBER

1 OF 4

T-1



**DATE OF SURVEY:**  
AUGUST 4, 2009

**SITE SURVEY PERFORMED BY:**  
**MP Surveyors**  
17821 SKY PARK CIRCLE, SUITE L  
IRVINE, CALIFORNIA 92614  
Office: (949) 250-0272  
Fax: (949) 250-0275  
EMAIL: mps@mps-surveyors.com  
WEBSITE: www.mpsurveyors.com

**BASIS OF BEARINGS:**  
THE CENTERLINE OF HOLLAND ROAD, BEING NORTH 89°57'49" EAST, PER MAP RECORDED IN BOOK 72, PAGE 88 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, (NOT SHOWN HEREON).

**GEODETIC COORDINATES • PROPOSED STEALTH POLE:**  
NAD 83  
LATITUDE: 33°40'13.63" N  
LONGITUDE: 117°02'03.60" W

**GROUND ELEVATION • PROPOSED STEALTH POLE:** Elev. 1461.7 FEET

**BENCHMARK:** Elev. 1463.875 FEET

**ELEVATION:** 1463.875 FEET (NAVD83)

**A.P.N.:** RIVERSIDE COUNTY A.P.N. 466-170-026

**SITE LEGAL DESCRIPTION:**  
THE PROPERTY SHOWN HEREON IS LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPT THAT PORTION ALONG THE WESTERLY LINE THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 18, 1949, IN BOOK 1045, PAGE 50, OF OFFICIAL RECORDS.  
ALSO EXCEPTING THAT PORTION OF SAID LAND TAKEN BY THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA "FINAL ORDER OF CONVEYANCE" RECORDED JULY 17, 1997, AS INSTRUMENT NO. 250793, OF OFFICIAL RECORDS.

**AREA:**  
1,617,520 SQ. FT. = 37.133 ACRES

**NOTES:**  
A LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.  
A LAND IS WITHIN SANTA MARGARITA RIVER REGION SPECIAL STUDY ZONE  
A LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD

**HC Consulting & Design ARCHITECTS Inc.**

1501 LAMPTON LANE  
NORCO, CALIFORNIA 92860  
PHONE: 951-371-2057  
FAX: 951-371-5424

**SITE NAME AND ADDRESS**

**BUMPY**  
SOUTHEAST CORNER OF WINCHESTER RD  
AND HOLLAND RD  
WINCHESTER, CA 92596

**verizon WIRELESS**

15505 SAND CANYON AVENUE  
BUILDING D, 1st FLOOR  
IRVINE, CA 92618  
Telephone (949) 286-7000

**CURRENT ISSUE DATE:**  
**9-23-10**

**ISSUED FOR:**

**ZONING REVIEW**

APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

**JOB NUMBER:**  
**09032**

**DRAWN BY:**  
**N.M.**

**ISSUED FOR:**  
**PLOT PLAN**

**CHECKED BY:**  
**S.B.**

**DATE:**  
**8-14-09**

**SHEET TITLE**

**SITE SURVEY DATA AND EXISTING SITE PLAN**

**SHEET NUMBER**

**2 OF 4**

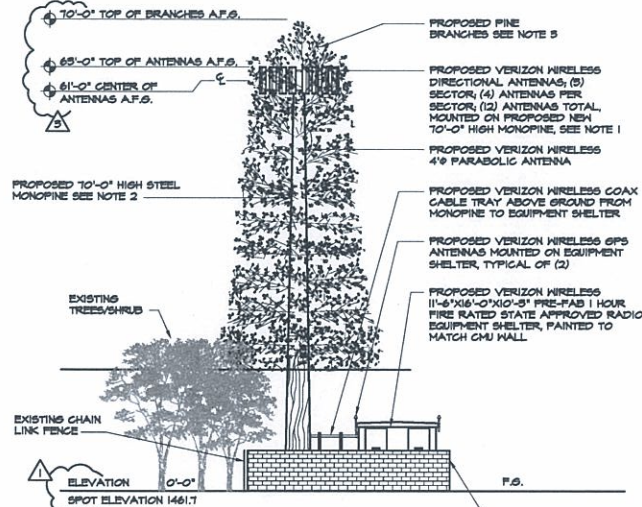
**C-1**

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	10/20/09	REV. SITE LOC. & COORDS.	DP
1	8/12/09	ADDED PTR & ESM'T DOCU: REV. BOUNDARY AND AREA	DP

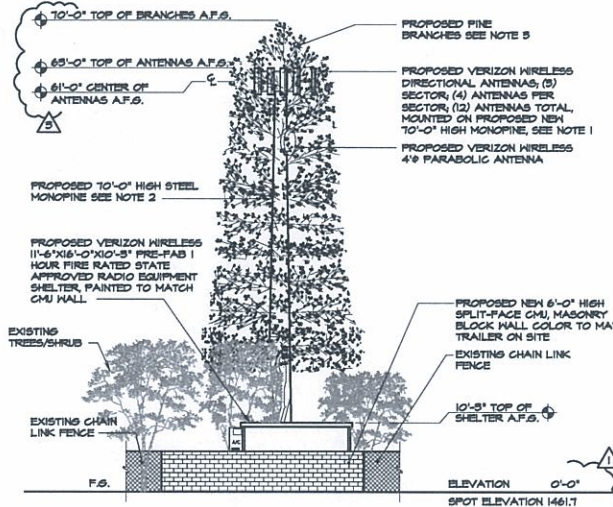




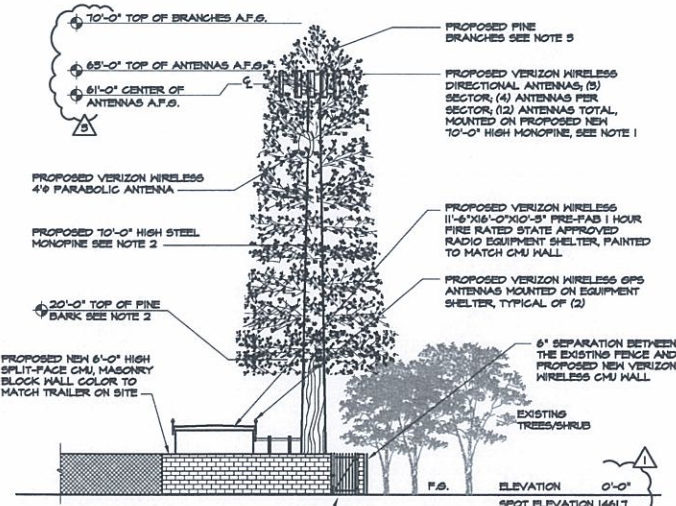




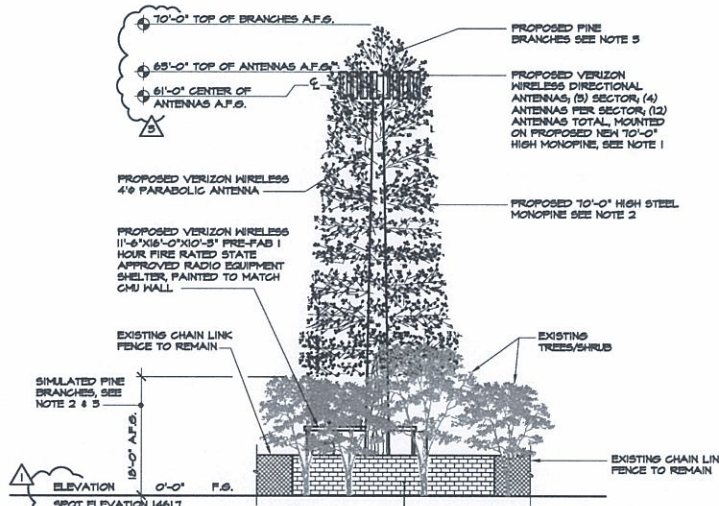
**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



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



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



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

**MONOPINE KEY NOTES**

1. THE ANTENNAS AND ALL SUPPORT STRUCTURES SHALL BE PAINTED GREEN TO MATCH THE COLOR OF THE PINE BRANCHES.
2. THE STEEL MONOPOLE SHALL HAVE SIMULATED PINE BARK TO EMULATE THE APPEARANCE OF A PINE TREE. STARTING AT FINISH GRADE UP TO 20'-0" ABOVE FINISH GRADE. THE BALANCE OF THE MONOPOLE SHALL BE PAINTED FLAT BROWN, STARTING AT 20'-0" ABOVE FINISH GRADE TO TOP OF POLE. THE PINE BRANCHES WILL START AT 18'-0" ABOVE FINISH GRADE AND CONTINUE TO TOP OF POLE.
3. THE PINE BRANCHES SHALL CONCEAL THE ANTENNAS AND SUPPORT STRUCTURES AS MUCH AS POSSIBLE. THE ANTENNAS AND SUPPORT STRUCTURES SHALL NOT EXTEND A GREATER DISTANCE OUT FROM THE MONOPOLE THAN THE ENDS OF THE PINE BRANCHES.
4. THE MONOPOLE/MONOPINE SHALL NOT HAVE ANY PORTIONS OF IT VISIBLE FROM THE GROUND THAT ARE NOT PAINTED OR TREATED WITH NATURAL COLOR. NO SHINY OR BRIGHT COLOR SHALL BE EMPLOYED OR BE VISIBLE FROM THE GROUND.

**H&D** in on  
consulting  
**ARCHITECTS** inc.

1501 LAMPTON LANE  
NORCO, CALIFORNIA 92660  
PHONE: 951-371-2057  
FAX: 951-371-5424

SITE NAME AND ADDRESS  
**BUMPY**  
SOUTHEAST CORNER OF WINCHESTER RD  
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CURRENT ISSUE DATE:  
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ISSUED FOR:  
**ZONING REVIEW**

APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
LEASING		
ZONING		
RF		
E/P		
C.P.M.		

JOB NUMBER:  
**09032**

ISSUED FOR:  
**PLOT PLAN**

CHECKED BY:  
**S.B.**

DRAWN BY:  
**J.W.**

DATE:  
**8-14-09**

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**4 OF 4**

**A-2**

1/8"=1'-0" 0 2 4 8 16 24



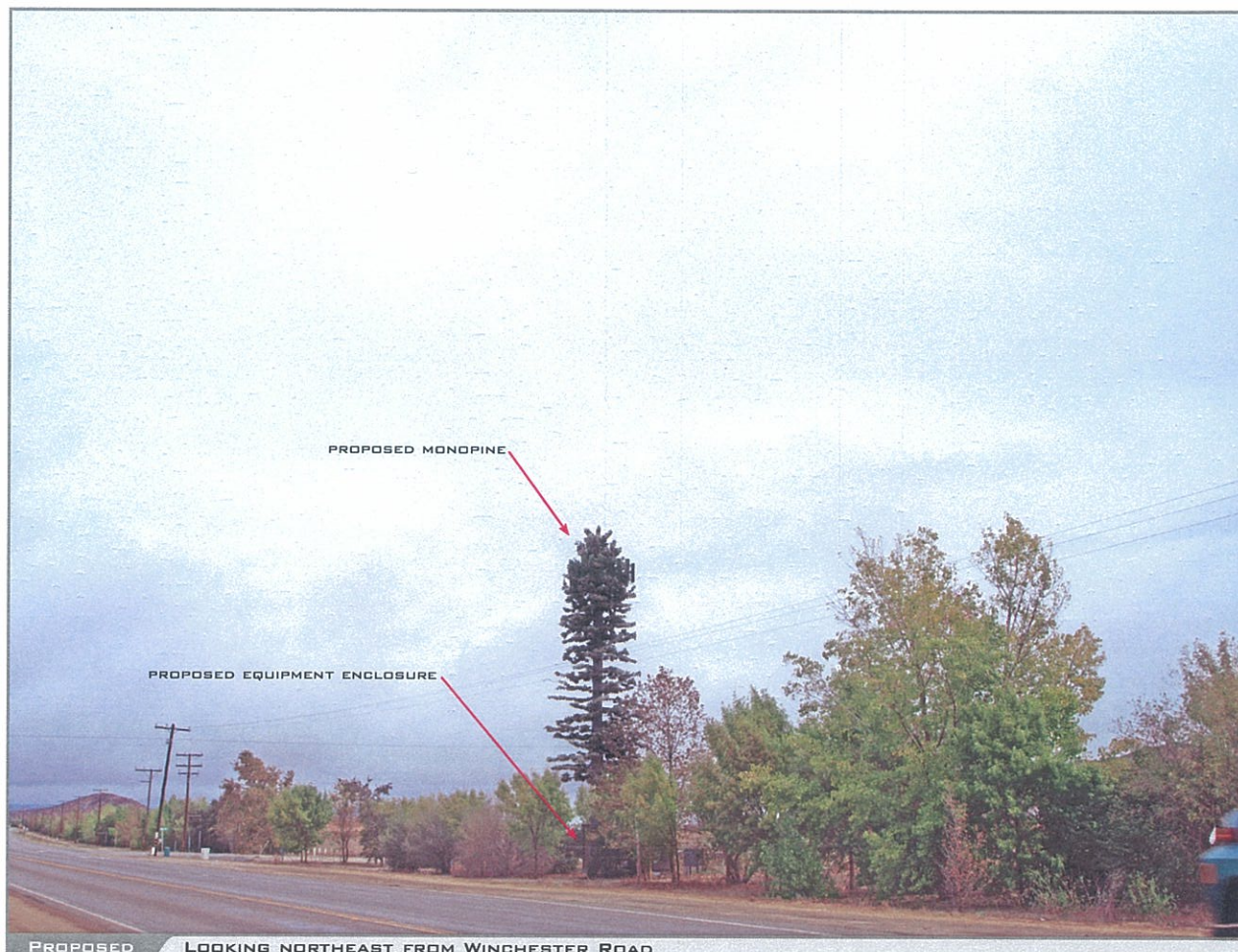


# BUMPY

33011 HOLLAND ROAD WINCHESTER CA 92596



VIEW 1



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





# BUMPY

33011 HOLLAND ROAD WINCHESTER CA 92596



VIEW 2



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



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42226  
**Project Case Type (s) and Number(s):** Plot Plan No. 24289  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** : RealCom Associates  
**Applicant's Address:** 27201 Puerta Real, Suite 240, Mission Viejo, CA 92570  
**Engineer's Name:** HC&D Architects  
**Engineer's Address:** 250 E. Rincon St, Suite 106, Corona, CA 92570

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas.

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

**C. Total Project Area:** 900 square feet on a 37.57 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots: 1</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 900 square foot lease area			

**D. Assessor's Parcel No(s):** 466-170-032

**E. Street References:** Southerly of Holland Road and easterly of Winchester Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 2 West, Section 10

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site has a single family residence and has an agricultural use existing at the site. The site is surrounded by vacant land to the north and east and agricultural use to the south and west.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Commercial Tourist (CD:CT) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.



2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Harvest Valley/Winchester

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Tourist (CT)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Diamond Valley Lake, Highway 79, and Specific Plan Required Policy Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Open Space: Recreation (OS:R) to north and east, Community Development: Commercial Tourist (CD:CT) (0.20 – 0.35 Floor Area Ratio) to the south, and Community Development: Mixed Use Planning Area (CD:MUPA) to the west.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Domenigoni/Barton Properties, Specific Plan No. 310

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 3

**I. Existing Zoning:** Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3



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

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum to the north, Specific Plan No. 310 (Domenigoni/Barton Properties) to the south and west, and Light Agriculture – 10 Acre Minimum to the north.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                      |   |

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.



☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

October 28, 2010

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Planning Director



#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and will blend in with the live trees existing in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the existing landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 70 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.10 and COA 80.PLANNING.2).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site is located 24.78 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.17) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as Unique Farmland and Farmland of Statewide Importance. However, due to the small size and limited development of the project site, the proposed project will not convert Farmland to non-agricultural use. Therefore, the impact is considered less than significant.

b) The project site is located within the Winchester #2 Agricultural Preserve. However, due to the small size and limited development of the project site, the project will not conflict with the agricultural preserve. Therefore, the impact is considered less than significant.

c) The project site is surrounded by agriculturally zoned land. However, due to the small size and limited development of the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

##### **6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

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☐
☒
☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐
☐
☒
☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐
☐
☒
☐

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

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☐
☐
☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐
☐
☐
☒

f) Create objectionable odors affecting a substantial number of people?

☐
☐
☐
☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Harvest Valley/Winchester Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

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

☐ ☒ ☐ ☐

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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g) Conflict with any local policies or ordinances

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review, PDB05694 – MSHCP Consistency Analysis Conducted 1/25/10 by Brandman Assoc. & Report prepared by 2/1/10.

Findings of Fact:

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. A habitat assessment report was required. The project will not conflict with the provisions of the MSHCP.

b-c) According to MSHCP Consistency Analysis report, no suitable burrows for burrowing owl were observed, but the species could inhabit the site in the future, thus the County Biologist required that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

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

e-f) According to the MSHCP Consistency Analysis report, no natural watercourses or riparian habitat occur onsite and sandy soils preclude vernal pool formation. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The site is fully disturbed with a single family residence and an agricultural use existing on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

#### Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the single family residence and for the agricultural use existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.16) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.15) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

#### 10. Paleontological Resources

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity, County Geologist Review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site grading/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to building final inspection. (COA 90.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

☐ ☐ ☒ ☐

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02187)

Findings of Fact:

a-b) According to GEO02187, the most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults near the vicinity of the site. The nearest major active fault with the potential for surface rupture to the site is the San Jacinto fault, located approximately 10 miles to the northeast. The potential for direct fault surface rupture at the site is considered unlikely. GEO02187 recommended that the proposed monopine may be supported by cast-in-place reinforced concrete caisson extended into competent native subgrade soils. (COA 10.PLANNING.14) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02187)

### Findings of Fact:

a) According to GEO02187, the potential for earthquake induced liquefaction is low at this site. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

## 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02187)

### Findings of Fact:

According to GEO02187, the most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generated on the faults near the vicinity of the site. The nearest major active fault with the potential for surface rupture to the site is the San Jacinto fault, located approximately 10 miles to the northeast. The potential for direct fault surface rupture at the site is considered unlikely. GEO02187 recommended that the proposed monopine may be supported by cast-in-place reinforced concrete caisson extended into competent native subgrade soils. (COA 10.PLANNING.14) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## 14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review (GEO02187)

a) According to GEO02187, seiches and tsunamis do not pose a risk hazard to the site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 70 foot high pine tree within a 900 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☐ ☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **HYDROLOGY AND WATER QUALITY** Would the project

##### **25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

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☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Due to the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact

b) Due to the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the construction of the Diamond Valley Reservoir has significantly reduced the drainage area tributary to the area. However, the site is still subject to flood inundation and therefore to protect the equipment associated with this facility from flood damage, the equipment associated with the facility be elevated a minimum of 18-inches above the highest adjacent ground. (COA 10.FLOOD RI.1 and 80.FLOOD RI.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: To protect the equipment associated with this facility from flood damage, the equipment shall be elevated a minimum of 18-inches above the highest adjacent ground (COA 10.FLOOD RI.1 and 80.FLOOD RI.1).

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3 and Community Development: Commercial Tourist (CD:CT) (0.20 – 0.35 Floor Area Ratio) in the Harvest Valley/Winchester Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?

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b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☒ ☐

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☐ ☒

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Specific Plan No. 310 (Domenigoni/Barton Properties), Planning Area 3 which is modeled after the A-1 zone. The project is surrounded by properties which are zoned Light Agriculture – 20 Acre Minimum to the north, Specific Plan No. 310 (Domenigoni/Barton Properties) to the south and west, and Light Agriculture – 10 Acre Minimum to the north. The project will have no impact.

c) The existing surrounding land uses include agricultural uses on large lots. The proposed cell tower will be designed as a 70 foot high monopine and the project site has existing trees where the cell tower is proposed to be located; the proposed project is therefore compatible with existing and planned surrounding land uses. Therefore, the impact is considered less than significant

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.



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

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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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?

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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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☐
☐
☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐
☐
☐
☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>30. Airport Noise</b>				<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b>				<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Highway Noise</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is located adjacent to Highway 79. However, the project is for the installation of an unmanned wireless communication facility disguised as a 70 foot high pine tree and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not be a source of traffic or traffic related noise. The noise impact will not be significant due to the noise already caused by traffic within the area. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

#### **POPULATION AND HOUSING** Would the project

##### **35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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☐
☐
☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐
☐
☐
☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

d) Affect a County Redevelopment Project Area?

☐
☐
☐
☒

e) Cumulatively exceed official regional or local population projections?

☐
☐
☐
☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐
☐
☐
☒

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

#### Findings of Fact:

a) The project is a 70 foot high monopine with an equipment shelter in a 900 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a Redevelopment Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

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

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

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

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

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

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## RECREATION

### 41. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a 70 foot high monopine and an equipment shelter within a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is located within County Service Area No. 146. However, this is a commercial project, and as such, is not subject to Quimby fees. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

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

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### 46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☐ ☒

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

☐ ☐ ☐ ☒

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

☐ ☐ ☐ ☒

Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☐ ☒

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- County Geology Report No. 2187
- PDB05694 – MSHCP Consistency Analysis Conducted 1/25/10 by Brandman Assoc. & Report prepared by 2/1/10

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree. The project will include twelve (12) panel antennas located on three (3) sectors at 63' high above grade level, with and one (1) microwave antenna, two (2) GPS antennas, and a 184 square foot equipment shelter in a 900 square foot lease area surrounded by 6' high split-face masonry block wall.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24289. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3                      USE - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24289 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24289, Exhibit A (Sheets 1-4), dated September 30, 2010.

APPROVED EXHIBIT B = Plot Plan No. 24289, Exhibit B (Photo Simulations), Sheets 1 and 2, dated September 30, 2010.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                   USE - GENERAL INTRODUCTION                   RECOMMND

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

10.BS GRADE. 3                   USE - OBEY ALL GDG REGS                   RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                   USE - DISTURBS NEED G/PMT                   RECOMMND

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

10.BS GRADE. 5                   USE-G1.4 NPDES/SWPPP                   RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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



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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY

RECOMMND

Plot Plan#24289 is proposing an unmanned wireless communications facility without plumbing. Therefore, no proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment system, or sanitary sewer is required at this time.

However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24289 is a proposal to construct an unmanned wireless telecommunications facility disguised as a monopine tree on a portion of an approximately 36.6-acre site. The site is located in the Winchester area on the southeast corner of Winchester Road and Holland Road.

The construction of the Diamond Valley Reservoir has significantly reduced the drainage area tributary to the area. However, the site is still subject to flood inundation and therefore to protect the equipment associated with this facility from flood damage, the equipment associated with this facility be elevated a minimum of 18-inches above the highest adjacent ground.

This project is located in the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan where fees have been adopted by the Board of Supervisors. Normally a mitigation fee is charged to development based upon the fee structures set for land division having a comparable anticipated impervious surface area. The increase in impervious area of this project is insignificant and therefore no mitigation fee will be charged with this proposal. However, should additional development be proposed, the mitigation fee may be levied at that time.



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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

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

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 3                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4                   USE - CEASED OPERATIONS                   RECOMMND

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

10.PLANNING. 5                   USE - MAX HEIGHT                   RECOMMND

The monopine located within the property shall not exceed a height of 70 feet.

10.PLANNING. 6                   USE - CO-LOCATION                   RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the



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10. GENERAL CONDITIONS

10.PLANNING. 6                   USE - CO-LOCATION (cont.)                   RECOMMND

other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7                   USE - FUTURE INTERFERENCE                   RECOMMND

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

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

The balance of the subject property, APN: 466-170-026 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11                  USE - EQUIPMENT/BLDG COLOR CT                   RECOMMND

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

The color of the 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.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12                  USE - SITE MAINTENANCE CT                   RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 14 USE - GEO02187

RECOMMND

County Geologic Report (GEO) No. 2187, submitted for this project (PP24289) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering and Geology Report, Verizon Wireless Facility, Bumpy, Located at SE Corner of Winchester Road and Holland Road, Winchester, California, 92596", dated February 4, 2010. In addition, Geotechnical Solutions, Inc. prepared "Response to County Comments, Verizon Wierelss - Bumpy, SE Corner of Winchester Road and Holland Road, Winchester, California", dated March 17, 2010. This document is herein incorporated as a part of GEO02187.

GEO02187 concluded:

1.The most significant geologic hazard to the project is the potential for moderate to strong ground shaking from earthquakes generate on the faults near the vicinity of the site.

2.Groundwater is not anticipated to impact the site development adversely.

3.The nearest major active faults with potential for surface fault rupture to the site is the San Jacinto fault, located approximately 10 miles to the northeast.

4.The potential for direct fault surface rupture at the site is considered unlikely.

5.The potential for earthquake induced liquefaction is low at this site.

6.Seiches do not pose a hazard to the site.

7.Tsunamis do not pose a risk hazard to the site.



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10. GENERAL CONDITIONS

10.PLANNING. 14

USE - GEO02187 (cont.)

RECOMMND

8.In the event of a breakage in the dams associated with Diamond Valley Lake, the site will be inundated.

GEO02187 recommended:

1.The proposed monopine may be supported by cast-in-place reinforced concrete caisson extended into competent native subgrade soils.

2.The subgrade of the proposed equipment cabinets pad should be scarified, moisture conditioned and recompactd at the top 12 inches of subgrade.

3.The support equipment should be supported by a concrete pad.

GEO02187 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02187 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 15

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 16 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 17 PPA - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 18 USE - MAINTAIN ANT SOCKS/BRANC RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing, they shall be replaced within 30 days.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461) RECOMMND

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

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - COUNTY WEB SITE (cont.)

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

PLANNING DEPARTMENT

60.PLANNING. 1                      USE - PALEO PRIMP & MONITOR                      RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County



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60. PRIOR TO GRADING PRMT ISSUANCE

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

office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60. PLANNING. 2	USE - GRADING PLANS	RECOMMND
-----------------	---------------------	----------

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

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

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

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

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

60.PLANNING. 4	USE - SKR FEE CONDITION	RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 37.133 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                   USE - SKR FEE CONDITION (cont.)                   RECOMMND

the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                   MAP ELEVATE EQUIP 18-INCHES                   RECOMMND

The equipment shall be elevated a minimum of 18-inches above the highest adjacent ground.

PLANNING DEPARTMENT

80.PLANNING. 1                   USE- LC LANDSCAPE SPECIFIC                   RECOMMND

Landscape and irrigation plan to be submitted if screening of walls or fence with the trailor of Holland Rd. is not completed

80.PLANNING. 2                   USE - ELEVATIONS & MATERIALS                   RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated September 30, 2010.

80.PLANNING. 3                   USE - LIGHTING PLANS CT                   RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 4                   USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - BRANCH HT/ANTENNA SOCKS

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that all antennas have "socks", the branches start 15' from the bottom of the tree, the appearance of the branches are in substantial conformance with the APPROVED EXHIBITS A AND B, both dated September 30, 2010.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The

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90. PRIOR TO BLDG FINAL INSPECTION

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

report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 2                   USE - UTILITIES UNDERGROUND                   RECOMMND

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

90.PLANNING. 3                   USE - WALL & FENCE LOCATIONS                   RECOMMND

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

90.PLANNING. 4                   USE - SKR FEE CONDITION                   RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 37.133 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - SKR FEE CONDITION (cont.)

RECOMMND

reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24289 has been calculated to be 0.02 net acres.

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

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.)

RECOMMND

- 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.

90.PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24289 have been met; specifically that all antennas have "socks" and the branches start at 15' from the bottom of the tree, and that the elevations and the appearance of the branches are in substantial conformance with the APPROVED EXHIBITS A and B, both dated September 30, 2010.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      USE - UTILITY PLAN CELL TOWER (cont.)                      RECOMMND

for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 3                      USE-UTILITY INSTALL CELL TOWER                      RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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



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

DATE: November 23, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg & Safety – 2<sup>nd</sup> Floor

Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand

Riv. Co. IT Attn: John Sarkasian  
Riv. Co. EDA County Service Area # 146  
Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
Hemet Unified School Dist.

**PLOT PLAN NO. 24289** – EA42226 – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Craig Avenue, southerly of Holland Road, and westerly of Winchester Road – 36.56 Gross Acres - Zoning: Specific Plan (SP No. 310 - Planning Area No. 3) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 68' high pine tree (72' with foliage), with eighteen (18) panel antennas located on three (3) sectors, and one (1) microwave antenna. The 900 square foot lease area surrounded by 6' high chain-link fence will contain a 184 square foot equipment shelter, and two (2) GPS antennas. - APN: 466-170-026.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comments on January 7, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

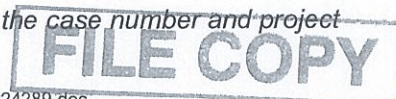
**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN                      ☐ CONDITIONAL USE PERMIT                      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT                      ☐ PUBLIC USE PERMIT                      ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24289                      DATE SUBMITTED: 10.28.09

**APPLICATION INFORMATION**                      BA42226                      CFG 05581

Applicant's Name: Alexis Osborn, RealCom Associates                      E-Mail: alex.imagine@gmail.com

Mailing Address: 27201 Puerta Real, Ste 240  
Mission Viejo                      CA                      92570  
*City*                      *State*                      *ZIP*

Daytime Phone No: ( 949 ) 838-7313                      Fax No: ( 801 ) 407-1643

Engineer/Representative's Name: HC&D Architects, Steve Bulkley                      E-Mail: stevenb@hcanddarchitects.com

Mailing Address: 250 E. Rincon St, Ste 106  
Corona                      CA                      92570  
*City*                      *State*                      *ZIP*

Daytime Phone No: ( 951 ) 571-2057                      Fax No: ( 951 ) 571-5924

Property Owner's Name: Cindy Domenigoni                      E-Mail: \_\_\_\_\_

Mailing Address: 51011 Winchester Rd  
Hemet                      CA                      92545  
*City*                      *State*                      *ZIP*

Daytime Phone No: ( 951 ) 926-6924                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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



## APPLICATION FOR LAND USE AND DEVELOPMENT

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Alexis Osborn

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Cindy Domenigoni

PRINTED NAME OF PROPERTY OWNER(S)

*See attached letter of authorization.*

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-170-026

Section: 10 Township: 6 Range: 2 West

Approximate Gross Acreage: 36.26 acres

General location (nearby or cross streets): North of Craig Ave, South of Holland Rd, East of Holland Rd, West of Winchester Rd.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_



Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD)

Proposal for a wireless telecommunications facility consisting of a new 72' monopine to hold and disguise 18 panel antennas. The associated equipment shelter will be constructed of aggregate stone material and will measure 11'6" x 16' x 10'5" tall.

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?  
none

Estimated amount of cut = cubic yards: \_\_\_\_\_  
none

Estimated amount of fill = cubic yards \_\_\_\_\_

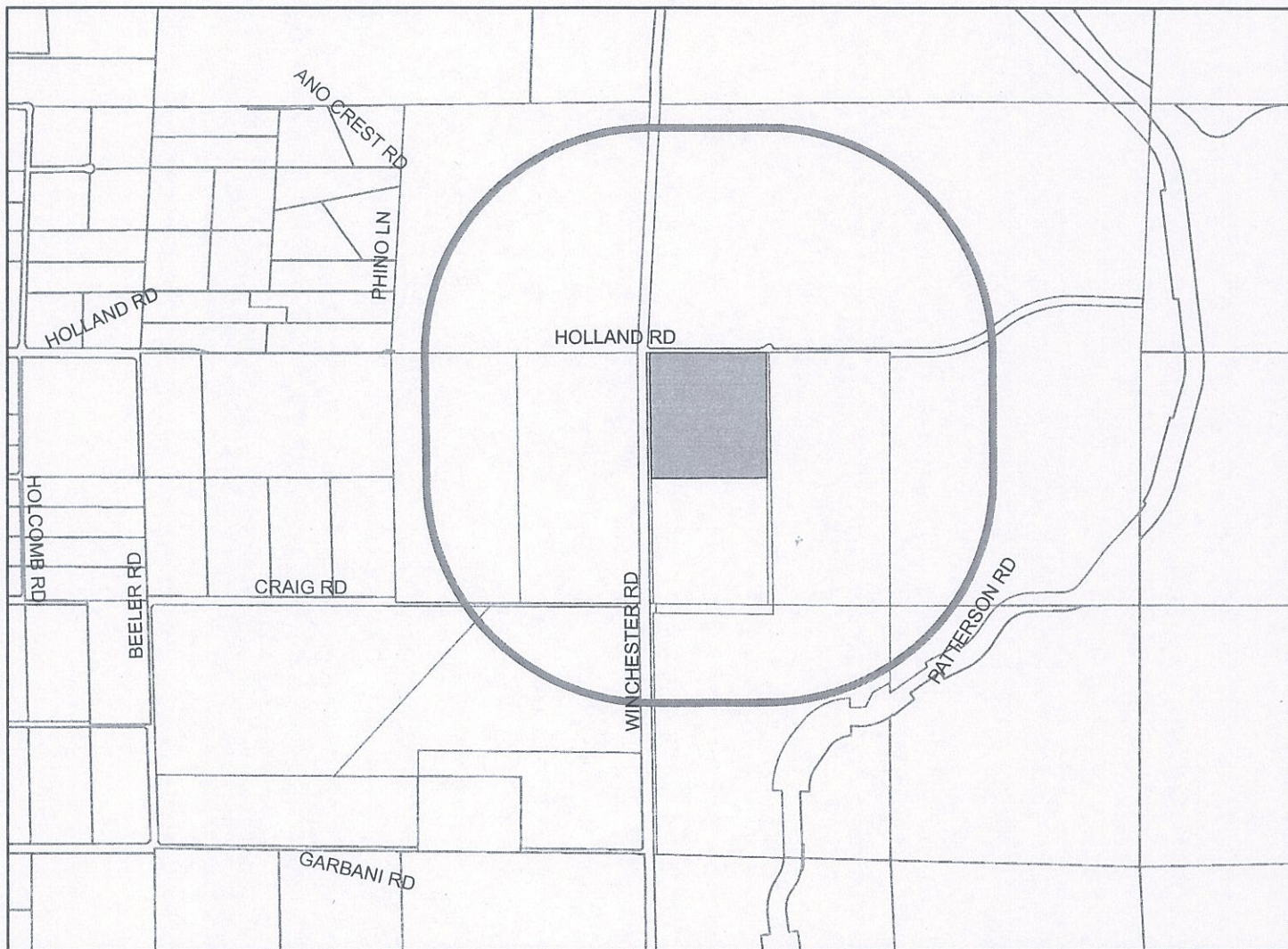
Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither <sup>X</sup> \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
N/A



## 2400 feet buffer



### Selected Parcels

466-160-015	466-160-014	466-180-018	466-170-033	466-170-023	466-150-007	466-170-032	466-180-015	466-180-011	466-170-029
466-170-022	466-170-017	466-070-028	466-180-020	466-360-035	466-150-005				



2,100 1,050 0 2,100 Feet

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



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 24289** – Intent to Adopt a Mitigated Negative Declaration – Applicant: RealCom Associates – Engineer/Representative: HC&D Architects - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Craig Avenue, southerly of Holland Road, and easterly of Highway 79 (Winchester Road) – 37.57 Gross Acres - Zoning: Specific Plan (SP No. 310 - Planning Area No. 3) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas. - APN: 466-170-032. (Quasi-judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	January 24, 2011
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1 <sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/28/2010.

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

APN (s) or case numbers PP 24289 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

Riverside, Ca. 92502

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

*checked by: V. Calde*  
*exp. 4.28.2011*



APN: 466160014, ASMT: 466160014  
CRAIG 435  
C/O DOMENIGONI BARTON PROP MGMT  
3301 HOLLAND RD  
WINCHESTER CA 92596

APN: 466170033, ASMT: 466170033  
DOMENIGONI BARTON PROP  
C/O CINDY DOMENIGONI  
31851 WINCHESTER RD  
WINCHESTER CA 92596

APN: 466150007, ASMT: 466150007  
DOMENIGONI BARTON PROP  
33011 HOLLAND RD  
WINCHESTER CA 92596

APN: 466170032, ASMT: 466170032  
FRANCIS DOMENIGONI  
C/O CINDY DOMENIGONI  
31851 WINCHESTER RD  
WINCHESTER CA 92596

APN: 466180020, ASMT: 466180020  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

APN: 466360035, ASMT: 466360035  
STIEFEL FAMILY  
32750 HOLLAND RD  
WINCHESTER CA. 92596

APN: 466150005, ASMT: 466150005  
WINCHESTER WESSELINK  
32605 HOLLAND RD  
WINCHESTER CA 92596

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Applicant:  
Realcom Assoc. Alexis Osborn  
27201 Puerta Real, Suite 240  
Mission Viejo, CA 92570

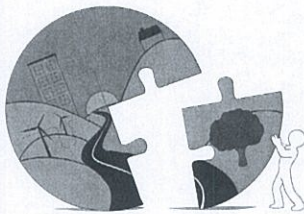
Owner:  
Domenigoni Cindy  
51011 Winchester Rd.  
Hemet, CA 92545





**FOR COUNTY CLERK'S USE ONLY**





**Carolyn Syms Luna**  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42226/Plot Plan No. 24289  
*Project Title/Case Numbers*

Damaris Abraham  
*County Contact Person*

951-955-5719  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

RealCom Associates  
*Project Applicant*

27201 Puerta Real, Suite 240, Mission Viejo CA 92691  
*Address*

The project is located in the Harvest Valley/Winchester Area Plan, more specifically southerly of Holland Road and westerly of Winchester Road.  
*Project Location*

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) microwave antenna. The 900 square foot lease area surrounded by a 6' high split-face masonry block wall will contain a 184 square foot equipment shelter and two (2) GPS antennas.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on January 24, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Damaris Abraham  
*Signature*

Project Planner  
*Title*

*Date*

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

DM/rj  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\PP24289\DH-PC-BOS Hearings\DH-PC\NOD.PP24289 Form.docx

Please charge deposit fee case#: ZEA42226 ZCFG05581 . \$2,108

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0915082

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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

Received from: REALCOM ASSOCIATES

\$64.00

paid by: CK 11445

CFG FOR EA42226

paid towards: CFG05581

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By \_\_\_\_\_ Oct 28, 2009 14:11  
SBROSTRO posting date Oct 28, 2009

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1011685

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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

Received from: REALCOM ASSOCIATES

\$2,010.25

paid by: CK 2262

CFG FOR EA42226

paid towards: CFG05581

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By \_\_\_\_\_ Oct 26, 2010 09:55  
MGARDNER posting date Oct 26, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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



Agenda Item No.: 2.9  
Area Plan: Lakeview/Nuevo  
Zoning Area: Nuevo  
Supervisory District: Fifth  
Project Planner: Damaris Abraham  
Director's Hearing: January 24, 2011

Plot Plan No. 24077  
EA Number: 42160  
Applicant: Royal Street Communications  
Engineer/Representative: Sohail Shah, PE

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' live pine trees are also proposed to be planted in the project area.

The project is located in the Lakeview/Nuevo Area Plan, northerly of Nuevo Road, southerly of Sunset Avenue, easterly of Dunlap Drive, and westerly of Foothill Avenue, more specifically 27304 Nuevo Road, Perris, CA.

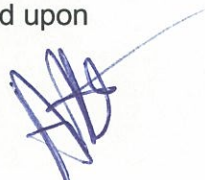
### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)   |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the north<br>Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the south, east, and west |
| 3. Existing Zoning:                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning:                | Specific Plan No. 251 (Lake Nuevo Village) to the north<br>Rural Residential (R-R) to the south, east and west  |
| 5. Existing Land Use:                 | Single family residence   |
| 6. Surrounding Land Use:              | Scattered single family residences and vacant to the north, south, east, and west   |
| 7. Project Data:                      | Total Acreage: 4.82 Acres<br>Lease Area: 800 Square Feet  |
| 8. Environmental Concerns:            | See Attached Environmental Assessment   |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42160**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **PLOT PLAN NO. 24077**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is permitted use in the Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) to the north, Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) to the south, east, and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is a permitted use, subject to approval of a plot plan in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, a wireless telecommunication facility disguised as a 70 foot high pine tree, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The project site is surrounded by properties which are zoned Specific Plan No. 251 (Lake Nuevo Village) to the north and Rural Residential (R-R) to the south, east and west.
8. The project is not located within Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 42160 identified the following potentially significant impacts:



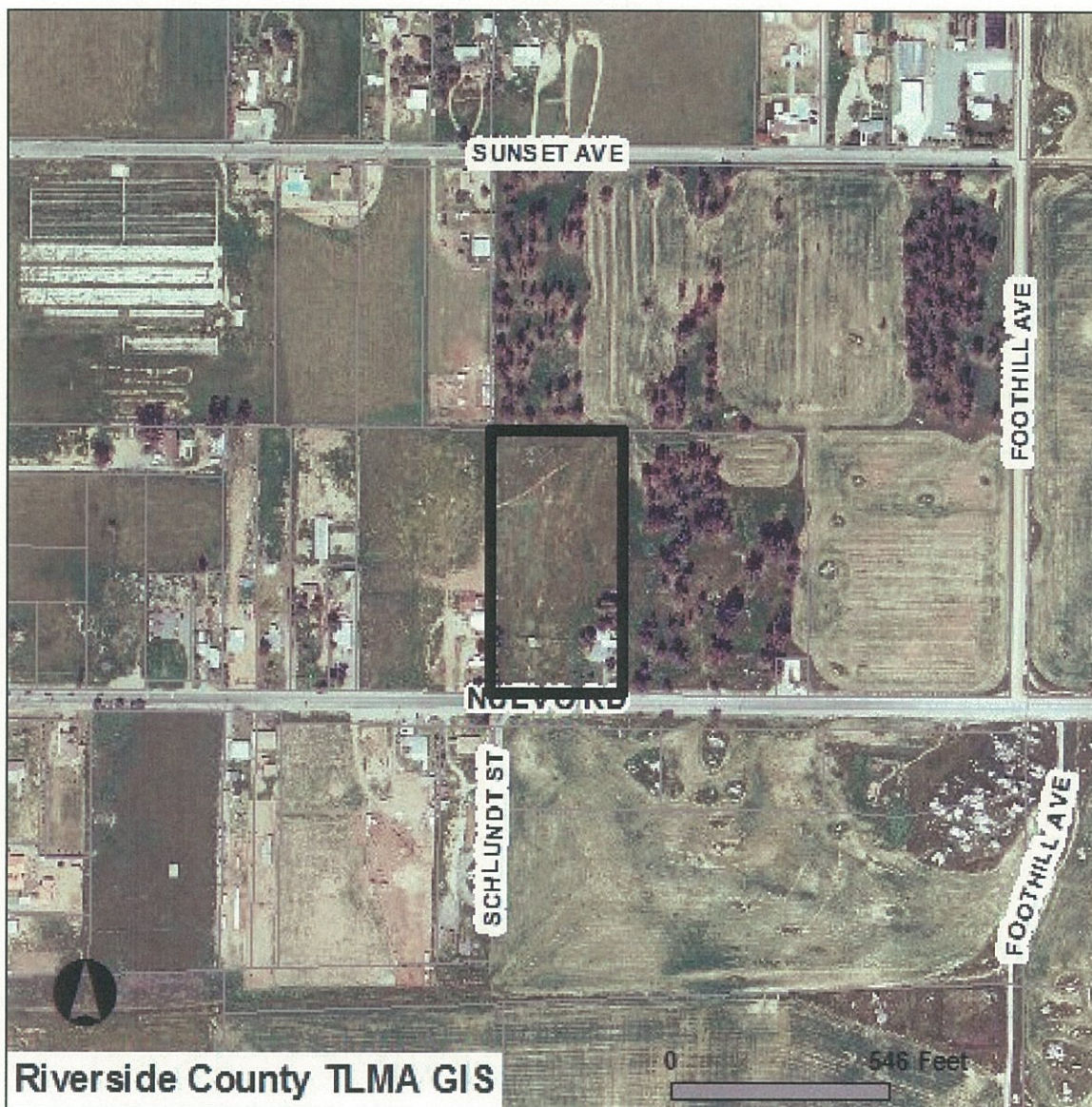
- a) Aesthetics
- b) Biological Resources
- c) Cultural Resources
- d) Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Flood Zone.
  - b. A Fault Zone
  - c. A High Fire area.
  - d. A City Sphere of Influence.
3. The project site is located within:
  - a. An Airport Influence Area.
  - b. An area susceptible to Subsidence.
  - c. County Service Area No. 146.
  - d. An area with low Liquefaction potential.
  - e. The Stephens Kangaroo Rat Fee Area.
  - f. The Boundaries of the Nuview Union & Perris Union High School.
4. The subject site is currently designated as Assessor's Parcel Number 307-270-020.
5. This project was filed with the Planning Department on 04/21/2009.
6. This project was reviewed by the Land Development Committee one time on the following date 06/4/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,241.

PP24077



Selected parcel(s):  
307-270-020

**LEGEND**

 SELECTED PARCEL  
 CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

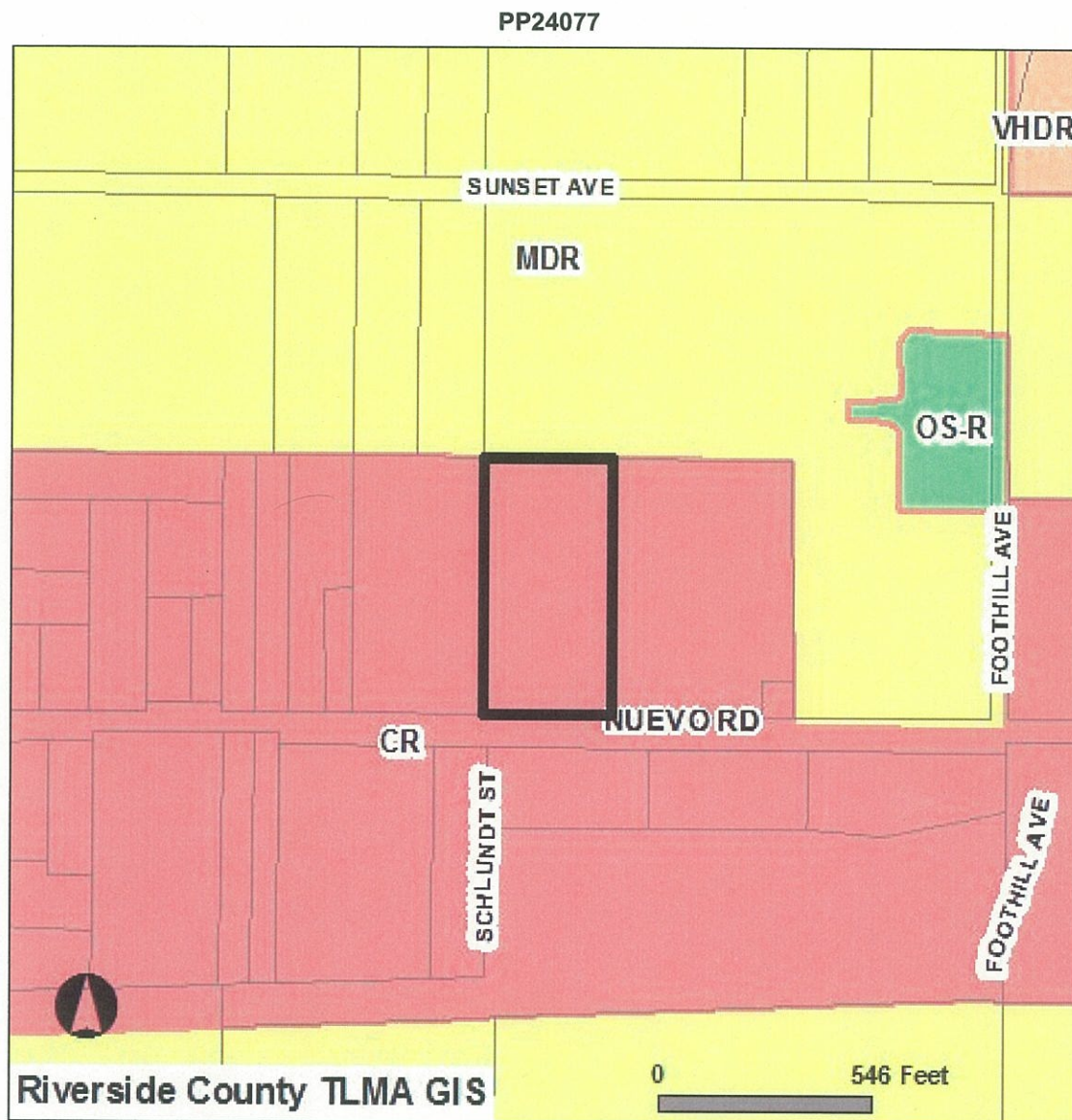
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Version 100826





Selected parcel(s):  
307-270-020

#### LAND USE

- |                                      |                        |                                  |                              |
|--------------------------------------|------------------------|----------------------------------|------------------------------|
| SELECTED PARCEL                      | INTERSTATES            | HIGHWAYS                         | CITY                         |
| PARCELS                              | CR - COMMERCIAL RETAIL | MDR - MEDIUM DENSITY RESIDENTIAL | OS-R - OPEN SPACE RECREATION |
| VHDR - VERY HIGH DENSITY RESIDENTIAL |                        |                                  |                              |

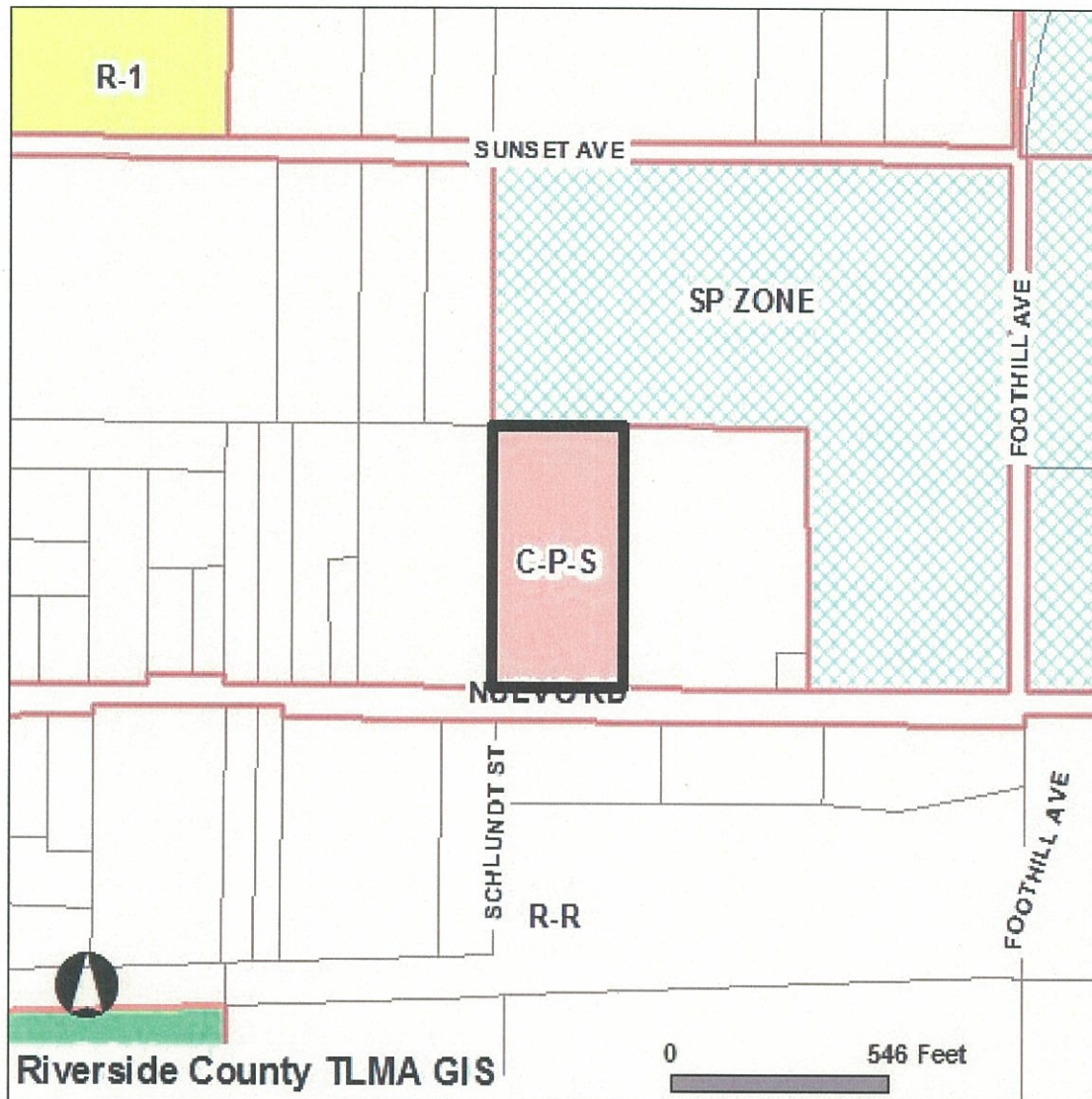
#### \*IMPORTANT\*

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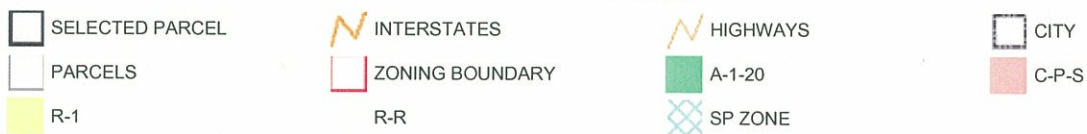
REPORT PRINTED ON...Mon Nov 01 15:40:08 2010

Version 100826

PP24077



Selected parcel(s):  
307-270-020

**ZONING****\*IMPORTANT\***

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

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Version 100826



# LA-3165B NUEVO PERRIS

27304 Nuevo Road, Perris, CA 92571



## ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC

2913 El Camino Real, #561  
Tustin, CA 92782



PDC Corporation  
13225 Danielson Street, Suite 200  
Poway, CA 92064  
Contact: Joe Palma  
Phone: (858) 668-2828 x504  
Fax: (858) 668-2827  
Email: joe@pdccorp.net

### PROJECT INFORMATION

#### SITE NAME

LA-3165B  
NUEVO PERRIS  
27304 Nuevo Road, Perris,  
CA 92571

#### APPLICANT

ROYAL STREET COMMUNICATIONS  
CALIFORNIA, LLC  
2913 El Camino Real #561  
Tustin, CA 92782

#### SITE LOCATION

LATITUDE: 33° 48' 09.93" N  
LONGITUDE: 117° 11' 09.44" W

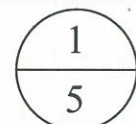
### SHEET CONTENT

SITE LOCATION

#### LEGENDS

- SITE
- VIEW LOCATION

### SHEET NUMBER



PHOTOSIMULATION



# LA-3165B NUEVO PERRIS

27304 Nuevo Road, Perris, CA 92571

EXISTING



PROPOSED



NORTH LOOKING SOUTH

## PROJECT INFORMATION

### SITE NAME

LA-3165B  
NUEVO PERRIS  
27304 Nuevo Road, Perris,  
CA 92571

### APPLICANT

ROYAL STREET COMMUNICATIONS  
CALIFORNIA, LLC  
2913 El Camino Real #561  
Tustin, CA 92782

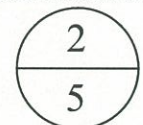
### SITE LOCATION

LATITUDE: 33° 48' 09.93" N  
LONGITUDE: 117° 11' 09.44" W

## SHEET CONTENT

PHOTOSIMULATION  
VIEW NORTH LOOKING  
SOUTH

## SHEET NUMBER





# LA-3165B

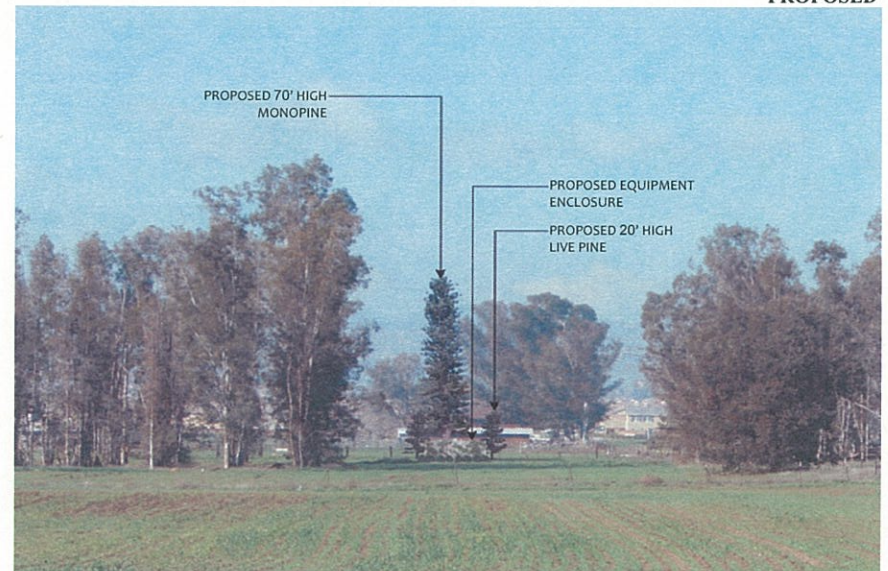
## NUEVO PERRIS

27304 Nuevo Road, Perris, CA 92571

EXISTING



PROPOSED



EAST LOOKING WEST

### PROJECT INFORMATION

#### SITE NAME

LA-3165B  
NUEVO PERRIS  
27304 Nuevo Road, Perris,  
CA 92571

#### APPLICANT

ROYAL STREET COMMUNICATIONS  
CALIFORNIA, LLC  
2913 El Camino Real #561  
Tustin, CA 92782

#### SITE LOCATION

LATITUDE: 33° 48' 09.93" N  
LONGITUDE: 117° 11' 09.44" W

### SHEET CONTENT

PHOTOSIMULATION  
VIEW EAST LOOKING WEST

### SHEET NUMBER

3  
5

PHOTOSIMULATION



# LA-3165B

## NUEVO PERRIS

27304 Nuevo Road, Perris, CA 92571

EXISTING



PROPOSED



SOUTH LOOKING NORTH

### PROJECT INFORMATION

#### SITE NAME

LA-3165B  
NUEVO PERRIS  
27304 Nuevo Road, Perris,  
CA 92571

#### APPLICANT

ROYAL STREET COMMUNICATIONS  
CALIFORNIA, LLC  
2913 El Camino Real #561  
Tustin, CA 92782

#### SITE LOCATION

LATITUDE: 33° 48' 09.93" N  
LONGITUDE: 117° 11' 09.44" W

### SHEET CONTENT

PHOTOSIMULATION  
VIEW SOUTH LOOKING  
NORTH

### SHEET NUMBER





# LA-3165B

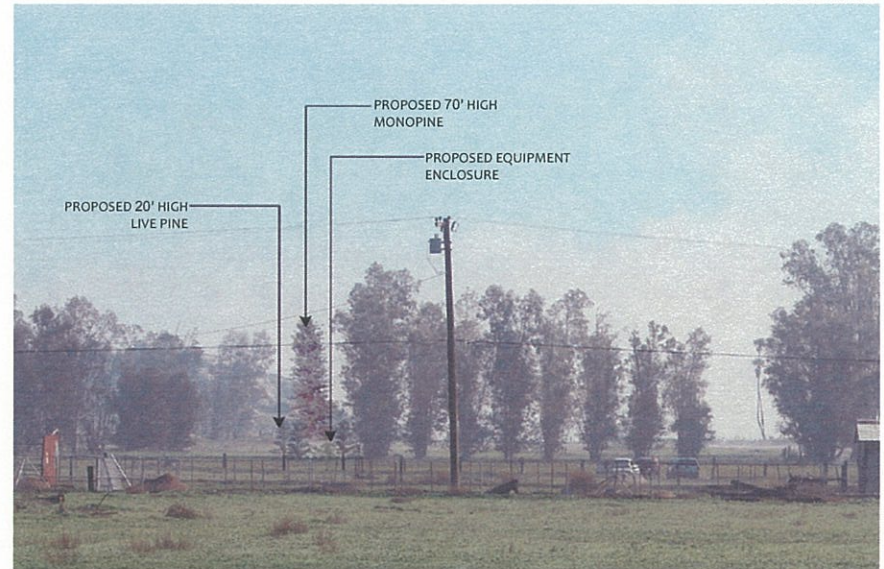
## NUEVO PERRIS

27304 Nuevo Road, Perris, CA 92571

EXISTING



PROPOSED



WEST LOOKING EAST

### PROJECT INFORMATION

**SITE NAME**  
LA-3165B  
NUEVO PERRIS  
27304 Nuevo Road, Perris,  
CA 92571

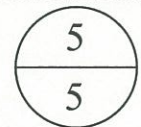
**APPLICANT**  
ROYAL STREET COMMUNICATIONS  
CALIFORNIA, LLC  
2913 El Camino Real #561  
Tustin, CA 92782

**SITE LOCATION**  
LATITUDE: 33° 48' 09.93" N  
LONGITUDE: 117° 11' 09.44" W

### SHEET CONTENT

PHOTOSIMULATION  
VIEW WEST LOOKING EAST

### SHEET NUMBER



# Royal Street Communications California, LLC

## LA-3165B NUEVO PERRIS

27304 NUEVO ROAD.  
PERRIS, CA 92571



### 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 PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2007 CALIFORNIA BUILDING CODE
3. 2007 CALIFORNIA MECHANICAL CODE
4. 2007 CALIFORNIA PLUMBING CODE
5. 2007 CALIFORNIA ELECTRIC CODE
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. 2006 LIFE SAFETY CODE NFPA-101
8. CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 115, SECTION 11038.

### PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR THE ROYAL STREET COMMUNICATIONS NETWORK CONSISTING OF THE:

1. INSTALLATION OF ONE (1) GPS ANTENNA, ONE (1) 2" MICROWAVE ANTENNA AND SIX (6) PANEL ANTENNAS MOUNTED ON PROPOSED 70' HIGH COLLOCATABLE MONOPINE.
2. INSTALLATION OF FOUR (4) OUTDOOR EQUIPMENT CABINETS AND OTHER ASSOCIATED EQUIPMENT WITHIN 20'-0"x40'-0" SUB-LEASE AREA AS SHOWN ON THE ACCOMPANYING DRAWINGS.
3. PLANTING THREE (3) 20' HIGH PINE TREES.
4. PLANTING CLIMBING VY ALONG WROUGHT IRON FENCE ENCLOSURE.

SITE TO BE ACCESSED BY PROPOSED 12'-0" WIDE ACCESS ROUTE, 575'-0" IN LENGTH.

### DRIVING DIRECTIONS

FROM METRO PCS OFFICE, IRVINE, CA

1. START OUT GOING NORTHEAST ON COMMERCE TOWARD EL CAMINO REAL.
2. TURN RIGHT ONTO EL CAMINO REAL.
3. TURN LEFT ONTO EL CAMINO REAL N.
4. TURN RIGHT ONTO IRRVINE AVE.
5. TURN LEFT ONTO CULVER DR.
6. TURN LEFT ONTO IRRVINE BLVD.
7. MERGE ONTO CA-261 N (PORTIONS TOLL).
8. MERGE ONTO CA-241 N VIA THE EXIT ON THE LEFT (PORTIONS TOLL).
9. MERGE ONTO CA-91 E TOWARD RIVERSIDE.
10. TAKE THE LA SIERRA AVENUE EXIT.
11. TURN RIGHT ONTO LA SIERRA AVE.
12. TURN LEFT ONTO EL SOBRANTE RD.
13. TURN LEFT ONTO CAJALCO RD.
14. CAJALCO RD BECOMES CAJALCO EXPY.
15. MERGE ONTO I-215 S TOWARD SAN DIEGO.
16. TAKE THE NUEVO RD EXIT.
17. TURN LEFT ONTO W NUEVO RD.
18. END AT 27304 NUEVO RD PERRIS, CA 92571-7448

### 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 ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

### SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP	1
LS-1	TOPOGRAPHIC SURVEY	8
A-1	SITE PLAN	5
A-2	EQUIPMENT LAYOUT, ANTENNA PLAN AND DETAILS	4
A-3	EAST AND WEST ELEVATIONS	4
A-4	NORTH ELEVATION	4
A-5	SOUTH ELEVATION	4
L-1	LANDSCAPING AND IRRIGATION PLAN	0
L-2	LANDSCAPING AND IRRIGATION DETAIL	6
L-3	LANDSCAPING AND PLANTING PLAN	1

### APPROVALS

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

### PROJECT TEAM

**ENGINEER:**  
PDC CORPORATION  
13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
PHONE: (951) 668-2829  
FAX: (951) 668-2827  
EMAIL: info@pdccorp.net  
CONTACT: SOMAIL SHAH, PE

**APPLICANT/LESSEE:**  
ROYAL STREET COMMUNICATIONS, LLC  
2813 EL CAMINO REAL, #561  
TUSTIN, CA 92782  
PHONE: (714) 730-3242  
EMAIL: jclark@metropcs.com  
CONTACT: JEFF CLARK

**APPLICANT/SITE ACQUISITION:**  
CORE COMMUNICATIONS  
2803-H SATURN STREET  
BREA, CA 92621  
PHONE: (626) 660-5740  
FAX: (626) 658-1890  
EMAIL: info@corecommgroup.com  
CONTACT: MACLELL GEORFFON

**ZONING MANAGER:**  
CORE COMMUNICATIONS  
2803-H SATURN STREET  
BREA, CA 92621  
PHONE: (714) 725-8404  
FAX: (714) 725-8404  
EMAIL: alex@corecommgroup.com  
CONTACT: ALEXANDER LEW

**RF ENGINEER:**  
METRO PCS  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602  
PHONE: (714) 730-3162  
FAX: (714) 730-3162  
EMAIL: toisond@metropcs.com  
CONTACT: TAREK ALSADI

**CONSTRUCTION MANAGER:**  
METRO PCS  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602  
PHONE: (951) 541-8905  
FAX: (951) 541-8905  
EMAIL: steve@toplentalcom.com  
CONTACT: STEVE JOHNSON

### PROJECT INFORMATION

**SITE ADDRESS:** 27304 NUEVO RD.  
PERRIS, CA 92571

**APN:** 307-270-020

**PROPERTY/LAND OWNER:** ISMAIL HADI ABDEL  
920 W. LINDEN ST. #14  
RIVERSIDE, CA  
PHONE: (951) 312-9278  
CONTACT: ISMAIL HADI ABDEL

**LATITUDE:** 33° 48' 09.93" N

**LONGITUDE:** 117° 11' 09.44" W

**ZONING:** C-P-S (SCENIC HIGHWAY COMMERCIAL)

**JURISDICTION:** COUNTY OF RIVERSIDE

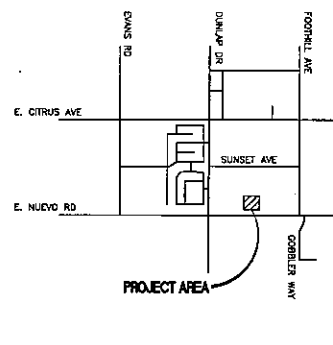
**TELEPHONE:** VERIZON  
VERIZON TEMECULA

**POWER:** SCE  
KIM CORBER  
(910)-421-5455

**PLOT PLAN:** #24077

### VICINITY MAP

THOMAS BROTHERS RIVERSIDE: PAGE 778 B-7



**Royal Street  
Communications  
California, LLC**  
2813 EL CAMINO REAL, #561  
TUSTIN, CA 92782

PROJECT INFORMATION:

**LA-3165B**

**NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE:

**09/23/10**

ISSUED FOR:

**100% ZONING DRAWING**

REV. DATE DESCRIPTION BY

3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF
5	05/16/10	ADDED SEWER LINE LOCATION	MI
6	09/02/10	UPDATED LANDSCAPING PLAN	MI
7	09/23/10	UPDATED LANDSCAPING PLAN	SVF

PLANS PREPARED BY:

**PDC**

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

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

MI/CC SVF SAS

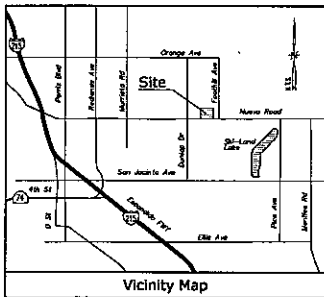
LICENSER:

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T-1**



# Title Report

PREPARED BY: STEPHEN TRALE OF CALIFORNIA  
ORDER NO.: 100000  
DATE: FEBRUARY 21, 2008

## Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, AND DESCRIBED AS FOLLOWS:

Assessor's Parcel No.  
307-270-020

## Easements

NO EASEMENTS REPORTED FOR THIS REPORT.

## Access Route

A STRIP OF LAND 18 FEET WIDE SITUATED WITHIN A PORTION OF LOT 65 OF PARCEL MAP NO. 11368 AS RECORDED IN MAP BOOK 55 PAGE 82, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LING 8 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CORNERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF FOOTHILL AVENUE AND NUEVO ROAD, THENCE ALONG THE CORNERLINE OF SAID NUEVO ROAD, NORTH 75° 15' 00" E, 120.00 FEET, THENCE LEAVING SAID CORNERLINE, NORTH 75° 15' 00" E, 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID NUEVO ROAD AND TO THE POINT OF BEGINNING, THENCE NORTH 75° 15' 00" E, 25.17 FEET, THENCE NORTH 75° 15' 00" E, 100.00 FEET, THENCE NORTH 75° 15' 00" E, 30.00 FEET, THENCE NORTH 75° 15' 00" E, 10.00 FEET, THENCE NORTH 75° 15' 00" E, 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", AND THE END OF SAID STRIP.

## Lease Area

BEING A PORTION OF LOT 65 OF PARCEL MAP NO. 11368 AS RECORDED IN MAP BOOK 55 PAGE 82, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT "A" AS DESCRIBED ABOVE, THENCE SOUTH 75° 15' 00" E, 18.74 FEET, THENCE SOUTH 75° 15' 00" E, 20.00 FEET, THENCE NORTH 75° 15' 00" E, 11.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B", THENCE CONTAINING NORTH 75° 15' 00" E, 25.17 FEET, THENCE NORTH 75° 15' 00" E, 30.00 FEET, THENCE NORTH 75° 15' 00" E, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINS MORE OR LESS 800.00 FEET OF LAND.

## Utility Route

BEING 2 STRIPS OF LAND, WITHIN A PORTION OF LOT 65 OF PARCEL MAP NO. 11368 AS RECORDED IN MAP BOOK 55 PAGE 82, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LING 1.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CORNERLINE:

STRIP 1: BEGINNING AT THE POINT "A" AS DESCRIBED ABOVE, THENCE SOUTH 75° 15' 00" E, 8.75 FEET, THENCE NORTH 75° 15' 00" E, 8.75 FEET, THENCE SOUTH 75° 15' 00" E, 46.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C", THENCE SOUTH 75° 15' 00" E, 26.78 FEET TO THE END OF SAID STRIP.

STRIP 2: BEGINNING AT THE POINT "C" AS DESCRIBED ABOVE, THENCE SOUTH 75° 15' 00" E, 8.75 FEET, THENCE NORTH 75° 15' 00" E, 8.75 FEET TO THE END OF SAID STRIP.

## Geographic Coordinates at Proposed Monopine

1983 DATUM: LATITUDE: 37° 49' 04.24" N LONGITUDE: 117° 17' 04.57" W  
ELEVATION: 1000.00 FEET ABOVE MEAN SEA LEVEL

CORRECTION:  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN 1/4" - 1/2" FEET HORIZONTALLY AND VERTICALLY. THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN 1/4" - 1/2" FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DECIMAL DEGREES (D) AND SECONDS (S). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS EXPRESSED TO THE NEAREST TENTH OF A FOOT.

## Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF 1983 (SAP 83), CALIFORNIA ZONE 10.

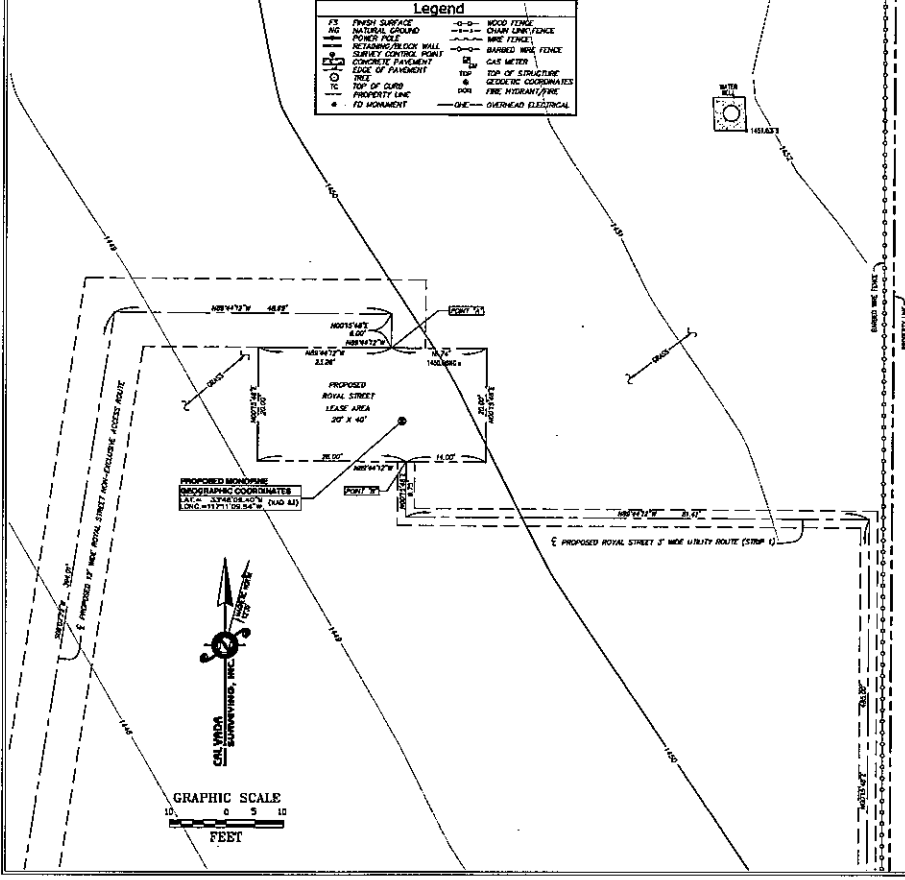
## Bench Mark

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CALIFORNIA SPATIAL REFERENCE COORDINATE SYSTEM (CSRS), ELEVATION = 1000.00 FEET (NAVD 88).

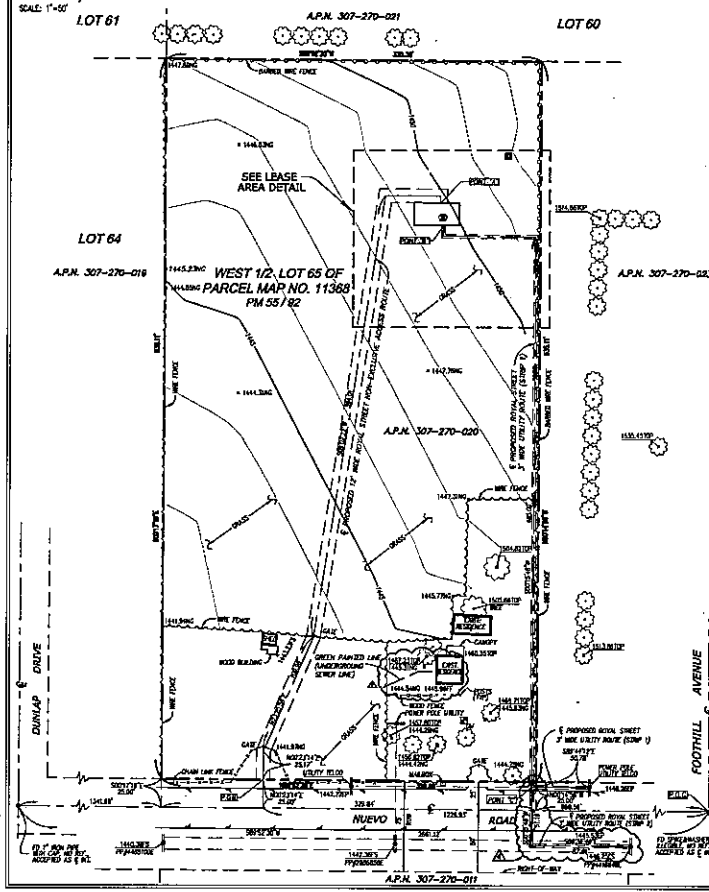
## Dates of Survey

FEBRUARY 18, 2008  
JUNE 3, 2008

Lease Area Detail  
SCALE: 1"=40'



Boundary & Overall Site Detail  
SCALE: 1"=50'



**Royal Street  
Communication  
California, LLC**

2013 EL CAMINO REAL NW  
TUSTIN, CA 92680

AGE DEVELOPMENT:

**PDC**

13225 DANIELSON ST., SUITE 200  
FOYAT, CA 92064  
TEL: (951) 488-2828  
FAX: (951) 488-2827

CONSULTANT:

**CAL VADA  
SURVEYING, INC.**

111 Jones Dr., Suite 202, Corona, CA 92606  
Phone: (951) 260-8880 Fax: (951) 260-8810  
Tel/Fax: (951) 260-8810  
JON.H. 08/07

LICENSEE:



REVISION:

REVISION	DATE	DESCRIPTION
BY:		
02/20/08		PRELIMINARY
AS/00		
05/25/08		LEASE AREA, ACCESS EASEMENT & UTILITY EASEMENT
1	05/25/08	PPS
2	06/03/08	TITLE REPORT / FINAL
3	06/03/08	CLIENT'S COMMENTS (FRUSTRATION)
4	06/03/08	UPDATED UTILITY ROUTE
5	06/03/08	UPDATED LEASE AREA / ACCESS EASEMENT & UTILITY ROUTE
6	06/03/08	UPDATED LEASE AREA / ACCESS EASEMENT & UTILITY ROUTE
7	06/03/08	ADDITIONAL TOPO
8	06/03/08	CONTOURS

SITE INFORMATION:

**LA3165B  
NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92471  
RIVERSIDE COUNTY

SHEET TITLE:

**TOPOGRAPHIC  
SURVEY**

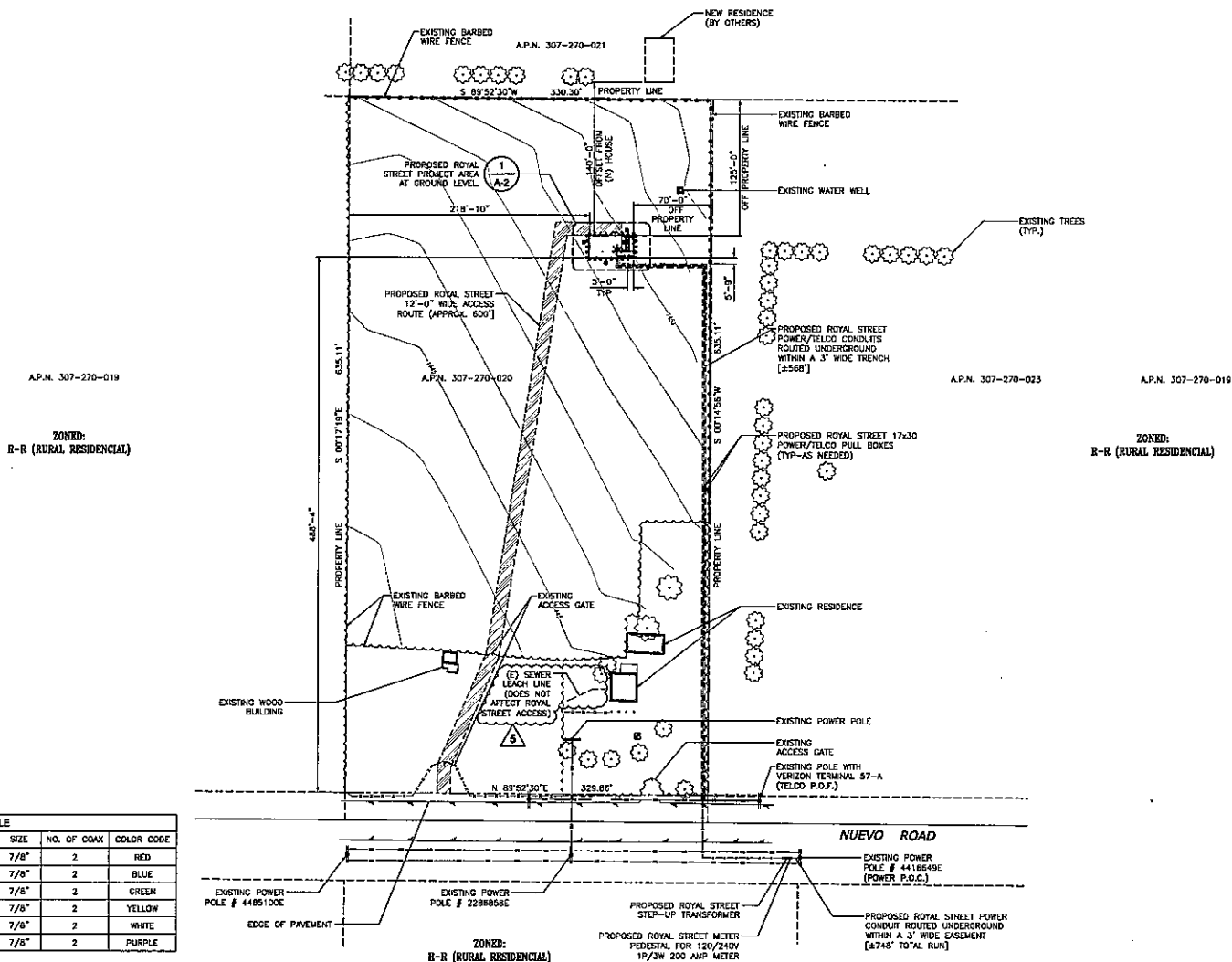
SHEET NUMBER:

**LS-1**  
SHEET 1 OF 1

# SCALE NOTE:

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

ZONED:  
SP-ZONE (LAKE NUEVO  
VILLAGE PLAN #251)



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

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

## SITE PLAN

50 0 50 SCALE 1" = 50'-0" 1

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

PROJECT INFORMATION:

**LA-3165B**

**NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE:

**09/23/10**

ISSUED FOR:

**100% ZONING DRAWING**

REV. DATE DESCRIPTION BY:

3	01/25/10	REVISED SITE PLAN	PK
4	02/16/10	ADDED LANDSCAPING SHEETS	SVF
5	05/16/10	ADDED SEWER LINE LOCATION	MI

PLANS PREPARED BY:

**PDC**

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

CONSULTANT:

DRAWN BY: CHK. APV.

MI/CC SVF SAS

LICENSER:

SHEET TITLE:

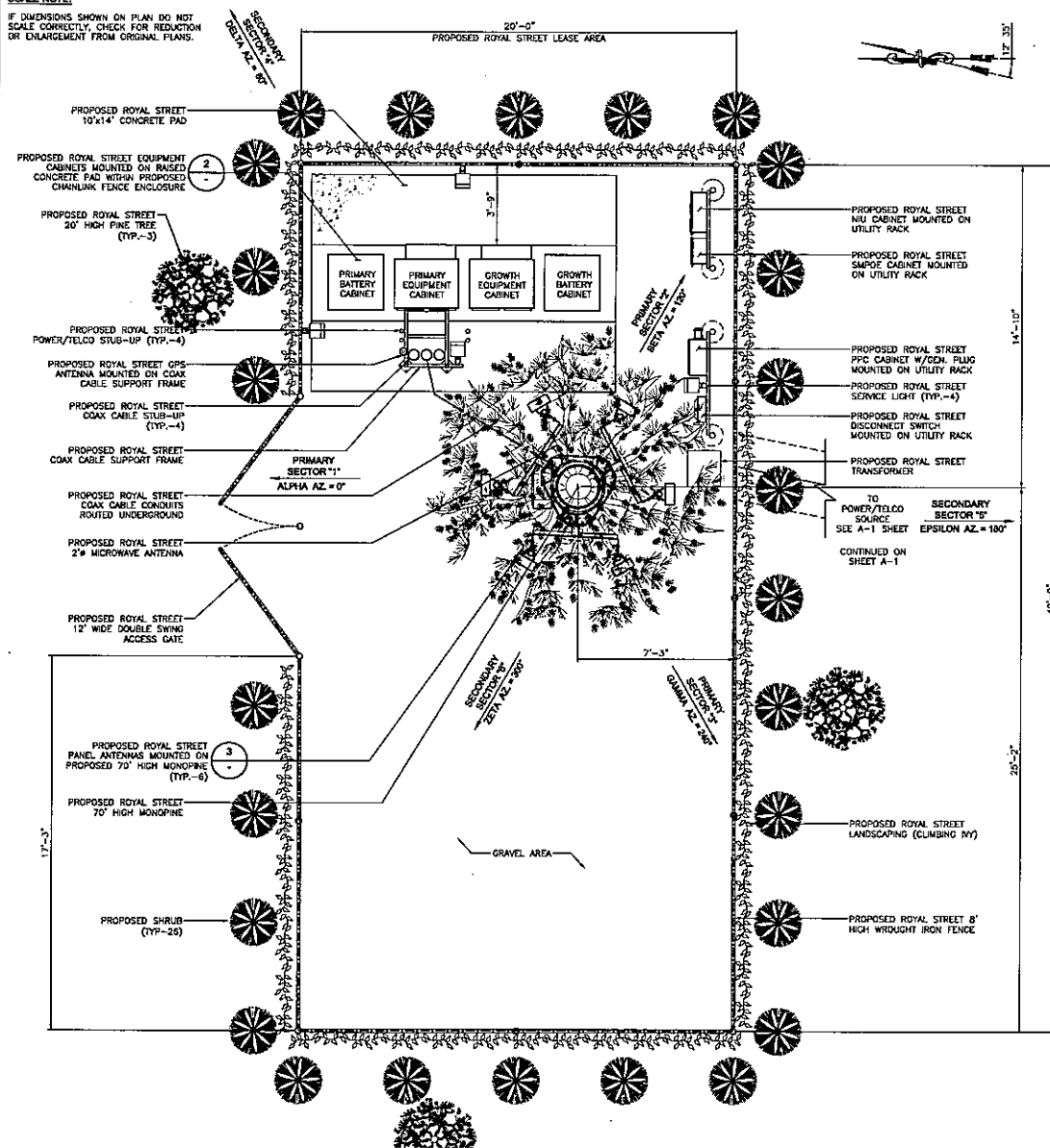
**SITE PLAN**

SHEET NUMBER:

**A-1**



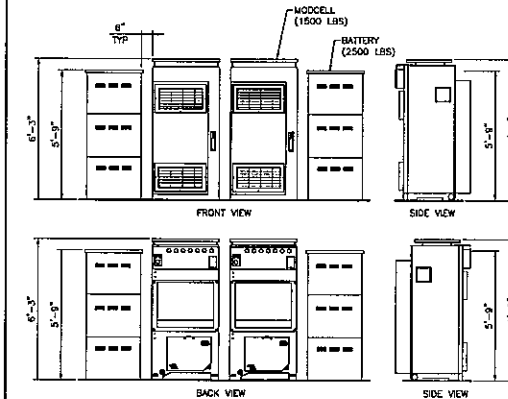
**SCALE NOTE:**  
IF DIMENSIONS SHOWN ON PLAN DO NOT  
SCALE CORRECTLY, CHECK FOR REDUCTION  
OR ENLARGEMENT FROM ORIGINAL PLANS.



**ENLARGED SITE PLAN**

0 1 3 5 10  
SCALE  
3/8" = 1'-0"

**1**

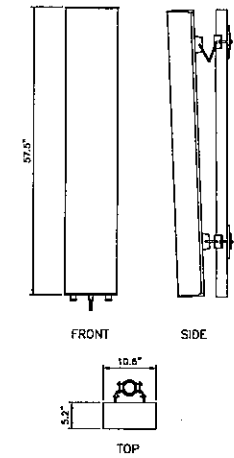


MODEL 4.0 SPECIFICATIONS	BATTERY CABINET SPECIFICATIONS
CABINET DIMENSIONS: HEIGHT: 72 in. (1829 mm) WIDTH: 35.4 in. (900 mm) DEPTH: 40 in. (1016 mm)	CABINET DIMENSIONS: HEIGHT: 60 in. (1524 cm) WIDTH: 31 in. (78.7 cm) DEPTH: 30 in. (76.2 cm)
APPROXIMATE WEIGHT: 1500 lbs. F8 (INSTALLED)	APPROXIMATE WEIGHT: 425 lbs. (EMPTY) 2400 lbs. FULL BATT. LOAD (10 STRINGS) 2500 lbs. MAX WEIGHT W/ FULL BATT. LOAD (10 STRINGS)
CABINET OPERATING TEMPERATURE RANGE: -40°C TO 45°C - STANDARD MODEL -40°C TO 52°C - HIGH TEMP MODEL	CABINET OPERATING TEMPERATURE RANGE: -40°C TO 45°C

**EQUIPMENT DETAIL**

SCALE  
3/8" = 1'-0"

**2**



MODEL # ANDREW HBX-33190S-VTM  
FREQUENCY RANGE: 1710-1880 MHz  
1890-1990 MHz  
1920-2170 MHz

WEIGHT: 29 LBS  
STD. MOUNTING HARDWARE: 600899A-2  
COLOR: OFF WHITE

**ANTENNA DETAIL**

0 1 2  
SCALE  
1" = 1'-0"

**3**

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

PROJECT INFORMATION:

**LA-3165B**  
**NUEVO PERRIS**  
27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE:

**09/23/10**

ISSUED FOR:

**100% ZONING DRAWING**

REV. DATE: DESCRIPTION: BY:

3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF

PLANS PREPARED BY:

**PDC**  
13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (650) 658-2828  
FAX: (650) 658-2827

CONSULTANT:

DRAWN BY: CHK. APV.:

MI/CC SVF SAS

LICENSER:

SHEET TITLE:

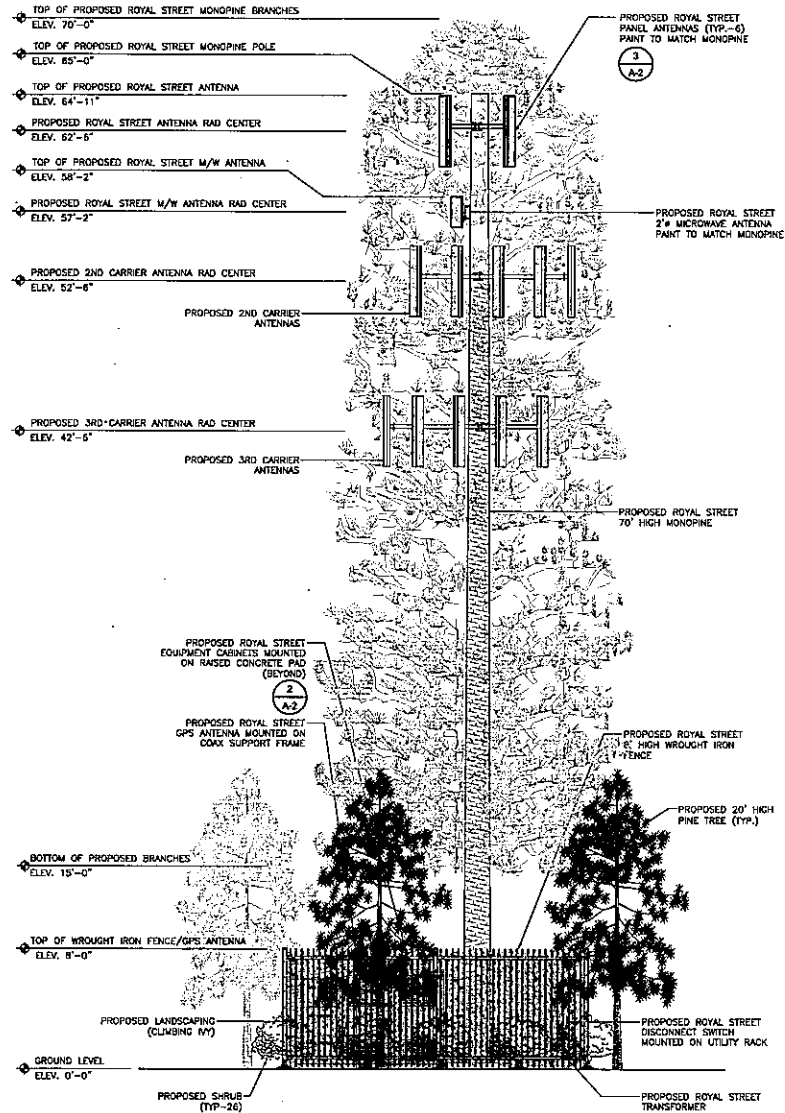
**EQUIPMENT  
LAYOUT, ANTENNA  
PLAN AND DETAILS**

SHEET NUMBER:

**A-2**

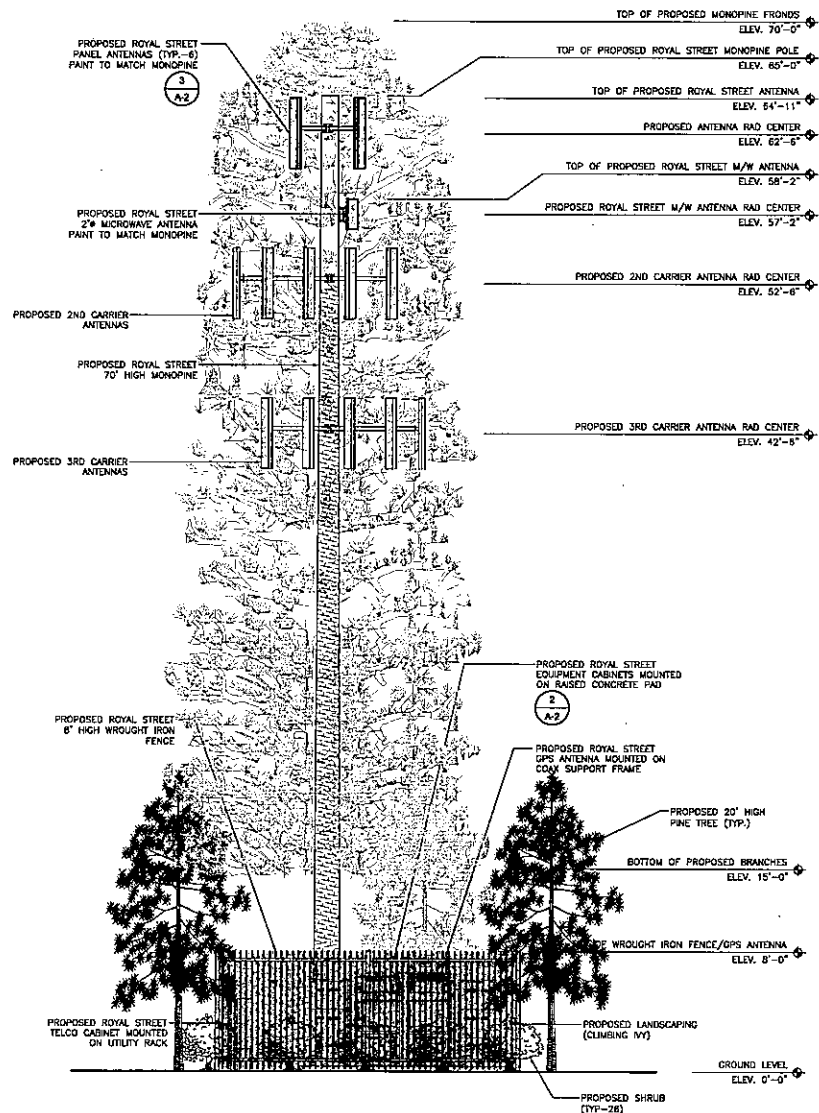
**SCALE NOTE:**

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



**WEST ELEVATION**

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



**EAST ELEVATION**

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

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

PROJECT INFORMATION:

**LA-3165B**

**NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE:

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ISSUED FOR:

**100% ZONING DRAWING**

REV.	DATE	DESCRIPTION	BY
3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF

PLANS PREPARED BY:

**PDC**

13225 DANIELSON ST., SUITE 200  
FOWAY, CA 95064  
TEL: (958) 688-2828  
FAX: (958) 688-2827

CONSULTANT:

DRAWN BY: CHK. APV.  
M/CC SVF SAS

LICENSER:

SHEET TITLE:

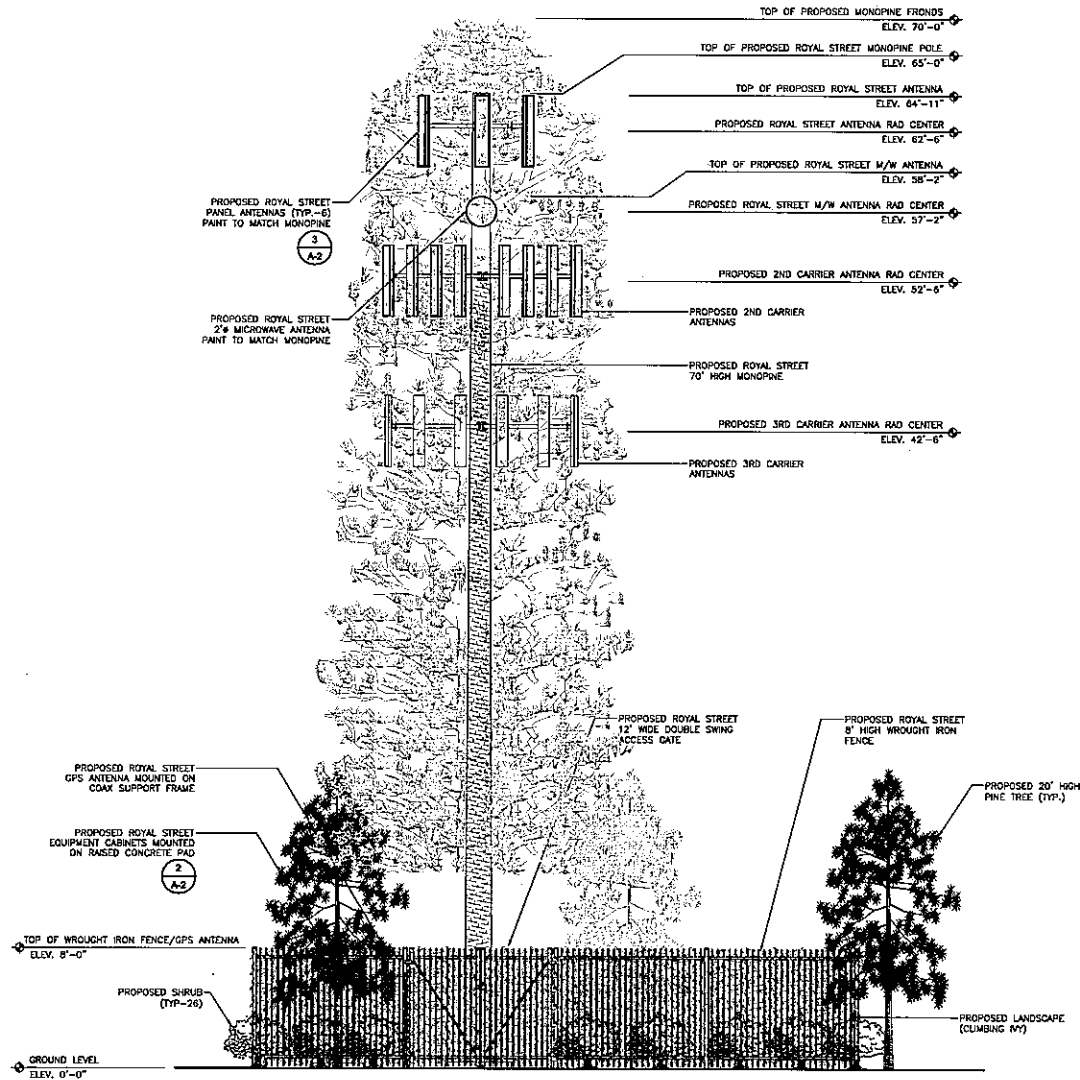
**EAST AND WEST  
ELEVATIONS**

SHEET NUMBER:

**A-3**

**SCALE NOTE:**

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



**NORTH ELEVATION**



**Royal Street  
Communications  
California, LLC**  
2913 E. GARDEN ROAD, #361  
TUSTIN, CA 92782

PROJECT INFORMATION:

**LA-3165B**

**NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE:

**09/23/10**

ISSUED FOR:

**100% ZONING DRAWING**

REV.	DATE	DESCRIPTION	BY
3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF

PLANS PREPARED BY:

**PDC**

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

CONSULTANT:

DRAWN BY: CHK: APV:  
M/CC SVF SAS

LICENSER:

SHEET TITLE:

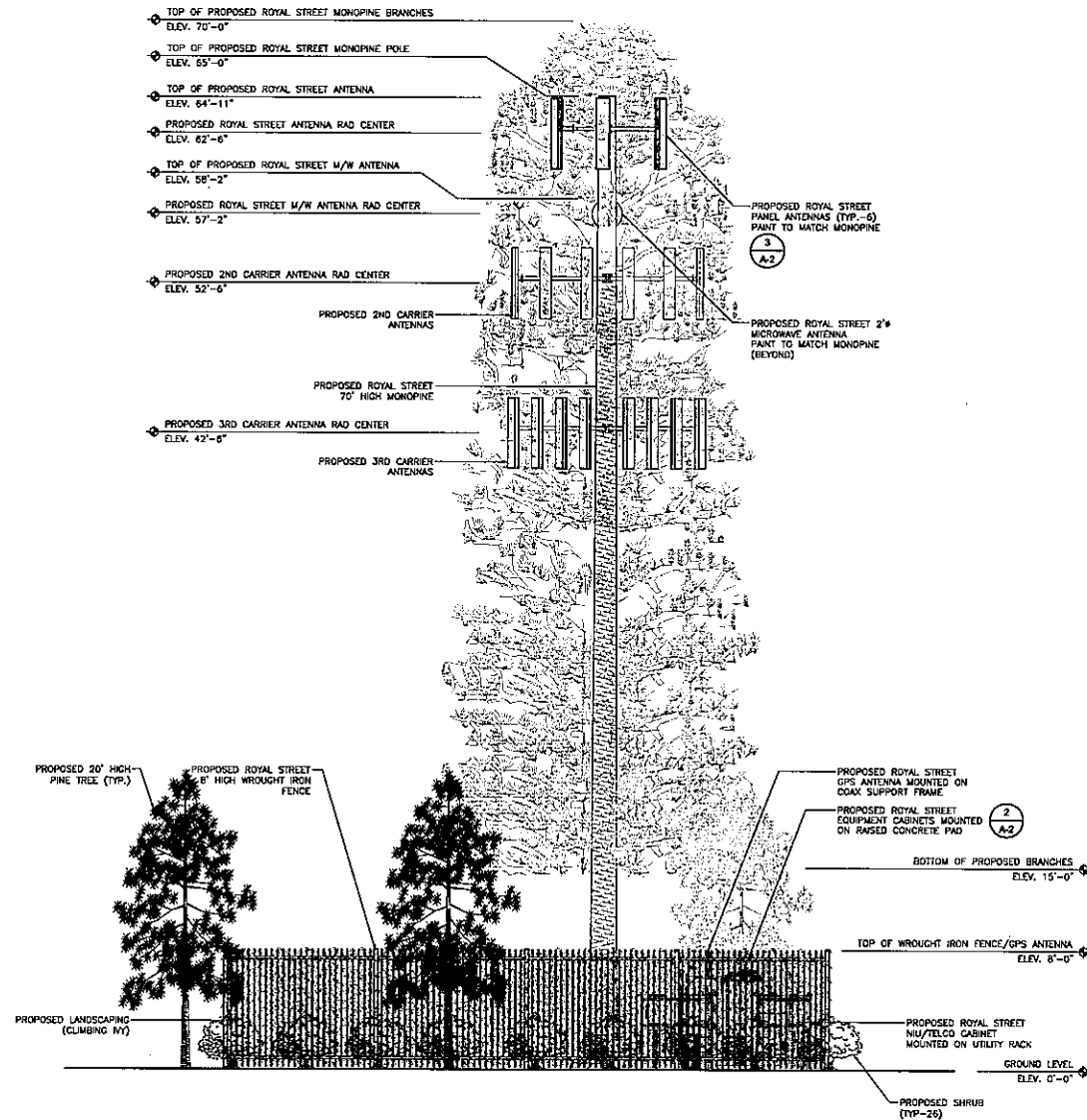
**NORTH  
ELEVATION**

SHEET NUMBER:

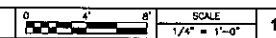
**A-4**

**SCALE NOTE:**

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



**SOUTH ELEVATION**



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

PROJECT INFORMATION:

**LA-3165B**

**NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE:

**09/02/10**

ISSUED FOR:

**100% ZONING DRAWING**

REV. DATE DESCRIPTION BY:

2	04/02/09	REVISED SITE PLAN	CC
3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF

PLANS PREPARED BY:

**PDC**

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

CONSULTANT:

DRAWN BY: CHK.: APV.:

M/CC SVF SAS

LICENSER:

SHEET TITLE:

**SOUTH ELEVATION**

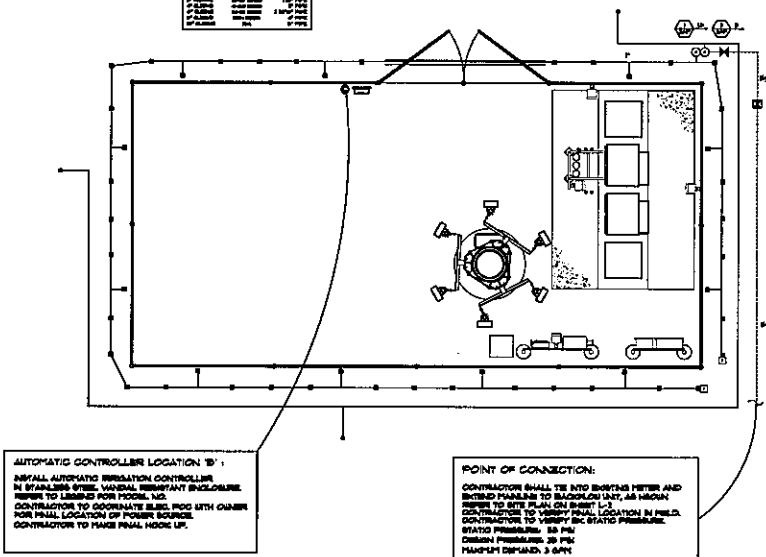
SHEET NUMBER:

**A-5**



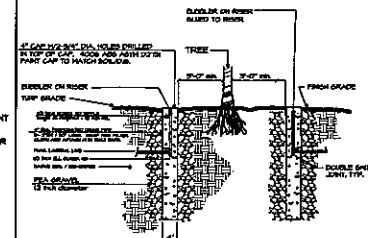
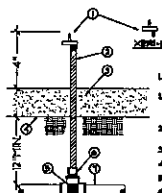
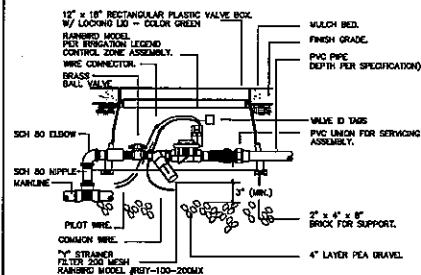
IF DIMENSIONS SHOWN ON PLAN  
DO NOT SCALE CORRECTLY, CHECK  
FOR REDUCTION OR ENLARGEMENT  
FROM ORIGINAL PLANS.

INDICATES VALVE SEASON NO.  
INDICATES APP#  
INDICATES VALVE SIZE

[illegible][illegible]

Name: \_\_\_\_\_  
 Date: 8/26/2018  
 1 Medium Annual Water Allowance (MAWA)  
 INPUT the total square footage of landscape = 500 sq ft.  
 INPUT the 1st. Clad. To Percently for the area = 55.45  
 MAWA = 11 cu ft./yr.  
 2 Estimated Annual Water Use  
 Hydrosone #1 INPUT Plant Factor = 0.8 100%  
 INPUT square footage of hydrosone = 0  
 INPUT hydrosone irrigation efficiency = 0.8  
 EAW#1 = 0 gal / yr  
 Hydrosone #2 INPUT Plant Factor = 0.8 40%  
 INPUT square footage of hydrosone = 5  
 INPUT hydrosone irrigation efficiency = 0.8  
 EAW#2 = 0 gal / yr  
 Hydrosone #3 INPUT Plant Factor = 0.8 100%  
 INPUT square footage of hydrosone = 75  
 INPUT hydrosone irrigation efficiency = 0.8  
 EAW#3 = 2 gal / yr  
 Hydrosone #4 INPUT Plant Factor = 0.8 100%  
 INPUT square footage of hydrosone = 275  
 INPUT hydrosone irrigation efficiency = 0.8  
 EAW#4 = 3 gal / yr  
 Hydrosone #5 INPUT Plant Factor = 0.1 100%  
 INPUT square footage of hydrosone = 0  
 INPUT hydrosone irrigation efficiency = 0.8  
 EAW#5 = 0 gal / yr  
 Sub/Total EAW#1 = 0 cu ft./yr  
 Input Irrigation System Operation Factor = 0.85  
 Total EAW#4 = 0  
 EAW#1 + MAWA = 5 cu ft./yr  
 (this number must be positive)

1. SUBCONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON PLANS.
2. INCLUDED AS PART OF THE IMPROVEMENTS IS TESTING, REPAIR OR REPLACEMENT OF ALL NON-IRRIGATING EQUIPMENT.
3. THIS SITE HAS AN IRRIGATION SYSTEM THAT WILL REQUIRE SOME RESTORATION AND ADJUSTMENT FOR EFFICIENCY.
4. THIS PLAN ALLOWS FOR ADJUSTMENTS TO BE MADE TO ACCOMMODATE EXISTING SITE SLOPES OR UNDESIRABLE CONDITIONS.
5. LANDSCAPE INSTALLATION SHALL MEET STANDARDS AND CODES OF LOCAL JURISDICTION.
6. REPLACEMENT EQUIPMENT SHALL BE EQUAL TO ALL EXISTING EQUIPMENT.
7. ANY IRRIGATION SYSTEMS OUTSIDE OF LIMITS OF WORK SHALL REMAIN IN WORKING ORDER DURING NEW CONSTRUCTION ACTIVITY.
8. MAINLINES-PVC, SCH 40, 1/8" BØ OVER, LATERAL LINES-PVC, SCH 200, 2 1/2" CØ, (SOL 40 UNDER PAVING).
9. DIRECT WATER PATTERNS AWAY FROM PAVING, STRUCTURES OR EQUIPMENT.
10. INSTALL NEW WORK TO MEET FIELD CONDITIONS AND INSURE EFFICIENT WATER MANAGEMENT AND PLANT GROWTH.
11. CONTRACTOR SHALL GUARANTEE INSTALLATION FOR (1) YEAR, EQUIPMENT GUARANTEE PER MANUFACTURER.
12. CONTRACTOR SHALL MONITOR AND MAINTAIN SYSTEM FOR 90 DAYS FOLLOWED BY A FINAL INSPECTION AND APPROVAL BY OWNER AND LOCAL JURISDICTION.
13. FOLLOWING ACCEPTANCE, THE OWNER SHALL BE RESPONSIBLE FOR REPAIR, REPLACEMENT AND INSURE SUFFICIENT WATER FOR PLANT GROWTH.
14. CONTRACTOR SHALL REMOVE ALL DEBRIS, WASTE, TRASH FROM CONSTRUCTION SITE.



<b>A</b>	<b>DRIP P.C. VALVE</b>
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## DRIP EMITTER

## DEEP TREE WATERING

**Royal Street  
Communications  
California, LLC**  
2013 EL CAMINO REAL, #501  
TUSTIN, CA 92782

**PROJECT INFORMATION:**  
**LA-3165B**  
**NUEVO PERRIS**  
27304 NUEVO ROAD  
PERRIS, CA 92571

CURRENT ISSUE DATE: 06/16/10

ISSUED FOR: 100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
7	9/27/10	REVISED PLANTING	JE
2	04/02/08	REVISED SITE PLAN	CG
3	01/23/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SV
8	8/3/10	UPDATED LANDSCAPING	JE

PLANS PREPARED BY:

**PDC**

13225 DANIELSON ST., SUITE 200  
POWAY, CA 92064  
TEL: (559) 688-2828  
FAX: (559) 688-2827

**CONSULTANT:**

**JE DESIGN CONSULTANTS, INC.**  
LIBERATION DESIGN  
4956 INDIANA AVE - S  
HYPERBARK, CA  
92506

PH (951) 782-9330  
FAX (951) 782-9336

DRAWN BY: _____ CHK: _____ APV: _____		
MI/CC	SVF	SAS

LICENSER: \_\_\_\_\_

[illegible]

SHEET TOTAL: \_\_\_\_\_

### IRRIGATION PLAN

SHEET NUMBER: \_\_\_\_\_

**L-1**



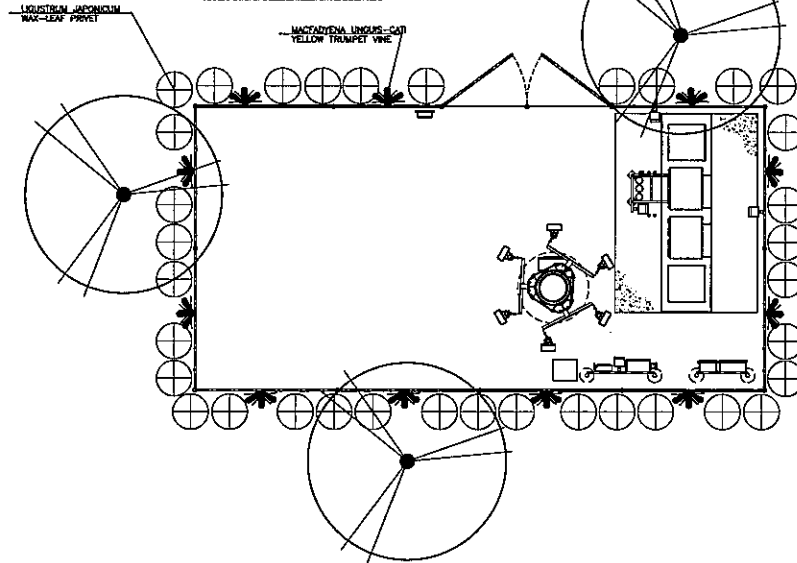
# SCALE NOTE:

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

## PLANT LIST:

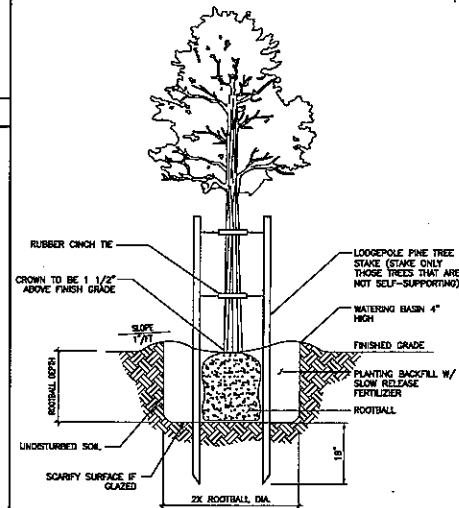
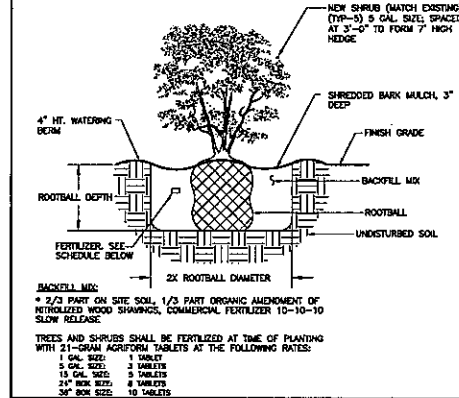
QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	PLANT ROOM
3	PHAE CAMERISSE	CANYON BLOOD FLY	3" GAL.	W.B.S.
53	ELCOPHYLLUM FRUTICOSUM	REAR LANCE	8" GAL.	L.B.S.
11	LACTADYENA LINCOLNII	CUT-LEAF VINE	5" GAL. BASKET	L.B.S.

INSTALL 2" LAYER OF SHREDED MULCH ON ALL SHRUB AREAS



## SHRUB PLANTING DETAIL

5



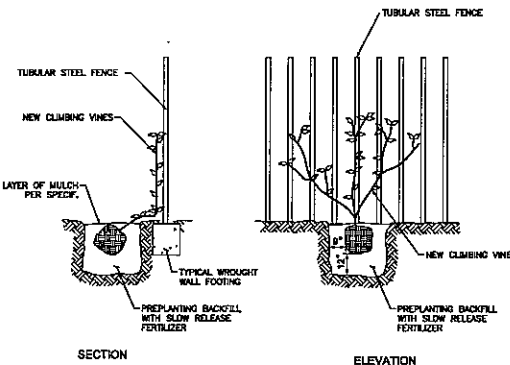
## TYPICAL TREE PLANTING DETAIL

6

## LANDSCAPE PLAN @ EQUIPMENT AREA

- SUBCONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.
- SUBCONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- SUBCONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR FAMILIAR WITH TYPE OF WORK AND THE CONTRACT DOCUMENTS ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REMAINING FAMILIAR WITH ALL UNDERGROUND UTILITIES, DAMAGE AND REPLACEMENT OF SAID UNDERGROUND UTILITIES.
- SUBCONTRACTOR SHALL REMOVE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN LOWER TIER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- ALL PROGRESS INSPECTIONS CALLED FOR IN THE GENERAL CONDITIONS OF APPROVAL OR INDIVIDUAL SUB-SECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COMPLETED BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REWORK AT THE SUBCONTRACTOR'S EXPENSE.

- THE SCOPE OF LANDSCAPE WORK INCLUDES: ALL NECESSARY DRAINAGE AND CLEAN-UP, NEW PLANTING, GRADING, IRRIGATION SYSTEM AND ALL SITE RESTORATION DUE TO THE INSTALLATION OF COMMUNICATIONS EQUIPMENT AT THE LEASE AREA.
- RESTORE ALL ELEVATIONS, ROUGH AND FINE GRADING, SLOPE AWAY FROM ALL STRUCTURES.
- EXISTING PLANT MATERIAL AT COMMUNICATIONS SITE SHALL BE REMOVED WITH EXCEPTION OF PLANTS SPECIFICALLY NOTED ON PLAN.
- APPLY HERBICIDE PER MFL RECOMMENDATIONS AT LEASE AREA OR AS NOTED.
- REMOVE WEEDS, GRASSES AND ROOTS (6") BELOW GRADE, FINE GRADE AREA (1") BELOW ADJACENT PAVEMENT. REMOVE OFF SITE ALL DEBRIS.
- FOLLOWING PLANT INSTALLATION DESIGN A SCHEDULED ROUTING OF WEED ABATEMENT AT LEASE AREA.
- SOIL CONDITIONING: INCORPORATE BY ROTOTILLING 10-10-10 SLOW RELEASE FERTILIZER, (4) GALLONS OF NITROLIZED WOOD SHAVINGS PER 1000 SQUFT, AND 100 LBS. OF GYPSUM PER 1000 SQUFT.
- FOLLOWING PLANT INSTALLATION "DUST" ALL PLANTED AREAS WITH 1000 SHAVINGS.
- MAINTENANCE: BEGIN (60) DAY PERIOD OF SCHEDULED WEEKLY SITE VISITS TO REVIEW PLANTING, REPLACE IMMEDIATELY ALL DAMAGED, DEAD OR MISSING PLANTS.
- A FINAL INSPECTION AND APPROVAL BY OWNER AND LOCAL JURISDICTION SHALL OCCUR AT END OF 90 DAY MAINTENANCE.
- LONG TERM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL SATISFY LOCAL JURISDICTIONS LANDSCAPE ORDINANCES AND DETAILS FOR LANDSCAPE INSTALLATION.



## VINE PLANTING DETAIL

3

## SITE SPECIFIC PLANTING NOTES

2

## GENERAL NOTES

2

**Royal Street Communications California, LLC**  
2015 EL CAMINO REAL, #561  
TUSTIN, CA 92782

## PROJECT INFORMATION:

**LA-31658**

**NUEVO PERRIS**

27304 NUEVO ROAD  
PERRIS, CA 92571

## CURRENT ISSUE DATE:

**06/16/10**

## ISSUED FOR:

**100% ZONING DRAWING**

## REV. DATE DESCRIPTION BY:

7	9/27/10	REVISED PLANTING	JC
2	04/02/08	REVISED SITE PLAN	CC
3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF
8	8/22/10	UPDATED LANDSCAPING	JC

## PLANS PREPARED BY:

**PDC**

13225 DANIELSON ST., SUITE 200  
POMONA, CA 92664  
TEL: (951) 888-2828  
FAX: (951) 888-2827

## CONSULTANT:

JE DESIGN CONSULTANTS, INC.  
ARCHITECTURAL DESIGN  
4956 INDIAN AVE - 5  
RIVERSIDE, CA 92506  
TEL: (951) 782-9330  
FAX: (951) 782-9336

## DRAWN BY: CHK. BY: APP. BY:

M/CC SVF SAS

## LICENSER:



## SHEET TITLE:

**PLANTING PLAN**

## SHEET NUMBER:

**L-3**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42160  
**Project Case Type (s) and Number(s):** Plot Plan No. 24077  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Royal Street Communications  
**Applicant's Address:** 2903-H Saturn Street, Brea, CA 92821  
**Engineer's Name:** Sohail Shah, PE  
**Engineer's Address:** 13225 Danielson St., Suite 200, Poway, CA 92064

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' live pine trees are also proposed to be planted in the project area.

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

**C. Total Project Area:** 800 square feet on a 4.82 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots: 1</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 800 square foot lease area			

**D. Assessor's Parcel No(s):** 307-270-020

**E. Street References:** Northerly of Nuevo Road, southerly of Sunset Avenue, easterly of Dunlap Drive, and westerly of Foothill Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 3 West, Section 22

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is relatively flat and contains a single family residence and it is surrounded by mostly vacant land with scattered single family residences.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.



2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Lakeview/Nuevo

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to the north, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the south, east, and west.

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Scenic Highway Commercial (C-P-S)

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Specific Plan No. 251 (Lake Nuevo Village) to the north and Rural Residential (R-R) to the south, east and west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                      |   |

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

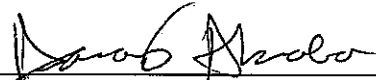
### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

November 18, 2010  
Date

Damaris Abraham  
Printed Name

For Carolyn Syms Luna, Planning Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 70 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.15 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The project site is located 35.82 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

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

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

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

b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

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

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

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as other lands. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

##### **6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

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e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

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f) Create objectionable odors affecting a substantial number of people?

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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lakeview/Nuevo Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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

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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.

b-c) The County Biologist required that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey be provided in writing to the Environmental Programs Department. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

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

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There is a house constructed in 1930 that is located within the subject parcel but outside the proposed project compound area. No cultural resources study has been required for the house and it is understood that the proposed cell tower will not impact the house in anyway; therefore it should be avoided and preserved. Should the project description change in any way such that it might adversely impact the house, an evaluation of its historic significance shall be conducted prior to project approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 10.PLANNING.3) This is not considered unique mitigation and is not required for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

#### Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the existing house on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

#### 10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) Portions of the project site are mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

**Mitigation:** Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to building final inspection. (COA 90.PLANNING.1)

**Monitoring:** Mitigation monitoring will occur through the Building and Safety Plan Check process.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02166), "Geotechnical Investigation for Metro PCS Monopine and Equipment Slab, Nuevo Perris Site – LA3165B, 27304 Nuevo Road, Perris, California", TI Project No. 07-128.93, dated July 11, 2009.

**Findings of Fact:**

a-b) According to GEO02166, it can be anticipated that the site would experience strong ground shaking in the event of an earthquake on one of the faults listed in the Geotechnical report. The site is not within the AP Zone and is 13.2 kilometers from the closest active fault trace. The potential for damage from surface fault rupture is nil. GEO02166 recommended that all deleterious materials be discarded off site and the upper 12 inches of the subsurface materials be removed and replaced with compacted fills and the proposed monopine may be founded on a caisson that embedded in the ground for a minimum of 15 feet. (COA 10.PLANNING.4) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

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

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

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02166)

Findings of Fact:

a) According to GEO02216, the potential for liquefaction and subsidence from seismically induced dry sand settlement, groundwater withdrawal and hydro consolidation at the site is nil. There will be no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02166), Geotechnical Investigation for Metro PCS Monopine and Equipment Slab, Nuevo Perris Site – LA3165B, 27304 Nuevo Road, Perris, California", TI Project No. 07-128.93, dated July 11, 2009.

Findings of Fact:

According to GEO02166, it can be anticipated that the site would experience strong ground shaking in the event of an earthquake on one of the faults listed in the Geotechnical report. GEO02166 recommended that the upper 12 inches of the subsurface materials be removed and replaced with compacted fills and the proposed monopine may be founded on a caisson that embedded in the ground for a minimum of 15 feet. (COA 10.PLANNING.4) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02166)

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GEO02216, the potential for hazards such as landslides, rock fall, debris flows or slope instability is nil. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review (GEO02166)

#### Findings of Fact:

a) According to GEO02166, the potential for liquefaction and subsidence from seismically induced dry sand settlement, groundwater withdrawal and hydro consolidation at the site is nil. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review (GEO02166)

a) According to GEO02166, the probability of flooding due to a tsunami or seiches is considered to be nil. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

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

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

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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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?

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

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

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

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless telecommunication facility disguised as a 70 foot high monopine within an 800 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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Source: Project Application Materials

Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☒ ☐

b) Require review by the Airport Land Use Commission?

☐ ☐ ☒ ☐

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☒ ☐

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) review

a-b) The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. As the 2003 General Plan was determined to be consistent with the Airport Land Use Plans then ineffect, including the 1984 Riverside County Airport Land Use Plan, Airport Land Use Commission (ALUC) review is not required unless a general plan amendment, zone change, ordinance amendment, or legislative case action is needed. Therefore, the proposed project, a 70 foot high monopine with four (4) equipment cabinets in an 800 square foot lease area, will not result in an inconsistency with an Airport Master Plan or require review by the ALUC. The project will have less than significant impact.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.

d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Due to the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Due to the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the site is subjected to sheet flow type runoff from a tributary drainage area approximately 110 acres which traverses the site from the northeast. To protect the electronic equipment, the equipment cabinet associated with the facility shall be elevated a minimum of 18-inches above the highest adjacent ground. (COA 10.FLOOD RI.1 and 10.FLOOD RI.2) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: To protect the electronic equipment, the equipment cabinet associated with the facility shall be elevated a minimum of 18-inches above the highest adjacent ground. (COA 10.FLOOD RI.1 and 10.FLOOD RI.2).

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in the Lakeview/Nuevo Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 28. Planning

a) Be consistent with the site's existing or proposed zoning?

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b) Be compatible with existing surrounding zoning?

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c) Be compatible with existing and planned surrounding land uses?

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☐
☒
☐

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

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☐
☐
☒

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐
☐
☐
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

#### Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Scenic Highway Commercial (C-P-S). The project is surrounded by properties which are zoned Specific Plan No. 251 (Lake Nuevo Village) to the north and Rural Residential (R-R) to the south, east and west. The project will have no impact.

c) The proposed cell tower will be designed as a 70 foot high monopine. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

#### MINERAL RESOURCES Would the project

#### 29. Mineral Resources

a) Result in the loss of availability of a known mineral

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

#### Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

#### 30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a-b) The project site is located within Airport Area III of the March Air Reserve Base Airport Influence Area. As the 2003 General Plan was determined to be consistent with the Airport Land Use Plans then ineffect, including the 1984 Riverside County Airport Land Use Plan, Airport Land Use Commission (ALUC) review is not required unless a general plan amendment, zone change, ordinance amendment, or legislative case action is needed. The project will have less than significant impact as it will not expose people residing on the project site to excessive noise levels.

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

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

**31. Railroad Noise**

NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

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

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

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

**32. Highway Noise**

NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The project is not directly adjacent to any Highway. There will be no impact.

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

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is a 70 foot high monopine with four (4) equipment cabinets in an 800 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

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Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

☐ ☐ ☒ ☐

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

☐ ☐ ☒ ☐

Source: Nuvew Union Unified & Perris Union High School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Nuvew Union Unified & Perris Union High School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

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

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

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

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project proposes a 70 foot high monopine and four (4) equipment cabinets within an 800 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is located within County Service Area No. 146. This is a commercial project and as such is not subject to Quimby fees. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 42. Recreational Trails

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Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 43. Circulation

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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Natural gas?

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

c) Communications systems?

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

d) Storm water drainage?

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

e) Street lighting?

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

f) Maintenance of public facilities, including roads?

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

g) Other governmental services?

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

Findings of Fact:



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

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE.

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐
☐
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

☐
☐
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☒

Source: Staff review, Project Application Materials

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

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

<b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Staff review, project application

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- County Geology Report No. 2166

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' live pine trees are also proposed to be planted in the project area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24077. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24077 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24077, Exhibit A, (Sheets 1-10), dated October 5, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY

RECOMMND

Plot Plan#24077 proposes an unmanned wireless communication facility consisting of six panel antennae located on a 70 feet high monopine, one microwave antennae, equipment cabinets and one GPS antenna surrounded by a chain link fence. No plumbing is proposed for this facility, therefore, no dedicated onsite wastewater



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10. GENERAL CONDITIONS

10.E HEALTH. 1 UNMANNED FACILITY (cont.) RECOMMND

treatment system (OWTS) will be required.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE-FLOOD HAZARD REPORT RECOMMND

Plot Plan No. 24077 is a proposal to construct a wireless communication facility disguised as a 70 foot high pine tree along with four (4) equipment cabinets and one (1) GPS antenna. This site is located in the Lakeview Nuevo area north of Nuevo Road, east of Dunlap Drive, west of Foothill Avenue and south of Sunset Avenue.

The site is subjected to sheet flow type runoff from a tributary drainage area of approximately 110 acres which traverses the site from the northeast. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 18 inches above the highest adjacent ground. New construction should comply with all applicable ordinances. The District has no objections to this proposal.

This project is located in the Perris Valley Area Drainage Plan. Normally, a mitigation fee is charged to development based upon the fee structures set for having a comparable anticipated impermeable surface area. The increase in impervious area of this project is insignificant and, therefore, no mitigation fee will be charged with this proposal. However, should additional development be proposed, the mitigation fee will be levied at that time.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

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

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

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 1                    MAP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

### 10.PLANNING. 2                    MAP - INADVERTENT ARCHAEO FIND                    RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

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10. GENERAL CONDITIONS

10.PLANNING. 3 PPA- PRESERVE 1930'S HOUSE

RECOMMND

Located within the subject parcel, but outside the proposed project compound area, is a house constructed in 1930. No cultural resources study has been required for the house and it is understood that the proposed cell tower will not impact the house in any way, therefore it shall be avoided and preserved. Should the project description change in any way such that it might adversely impact the house, an evaluation of its' historic significance shall be conducted prior to project approval.

10.PLANNING. 4 USE - GEO02166

RECOMMND

County Geologic Report (GEO) No. 2166, submitted for this project (PP24077) was prepared by Toro International and is entitled: "Geologic Hazard Evaluation for Metro PCS Monopine and Equipment Slab, Nuevo Perris Site - LA3165B, 27304 Nuevo Road, Perris, California" TI Project No. 07-128.93G5, dated July 13, 2009. In addition, Toro submitted "Geotechnical Investigation for Metro PCS Monopine and Equipment Slab, Nuevo Perris Site - LA3165B, 27304 Nuevo Road, Perris, California", TI Project No. 07-128.93, dated July 11, 2009. This document is herein incorporated as a part of GEO02166.

GEO02166 concluded:

1.It can be anticipated that the site would experience strong ground shaking in the event of an earthquake on one of the faults listed in the Geotechnical report.

2.The site is not within the AP Zone and is 13.2 kilometers from the closest active fault trace.

3.The potential for damage from surface fault rupture is nil.

4.The potential for liquefaction and subsidence from seismically induced dry sand settlement, groundwater withdrawal and hydroconsolidation at the site is nil.

5.The potential for hazards such as landslides, rock fall, debris flows or slope instability is nil.

6.The probability of flooding due to a tsunami or sieches is considered to be nil.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02166 (cont.)

RECOMMND

7.The potential for significant wind or water erosion is nil.

GEO02166 recommended:

1.All deleterious materials should be discarded off site and the upper 12 inches of the subsurface materials should be removed and replaced with compacted fills.

2.The proposed monopine may be founded on a caisson that embedded in the ground for a minimum of 15 feet.

GEO No. 2166 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2166 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 6 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.



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10. GENERAL CONDITIONS

10.PLANNING. 7                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 8                   USE - CEASED OPERATIONS                   RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 9                   USE - MAX HEIGHT                   RECOMMND

The monopine located within the property shall not exceed a height of 70 feet.

10.PLANNING. 10                  USE - CO-LOCATION                   RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 11                  USE - FUTURE INTERFERENCE                   RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 14                  USE - NO USE PROPOSED LIMIT CT                   RECOMMND

The balance of the subject property, APN: 307-270-020 (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.

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10. GENERAL CONDITIONS

10.PLANNING. 15                   USE - EQUIPMENT/BLDG COLOR CT                   RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 16                   USE - SITE MAINTENANCE CT                   RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 17                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 18                   USE - CAUSES FOR REVOCATION                   RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 19                   USE- LC RECLAIMED WATER                   RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed

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10. GENERAL CONDITIONS

10.PLANNING. 19           USE- LC RECLAIMED WATER (cont.)           RECOMMND

water is made available to the site.

10.PLANNING. 20           USE- LC VIABLE LANDSCAPING           RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21           USE- LC LANDSCAPE SPECIES           RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 23           USE - MT PALOMAR LIGHTING AREA           RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

TRANS DEPARTMENT

10.TRANS. 1           USE - TS/EXEMPT           RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2           USE - STD INTRO 3(ORD 460/461)           RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted

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10. GENERAL CONDITIONS

10.TRANS. 2                      USE - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                      USE - EXPIRATION DATE-PP                      RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2                      USE - LIFE OF PERMIT                      RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all



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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

co-locaters shall automatically be extended until the last  
co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits -  
whichever comes first - the applicant shall provide the  
Building and Safety Department evidence of compliance with  
the following: "Effective March 10, 2003 owner operators  
of grading or construction projects are required to comply  
with the N.P.D.E.S. (National Pollutant Discharge  
Elimination System) requirement to obtain a construction  
permit from the State Water Resource Control Board (SWRCB).  
The permit requirement applies to grading and construction  
sites of "ONE" acre or larger. The owner operator can  
comply by submitting a "Notice of Intent" (NOI), develop  
and implement a STORM WATER POLLUTION PREVENTION PLAN  
(SWPPP) and a monitoring program and reporting plan for the  
construction site. For additional information and to obtain  
a copy of the NPDES State Construction Permit contact the  
SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any  
ordinance, regulations specific to the N.P.D.E.S., this  
project (or subdivision) shall comply with them.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species  
Account for the Burrowing Owl included in the Western  
Riverside County Multiple Species Habitat Conservation  
Plan, within 30 days prior to the issuance of a grading  
permit, a pre-construction presence/absence survey for the  
burrowing owl shall be conducted by a qualified biologist  
and the results of this presence/absence survey shall be  
provided in writing to the Environmental Programs  
Department. If it is determined that the project site is  
occupied by the Burrowing Owl, take of "active" nests  
shall be avoided pursuant to the MSHCP and the Migratory

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 1                      USE - PALEO PRIMP \* MONITOR                      RECOMMND

Portions of this site are mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP \* MONITOR (cont.)

RECOMMND

pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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

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b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING PLANS (cont.)

RECOMMND

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 4 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.82 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated October 5, 2010.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2                   USE - LIGHTING PLANS CT (cont.)                   RECOMMND

for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3                   USE- LC LANDSCAPE SECURITIES                   RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 4                   USE- LC SPECIMEN TREE REQUIRE                   RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.PLANNING. 5                   USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Nuvview Union Unified & Perris Union High School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

80.TRANS. 1                   USE - EVIDENCE/LEGAL ACCESS                   RECOMMND

Provide evidence of legal access.

80.TRANS. 2                   USE - CONSTRUCT/DRIVEWAY                   RECOMMND

Construct a 12' wide driveway approach adjacent to the westerly property line. The proposed gate shall be located at 90' minimum from the existing centerline. Applicant

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2                      USE - CONSTRUCT/DRIVEWAY (cont.)                      RECOMMND

shall secure an encroachment permit from the County Transportation Department prior to starting any work within the road right-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE - HAZMAT BUS PLAN                      RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                      USE - HAZMAT REVIEW                      RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3                      USE - HAZMAT CONTACT                      RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP - PALEO MONITORING REPORT                      RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1                    MAP - PALEO MONITORING REPORT (cont.)                    RECOMMND

to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 2                    USE - UTILITIES UNDERGROUND                    RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 3                    USE - WALL & FENCE LOCATIONS                    RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4                    USE - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.82 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24077 has been calculated to be 0.02 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.)

RECOMMND

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 USE- LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE- LANDSCAPE INSPECT REQ (cont.)

RECOMMND

holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE- LC COMPLY W/LAND/IRR PLAN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LANDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: May 8, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Trails Section-Christina Lindsay  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Information Technology Attn: John Sarkissian  
Riv. Co. Waste Management Dept.  
County Service Area #146 c/o EDA

Airport Land Use Commission c/o John Guerin  
March Air Reserve Base, Planning Dept.  
5th District Supervisor  
5th District Planning Commissioner  
Nuview Union Unified School Dist.  
Perris Union High School District  
Southern California Edison

**PLOT PLAN NO. 24077** – EA42160 – Applicant: Royal Street Communications CA, LLC – Engineer/Representative: Alexander Lew - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Nuevo Road, easterly of Dunlap Drive, westerly of Foothill Avenue, and southerly of Sunset Avenue – 4.82 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a Royal Street Communications CA, LLC, wireless communication facility disguised as a 70 foot high pine tree with six (6) panel antennas, located 65 feet high on the monopine, and one (1) microwave antenna. The proposal includes an 800 square foot lease area with four (4) equipment cabinets and one (1) GPS antenna surrounded by an 8 foot high chain-link fence with green slats. – APN: 307-270-020

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 4, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at (951) 955-0879 or email at [khesterl@rcplma.org](mailto:khesterl@rcplma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

*Set CCO05084*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN                      ☐ CONDITIONAL USE PERMIT                      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT                      ☐ PUBLIC USE PERMIT                      ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP2 4077                      DATE SUBMITTED: 4-21-09

**APPLICATION INFORMATION**

*EA 42160  
CFG 05513*

Applicant's Name: Alexander Lew for Royal St. Comm.                      E-Mail: alew@corecomgroup.com

Mailing Address: 2903-H Saturn Street  
Brea                      CA                      92821  
City                      State                      ZIP

Daytime Phone No: ( 714 ) 401-2241                      Fax No: ( 714 ) 333-4441

Engineer/Representative's Name: Sohail Shah, PE                      E-Mail: sohail@pdccorp.net

Mailing Address: 13225 Danielson St., Ste 200  
Poway                      CA                      92064  
City                      State                      ZIP

Daytime Phone No: ( 858 ) 668-2827                      Fax No: ( 858 ) 668-2827

Property Owner's Name: Ismail A. Hadi                      E-Mail: ismailbc@cs.com

Mailing Address: 920 W. Linden St. #14  
Riverside                      CA                      92507  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 312-9278                      Fax No: (        )                     

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

## APPLICATION FOR LAND USE AND DEVELOPMENT

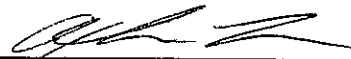
### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Alexander Lew (for Royal Street Comm.)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See Attached Letter of Authorization

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 307-270-020

Section: 22 Township: 4S Range: 3W

Approximate Gross Acreage: ~4.82 ac

General location (nearby or cross streets): North of Nuevo Road, South of Sunset Avenue, East of Dunlap Drive, West of Foothill Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg. 778 C-7

## APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Proposal to construct and maintain an unmanned disguised wireless facility consisting of (6) panel antennas, (1) GPS antenna, and (1) microwave antenna on a 70' tall co-locatable monopine. Support equipment consisting of (4) equipment cabinets and associated equipment within a 20'x40' lease area is also proposed.

Related cases filed in conjunction with this request:

n/a

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). CZ05814 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA35163 E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?  
negligible

Estimated amount of cut = cubic yards: \_\_\_\_\_  
negligible

Estimated amount of fill = cubic yards \_\_\_\_\_

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither neither

What is the anticipated source/destination of the import/export?  
n/a



## APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?  
n/a

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) n/a sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the development project area exceed more than one acre in area? Yes ☐ No ☒

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River


### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4-9-2009

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 24077** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Royal Street Communications CA, LLC – Engineer/Representative: Sohail Shah, PE - Fifth Supervisorial District - Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Nuevo Road, southerly of Sunset Avenue, easterly of Dunlap Drive, and westerly of Foothill Avenue, more specifically 27304 Nuevo Road – 4.82 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communication facility, for Royal Street Communications, disguised as a 70' high pine tree with six (6) panel antennas and one (1) microwave antenna. The 800 square foot lease area surrounded by a wrought iron fence enclosure and landscaping will contain four (4) equipment cabinets and one (1) GPS antenna. Three 20' high live pine trees are also proposed to be planted in the project area. – APN: 307-270-020. (Quasi-judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	January 24, 2011
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1 <sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/2/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 24077 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

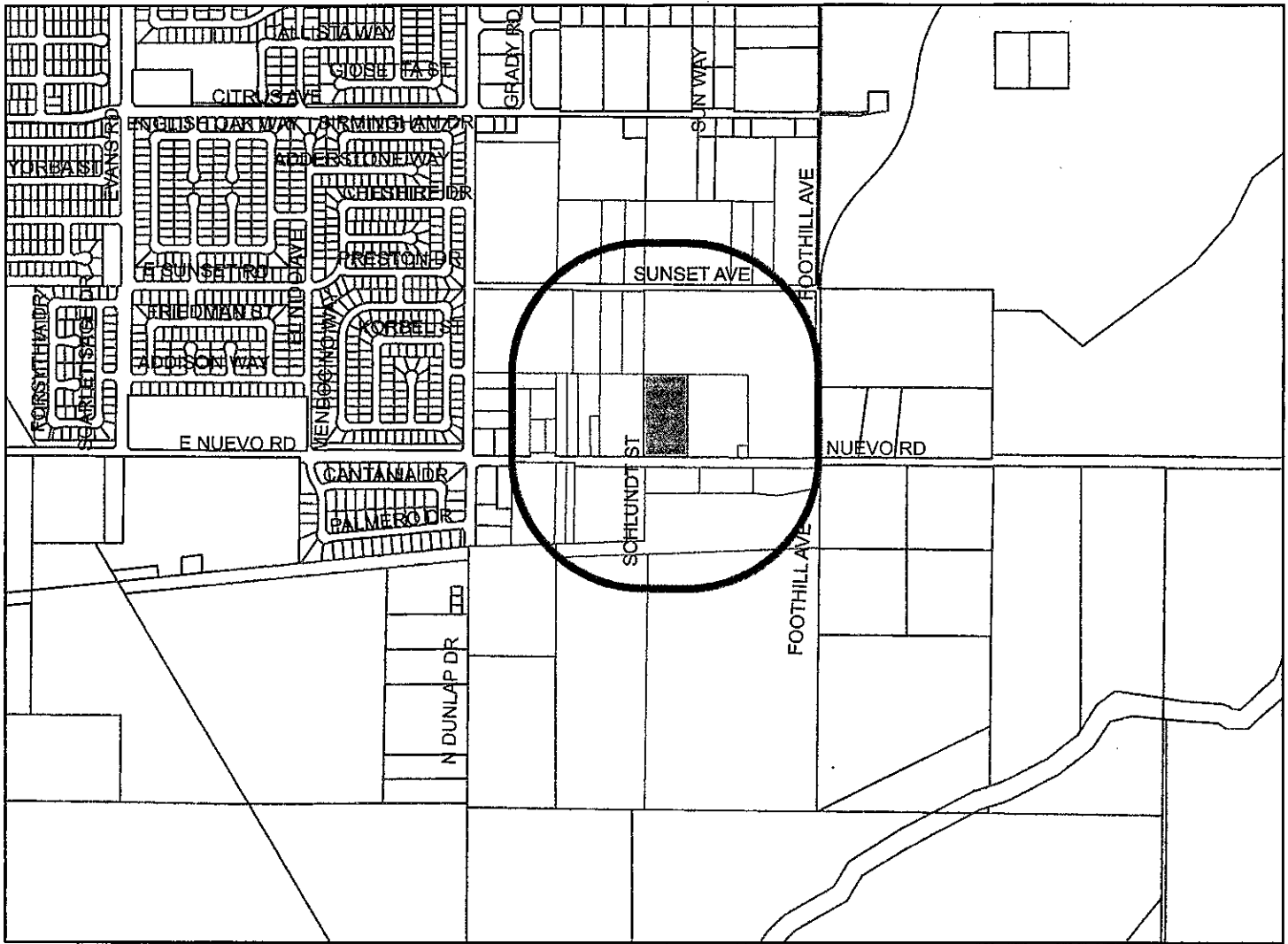
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 11/2/10 of  
Express: 5/2/11

## 1000 feet buffer



### Selected Parcels

307-270-017	310-270-008	307-260-011	307-260-009	307-270-023	307-270-016	307-260-037	307-270-018	310-270-009	307-260-010
307-270-024	310-270-006	307-270-006	307-270-015	307-270-019	307-270-020	310-270-010	307-270-003	307-270-002	307-270-021
307-270-012	307-270-029	307-260-034	310-270-013	310-270-012	310-230-007	310-270-011	310-270-014	310-230-009	307-270-001
310-270-007	307-260-017	307-270-014	307-260-020	310-230-042	307-270-004	307-270-013	307-260-019		



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



APN: 307270017, ASMT: 307270017  
AGAPITO MENDOZA  
P O BOX 745  
NUEVO CA 92567

APN: 307270018, ASMT: 307270018  
ELENA IBARRA VELASCO  
27186 NUEVO RD  
PERRIS CA. 92571

APN: 310270008, ASMT: 310270008  
ALVIN L EPPERSON, ETAL  
P O BOX 15  
LOMA LINDA CA 92354

APN: 310270009, ASMT: 310270009  
EVER VELASQUEZ  
27223 NUEVO RD  
PERRIS CA. 92571

APN: 307260011, ASMT: 307260011  
BRIAN P CHANGALA, ETAL  
27240 SUNSET AVE  
PERRIS CA. 92571

APN: 307260010, ASMT: 307260010  
EVODIO VALDOVINOS, ETAL  
27210 SUNSET AVE  
PERRIS CA. 92571

APN: 307260009, ASMT: 307260009  
CARMELA DAMBROSE, ETAL  
27160 SUNSET AVE  
PERRIS CA. 92571

APN: 307270024, ASMT: 307270024  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

APN: 307270023, ASMT: 307270023  
CHAO TUNG TANG, ETAL  
3628 E MANDEVILLE PL  
ORANGE CA 92867

APN: 310270006, ASMT: 310270006  
HAKOB BAGRATUNY, ETAL  
1944 SHADED WOOD RD  
DIAMOND BAR CA 91765

APN: 307270016, ASMT: 307270016  
DANIEL M MCMAHON  
27164 NUEVO RD  
PERRIS CA. 92571

APN: 307270006, ASMT: 307270006  
HORACE KLINEFELTER, ETAL  
21900 DUNLAP DR  
PERRIS CA. 92571

APN: 307260037, ASMT: 307260037  
DONNA JEAN MUSSER, ETAL  
C/O GARY BAILEY  
P O BOX 431  
SUN CITY CA 92586

APN: 307270015, ASMT: 307270015  
IGNACIO REYNOSO, ETAL  
1620 LA PALOMA AVE  
PLACENTIA CA 92870





APN: 307270020, ASMT: 307270020  
ISMAIL ABDEL HADI  
P O BOX 52176  
RIVERSIDE CA 92517

APN: 307270001, ASMT: 307270001  
PERRIS CHURCH OF CHRIST  
P O BOX 237  
PERRIS CA 92570

APN: 310270010, ASMT: 310270010  
JAMES A DEITEMEYER  
27255 NUEVO RD  
PERRIS CA. 92571

APN: 310270007, ASMT: 310270007  
RAMONA MEDINA  
27019 NUEVO RD  
PERRIS CA. 92571

APN: 307270002, ASMT: 307270002  
JUDY P SEGNA  
29412 COTTAGE CT  
MENIFEE CA 92584

APN: 307260017, ASMT: 307260017  
RANCHOS LOS LEMONITOS  
6753 BROCKTON AVE  
RIVERSIDE CA 92506

APN: 307270021, ASMT: 307270021  
MCCANNA HILLS  
19800 MACARTHUR STE 700  
IRVINE CA 92612

APN: 307270014, ASMT: 307270014  
RITA TARAZON VAGO  
27078 NUEVO RD  
PERRIS CA. 92571

APN: 307270029, ASMT: 307270029  
MILKIE FAMILY PARTNERSHIP  
1499 WEMBLEY RD  
SAN MARINO CA 91108

APN: 307260020, ASMT: 307260020  
ROGER C HOBBS  
1110 E CHAPMAN AVE NO 206  
ORANGE CA 92866

APN: 307260034, ASMT: 307260034  
NUESTRA SENORA DE GUADALUPE CHURCH  
1403 ADDERSTONE WAY  
PERRIS CA 92571

APN: 310230042, ASMT: 310230042  
ROMAN CATHOLIC BISHOP OF SB  
1201 E HIGHLAND AVE  
SAN BERNARDINO CA 92404

APN: 310230009, ASMT: 310230009  
NUEVO ROAD PROP  
4370 LA JOLLA VLG STE 960  
SAN DIEGO CA 92122

APN: 307270004, ASMT: 307270004  
SANTOS RODRIGUEZ  
27261 SUNSET AVE  
PERRIS CA. 92571



APN: 307270013, ASMT: 307270013  
SCOTT E RIES, ETAL  
42587 SHERRY LN  
MURRIETA CA 92562

APN: 307260019, ASMT: 307260019  
STEVEN CHARLES FOGLIASSO, ETAL  
27400 SUNSET AVE  
PERRIS CA. 92571

452nd MSG/CECC  
March Air Reserve Base  
Civil Engineering - BOS  
610 Meyer Dr., Building 2403  
March ARB, CA 92518-2166

Nuvview Union School District  
29780 Lakeview Ave.  
Nuevo, CA 92567-9706

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Applicant:  
Royal Street Communications  
2903-H Saturn St.  
Brea, CA 92821

Eng-Rep:  
Sohail Shah  
13225 Danielson St., Ste. 200  
Poway, CA 92064

Owner:  
Ismail A. Hadi  
920 W. Linden St. #14  
Riverside, CA 92507

**Carolyn Syms Luna**  
**Director**

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24077

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: November 18, 2010

Applicant/Project Sponsor: Royal Street Communications Date Submitted: April 21, 2009

**ADOPTED BY:** Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42160 ZCFG05513 \$2.108

**FOR COUNTY CLERK'S USE ONLY**

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**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R0905337

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: ROYAL STREET COMMUNICATION  
paid by: CK 574102 \$64.00  
CA F&G FEE FOR EA42160  
paid towards: CFG05513 CALIF FISH & GAME: DOC FEE  
at parcel: 27304 NUEVO RD PERR  
appl type: CFG3

By \_\_\_\_\_ Apr 21, 2009 11:50  
SBROSTRO posting date Apr 21, 2009

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Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R0909187

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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\*\*\*\*\*

Received from: ROYAL STREET COMMUNICATION  
paid by: CK 577975  
CA F&G FEE FOR EA42160  
paid towards: CFG05513 CALIF FISH & GAME: DOC FEE  
at parcel: 27304 NUEVO RD PERR  
appl type: CFG3

\$1,993.00

By SBROSTRO Jun 25, 2009 13:50  
posting date Jun 25, 2009

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!