



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

FEBRUARY 7, 2011

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1st FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

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

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

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

1.0 CONSENT CALENDAR:

1.1 **NONE**

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

2.1 **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 (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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

2.2 **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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

- 2.3 **PLOT PLAN NO. 24654** – CEQA Exempt – Applicant: Luis Mauricio – Owner: Valores Culturales – Second Supervisorial District –Prado-Mira Loma Zoning District – Jurupa Area Plan – Rural Community: Low Density Residential (½Acre Minimum) (RC: LDR) - Location: Northerly of Limonite Avenue, southerly of Jurupa Road., easterly of Etiwanda Avenue, westerly of Troth Street – 4.99 Acres – Zoning: Light Agricultural (A-1) – **REQUEST:** The Plot Plan is a proposal to construct a 1,920 square foot detached garage, associated with the 3,091 square foot residence, with attached 756 square foot garage, and a detached 5,920 square foot detached agricultural registration building (BFE080001) located at 5605 Ridgeview Avenue. APN: 161-100-015. (Continued from January 3, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.4 **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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.5 **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. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)
- 2.6 **PLOT PLAN NO. 21508** – CEQA Exempt – Applicant: Everett W. Burns – Engineer/Representative: Larry Vesely – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan – Community Development: Business Park (CD: BP) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of 63rd Avenue and westerly of Pedley Road – 0.66 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 12,319 square foot enclosed vehicle storage and impoundment for 40 spaces with 1,861 square feet (7%) of landscaping area and 3 parking spaces on a 0.66 gross (0.64 net) acre site. The site currently consists of an existing 1,929 square foot caretaker's unit and office that will be permitted and redeveloped. – APN: 163-202-009. Project Planner, Christian Hinojosa at 951-955-0972 or email chinojos@rctlma.org. (Quasi-judicial)
- 2.7 **PLOT PLAN NO. 24752** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) – **REQUEST:** The plot plan proposes grass fields to be used for soccer,

youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces. - APNs: 927-160-001 and 927-160-002. Project Planner, Kinika Hesterly at 951-955-1888 or email at khesterl@rctlma.org. (Quasi-judicial)

- 2.8 **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. (Continued from January 24, 2011) Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

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

Plot Plan Number: 24729
Applicant: David Shteremberg
Directors Hearing: February 7, 2011
Continued from 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 (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

ISSUES OF RELEVANCE:

The property is located in a High Fire Area and has been reviewed and conditioned by Riverside County Fire Department.

FURTHER PLANNING CONSIDERATIONS:

January 24, 2011

The project was continued from the January 24, 2011 Director's Hearing for County Council to review the guidelines for Agricultural dwelling. The review has been completed and condition added stating that the agricultural dwelling cannot be occupied when the farming operation ceases to operate and must be converted to non-habitable space until such time another use is approved in accordance with applicable County ordinances.

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.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,181 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.

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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

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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.

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

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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. 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
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.

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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

Parcel: 936-070-012

10. GENERAL CONDITIONS

10.PLANNING. 7

PPA - CEASE OPERATIONS

RECOMMND

The agricultural dwelling cannot be occupied when the farming operation ceases to operate and must converted to non-habitable space until such time another use is approved is accordance with the applicable County Ordinance.

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 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.

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

Parcel: 936-070-012

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 conditions of approval of this permit.

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PLOT PLAN:ADMINISTRATIVE Case #: PP24729

Parcel: 936-070-012

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 1st, 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

AGRICULTURAL DWELLING SUPPLEMENT STATEMENT

This form is to be used in conjunction with the Department's Application for Minor Plot Plan (Form 295-1022.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PLOT PLAN 24729

DATE SUBMITTED: _____

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

Zoning Classification(s): RA-5

Property Owner's Name: LOS ABUELOS RANCH LLC E-Mail: davidsh@steren.com

Mailing Address: 43800 La Cruz Drive

Temecula, CA 92590

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.

STATEMENT

I certify that I am the owner of the property located at 43800 La Cruz Drive in the De Luz area, and that the agricultural dwelling to be situated on said property shall be occupied by the owner(s) or employee(s) hired for the sole purpose of maintaining the agricultural and farm operation on the above mentioned parcel with no compensation involved whatsoever.

(Complete one of the following two paragraphs, whichever applies)

1. The parcel meets the acreage requirements of the zone in which the agricultural dwelling is to be situated and the parcel (consisting of 19.59 acres) is being farmed as follows:
271 Hass Avocado trees currently in production; contracted for planting
Describe the type of crop being raised or agricultural use being made of the land
of 1,000 pomengranate trees with Sierra Pacific Farms
~~xxx~~ Since there is no farming operation presently on the land, I will establish the following agricultural uses within thirty (30) days after occupancy of the agricultural dwelling,
Not applicable

Describe the type of crop being raised or agricultural use being made of the land

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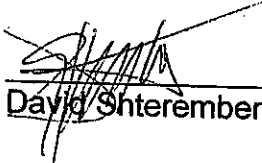
AGRICULTURAL DWELLING SUPPLEMENT STATEMENT

I herewith submit a copy of a current invoice for maintenance of the existing avocado trees on the property, along with a copy of a contract (two pages) with Sierra Pacific Farms to furnish and plant 1,000 pomegranate trees, and I certify that both the existing farm management expense and the proposed planting are for this specific property only.


I have read and understand the provisions of the Zoning Ordinance under which I am being allowed to use a proposed two-bedroom dwelling unit attached to a barn as a one-family residence in conjunction with farming. If the present farm operation is not continued, and if the contracted additional planting has not been substantially completed with 180 days of occupancy of the agricultural dwelling, I agree discontinue all use of the dwelling unit and to apply under current rules and regulations for a second unit permit or other use of the structure as may be acceptable to the Planning Director or other appropriate official of Riverside County, all at no cost to said County or other government agency.

Dated this 13 day of December, 2010 at Riverside, California

LOS ABUELLOS RANCH, LLC



David Shteremberg, Manager



Reina Shteremberg, Manager



Los Abuelos Ranch, LLC
8548 Prestwick Drive
La Jolla CA 92037

Account #: 512
Invoice #: 1151210
Billing Period: NOV-2010

	QTY	UNIT	TOTAL
Management			\$264.83
Sub-Total			\$264.83

GRAND TOTAL	\$264.83
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Payment Due Upon Receipt

Late Fees of 3% will incur on all past due invoices.

Please Remit to:

SIERRA PACIFIC FARMS, INC.

P.O. Box 1537 • Temecula, CA 92593 • (951) 699-9980 • 1-800-899-FARM • (951) 695-7593 FAX

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, BXX101

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

Page: 1

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.

David Shteremberg Abuelas Ranch

By: Print Name(s)7-20-2010
DatedBy: [Signature]
Agent

GROVE DEVELOPMENT PROPOSAL

To: David Shtcremberg *Los Abuelos Ranch*

Ranch Name: #512 - Shteremberg

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, Senninger 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

P/

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

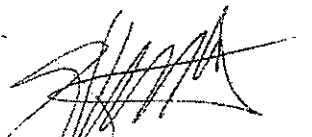
MANAGERS:

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

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 (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. (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
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 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

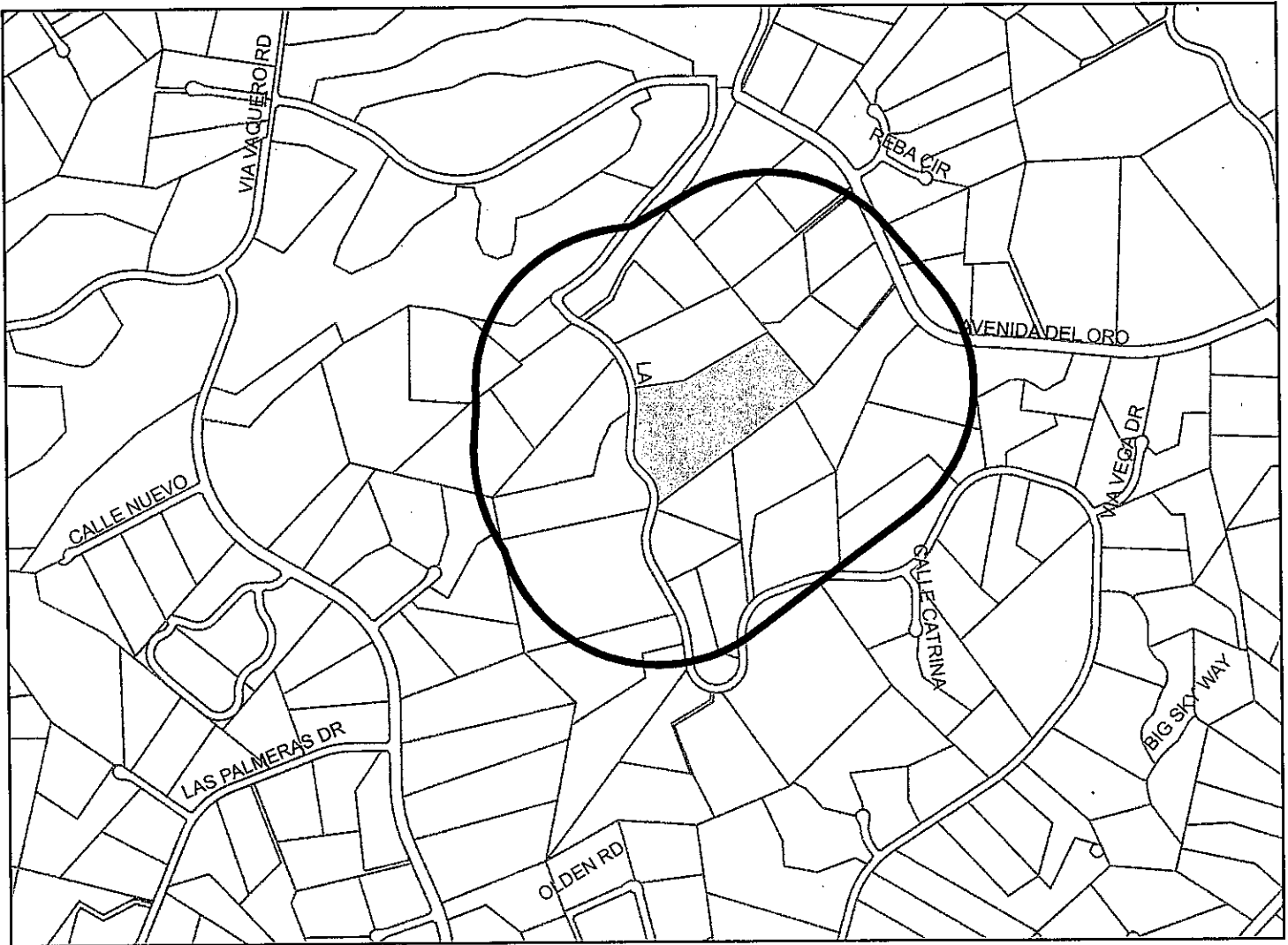
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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.: 2.2
Supervisory District: First
Project Planner: Bahellla Boothe

Plot Plan Number: 24795
Applicant: Lawrence and Pakao Haase
Directors Hearing: February 7, 2011
Continued from: 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.

FURTHER PLANNING CONSIDERATIONS:

January 24, 2011

The project was continued from the January 24, 2011 Directors hearing for planning staff to perform a site inspection regarding location issues for proposed accessory building. Planning staff visited the site on January 27, 2011 and is satisfied the located on the proposed structure based on the elevation changes of surrounding properties will not adversely affect the neighbor site or privacy.

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.

SA
1/31/11

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.
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

RECOMMN

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

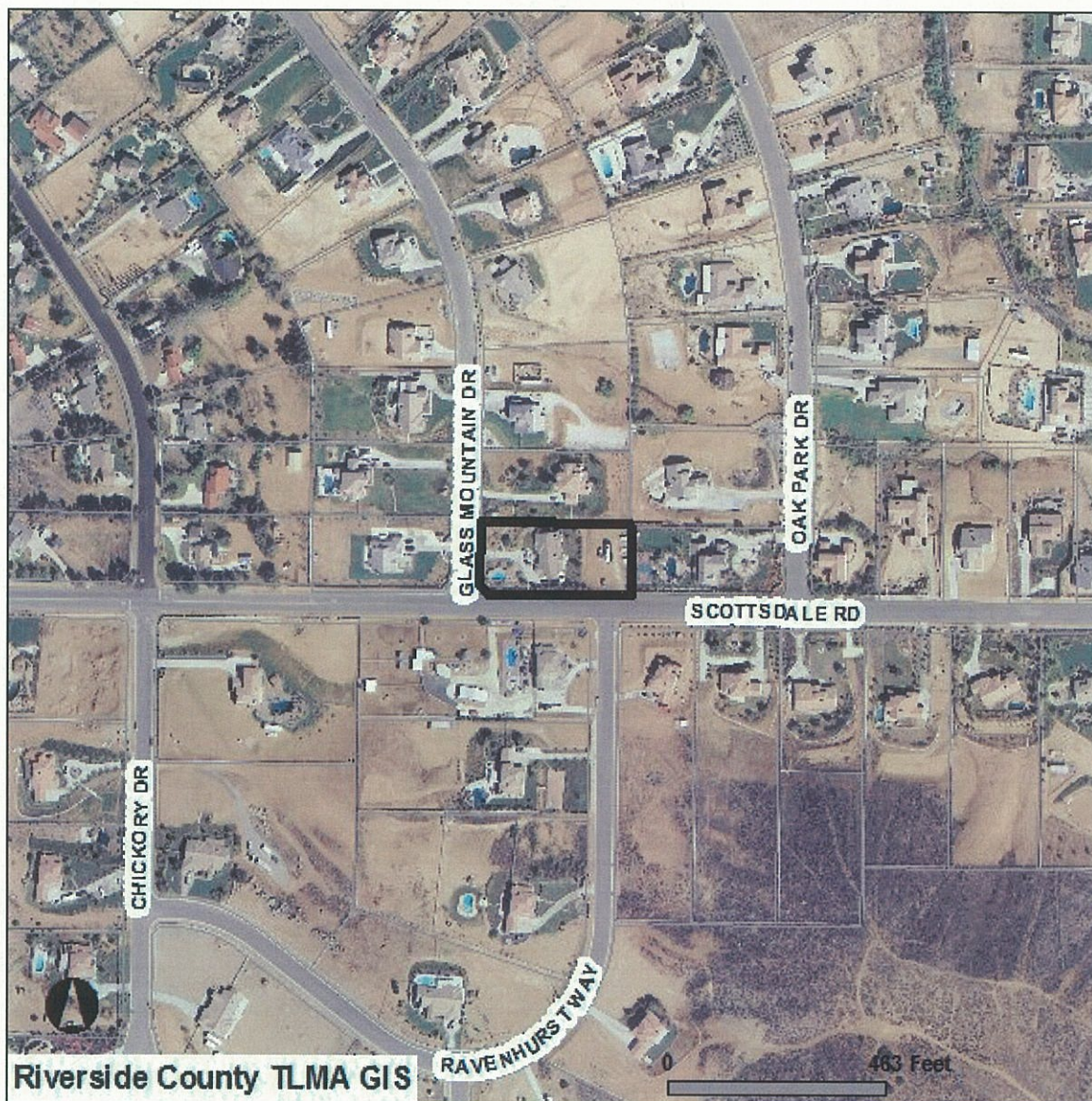
Date: 12/09/10

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

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Version 101124

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-420-008

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REPORT PRINTED ON...Thu Dec 09 13:46:34 2010

Version 101124



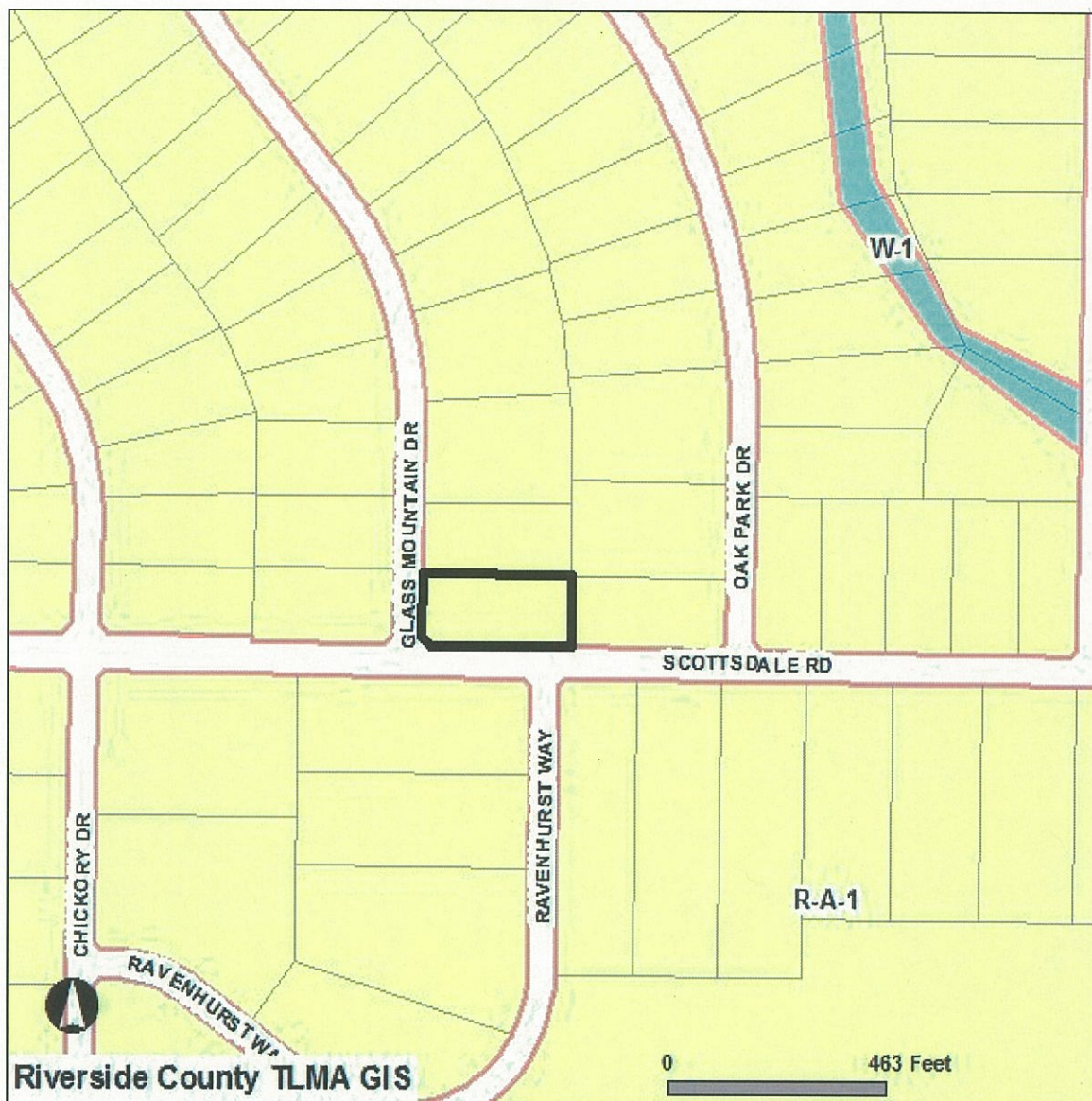
IMPORTANT

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Version 101124

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-420-008

IMPORTANT

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REPORT PRINTED ON...Thu Dec 09 13:47:27 2010

Version 101124

RIVERSIDE COUNTY GIS



Selected parcel(s):
285-420-008

IMPORTANT

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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 2003 TILE, 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

REPORT PRINTED ON...Wed Dec 01 16:07:46 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: 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
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

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:

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1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

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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

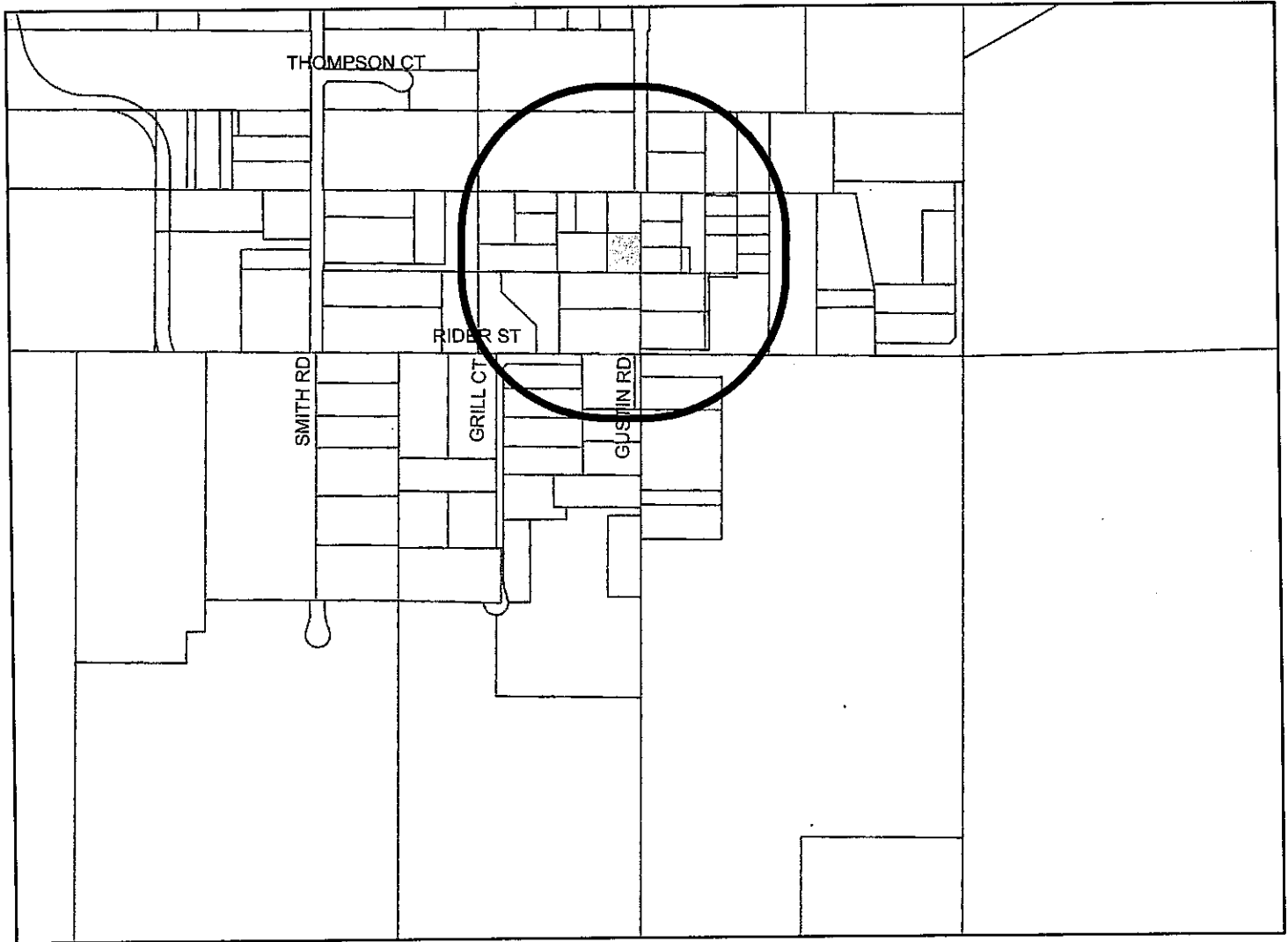
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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.: 2.3
Supervisory District: Second
Project Planner: Bahelila Boothe

Plot Plan Number: 24654
Applicant: Luis Mauricio
Directors Hearing: February 7, 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 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 756 square foot garage and a 5,920 square foot detached agricultural registration (BFE080001) located at 5605 Ridgeview Avenue in Mira Loma, CA. APN: 161-100-015.

ISSUES OF RELEVANCE:

The subject property has a code enforcement action CV1010246 for unpermitted land use: Church.

FURTHER PLANNING CONSIDERATIONS:

January 3, 2011

This project was continued from the January 3, 2011 Director's Hearing for Planning Department to address research opposition letters, information received from the neighbors, code enforcement action and follow up with Riverside County Sheriff Department. Based on the information received from Riverside County Code Enforcement, the property is being used as a church facility without Riverside County Planning Department approval. Information received by Riverside County Sheriff Department shows four (4) service calls to the subject property between the dates of January 1, 2010 and December 31 2010. The Sheriff's service call report did not indicate the nature of the calls. Planning staff has conditioned all accessory buildings shall be used for residential use only.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24654, 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 not affected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will have a significant effect on the environment.

SA
1/12/11

6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural Community: Low Density Residential (1/2 Acre Minimum) on the 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 1,920 square foot detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main building.
8. The accessory structure is compatible with the architecture of the main residence.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

11/29/10
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

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. 24654 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 2454, Exhibit A, Amended No. 1, dated November 22, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 756 square foot garage and a 5,920 square foot agricultural structure located at 5605 Ridgeview Avenue in Mira Loma, CA.
APN: 161-100-015

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 PP24654. 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. 24654 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

11/29/10
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

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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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24654

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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.

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).

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24654

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMV

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.

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

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10:38

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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 No. 1, dated November 22, 2010.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amended No. 1, dated November 22, 2010.

11/29/10
10:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24654

Parcel: 161-100-015

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

PLANNING DEPARTMENT

90.PLANNING. 1

USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 1

PPA - BRS090750 FINALLED L

RECOMMND

Prior to final inspection/approval of the 1,920 square foot detached garage the main residence BRS090750 must be finalled.



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: 5605 Ridgeway
Ave, Miraloma**

COMMENTS: PP 24654

Date: 8/02/2010

The plot plan for a 1,920 square foot garage would comply with size limitation requirements for a group "U" occupancy type within the 2007 California Building Codes.

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: Tuesday, August 10, 2010 10:47 AM
To: Boothe, Bahelila
Subject: PP24654

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 moderate 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 should be required at this time for the entitlement unless there is a public use intended for the structures. 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

RIVERSIDE COUNTY GIS



Selected parcel(s):
161-100-015

IMPORTANT

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

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Version 100412

RIVERSIDE COUNTY GIS



Selected parcel(s):
161-100-015

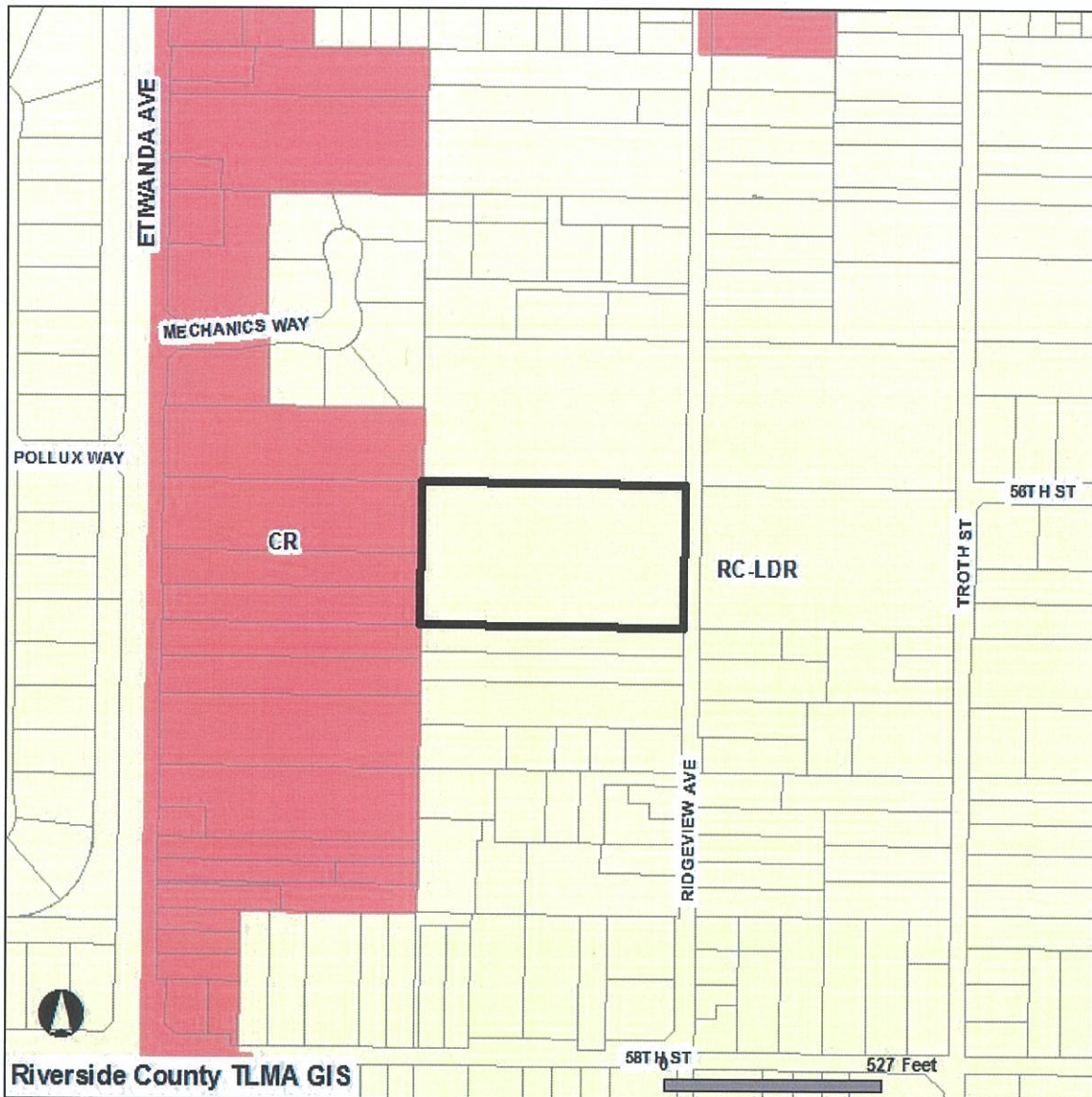
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Version 100412

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Selected parcel(s):
161-100-015

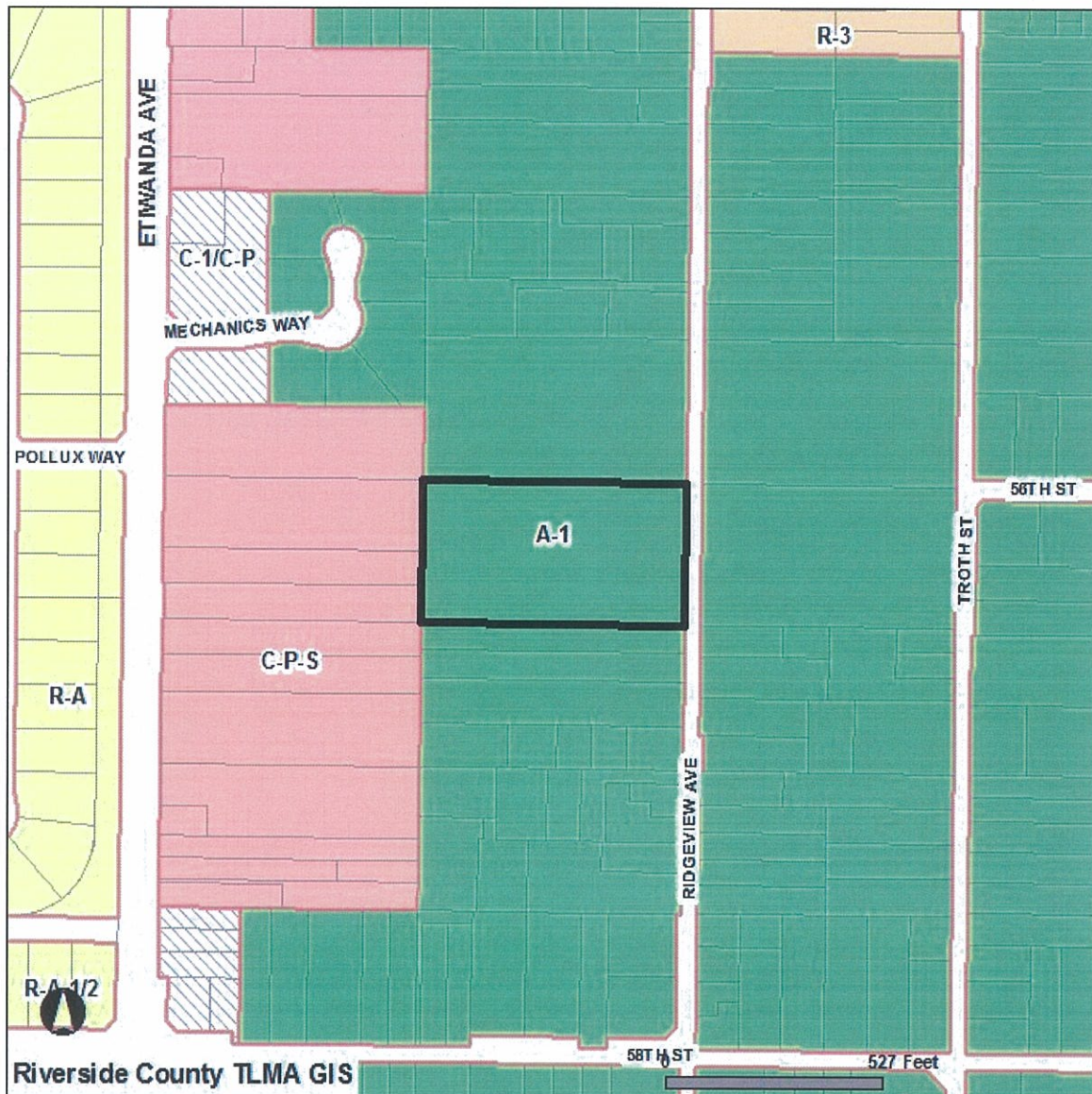
IMPORTANT

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REPORT PRINTED ON...Wed Aug 04 16:09:54 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. 24654 – CEQA Exempt – Applicant: Luis Mauricio – Owner: Valores Culturales – Second Supervisorial District – Prado-Mira Loma District – Jurupa Area Plan – Rural Community: Low Density Residential (1/2 Acre Minimum) (RC:LDR) - Located Northerly of Limonite, southerly of Jurupa, easterly of Etiwanda, westerly of Troth – 4.99 Acres – Zoning: Light Agricultural (A-1) (1/2 acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 1,920 square foot detached garage on 4.99 acres, associated with the 3,091 square foot residence with attached 756 square foot garage and a detached 5,920 square foot detached agricultural registration (BFE080001) located at 5605 Ridgeview Avenue in Mira Loma, CA. APN: 161-100-015. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: January 3, 2011
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/29/2010,

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

APN (s) or case numbers PP 24654 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

\$1250

\$ 0510-00
\$ 2500.00

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 24654

DATE SUBMITTED:

8-2-10

APPLICATION INFORMATION

Applicant's Name:

Luis Mauricio

E-Mail:

luis.mauricio@yahoo.com

Mailing Address:

10843 Olinda St.

Sun Valley
City

Ca
State

91352
ZIP

Daytime Phone No:

(818) 433-9805

Fax No:

(818) 504-9724

Engineer/Representative's Name:

Mynor A. Zelada

E-Mail:

Mailing Address:

14545 Victory Blvd.

#405

Van Nuys
City

Ca
State

91411
ZIP

Daytime Phone No:

(818) 787-7324

Fax No:

(818) 787-7359

Property Owner's Name:

Vabres Culturales

E-Mail:

Mailing Address:

3980 Opal St.

Riverside
City

Ca
State

92509
ZIP

Daytime Phone No:

(323) 691-0115

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).

Luis Mauricio

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):

Guillermo Martinez

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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): _____

1920^m Detached 6-Car garage

Related cases or underlying case: 1

PROPERTY INFORMATION

Assessor's Parcel Number(s): 161-100-0151

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 4.99

General location (nearby or cross streets): North of Limonite Ave., South of _____

APPLICATION FOR MINOR PLOT PLAN

Jurupa Rd., East of Etowanda Ave., West of Troth St.

Thomas Brothers Map, edition year, page no., and coordinates: _____

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.

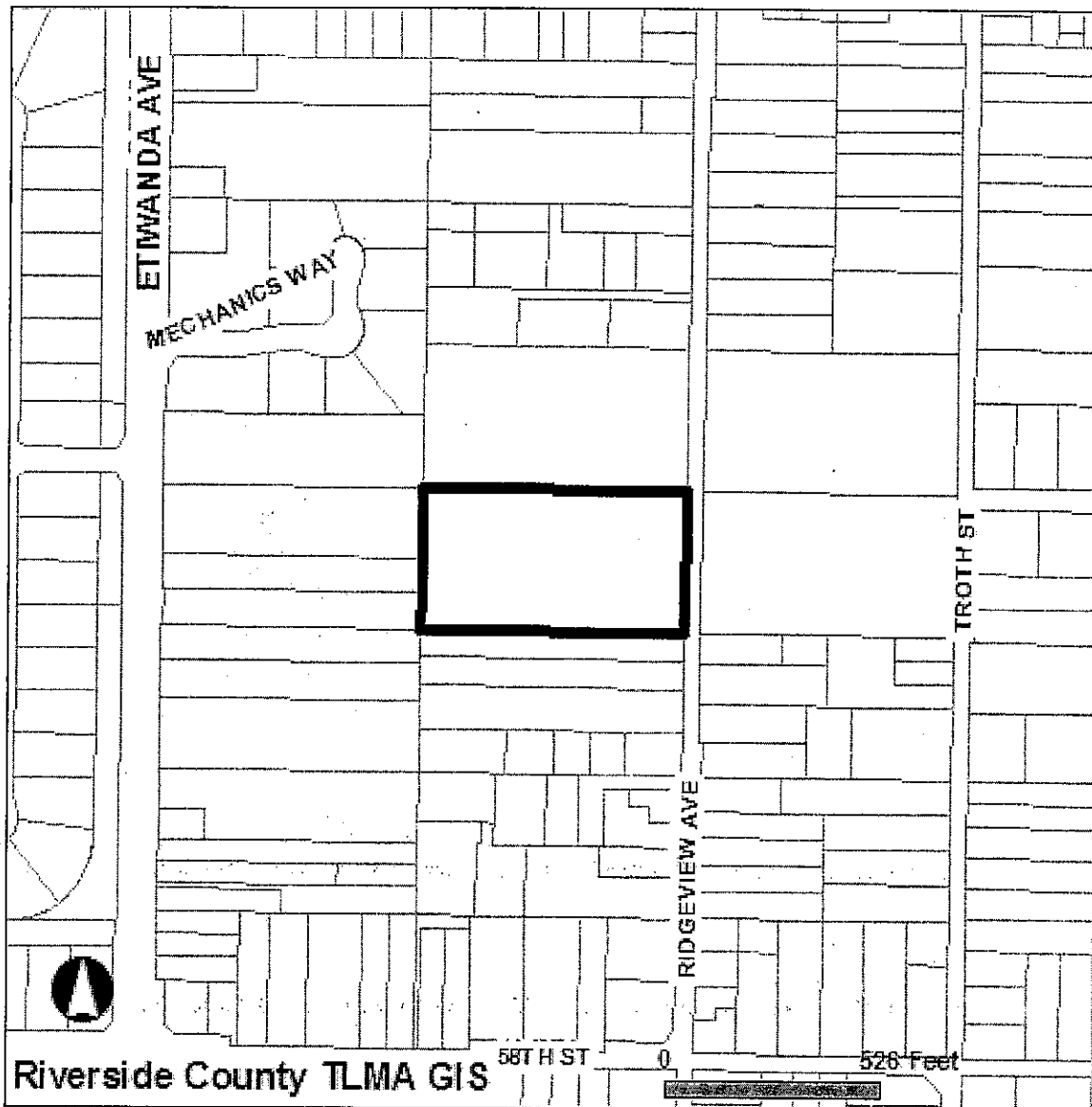
ACCESSORY BUILDING

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):
161-100-015

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

161-100-015-9

OWNER NAME / ADDRESS

VALORES CULTURALES AC
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
3980 OPAL ST
RIVERSIDE CA. 90509

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 10/80
SUBDIVISION NAME: WINELAND VINEYARDS
LOT/PARCEL: 28, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 4.99 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 683 GRID: J4

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 21

ELEVATION RANGE

700/704 FEET

PREVIOUS APN

073-700-106

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
14A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

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

JURUPA UNIFIED

COMMUNITIES

MIRA LOMA

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 57.46 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

040606

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

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BEL040141	ELECTRIC TO WELL FOR IRRIGATION ONLY	FINAL
BFE080001	5920 SF AG SHED	PAID
BXX048110	6FT BLOCK PERIMETER WALL	FINAL
BXX090220	NOT AVAILABLE	VOID
BHR090176	OPTION 4 SPEC. GRADING INSP.	FINAL
BRS090750	SINGLE FAMILY RESIDENCE ONLY 3091 SF SINGLE STORY	ISSUED

ENVIRONMENTAL HEALTH PERMITS

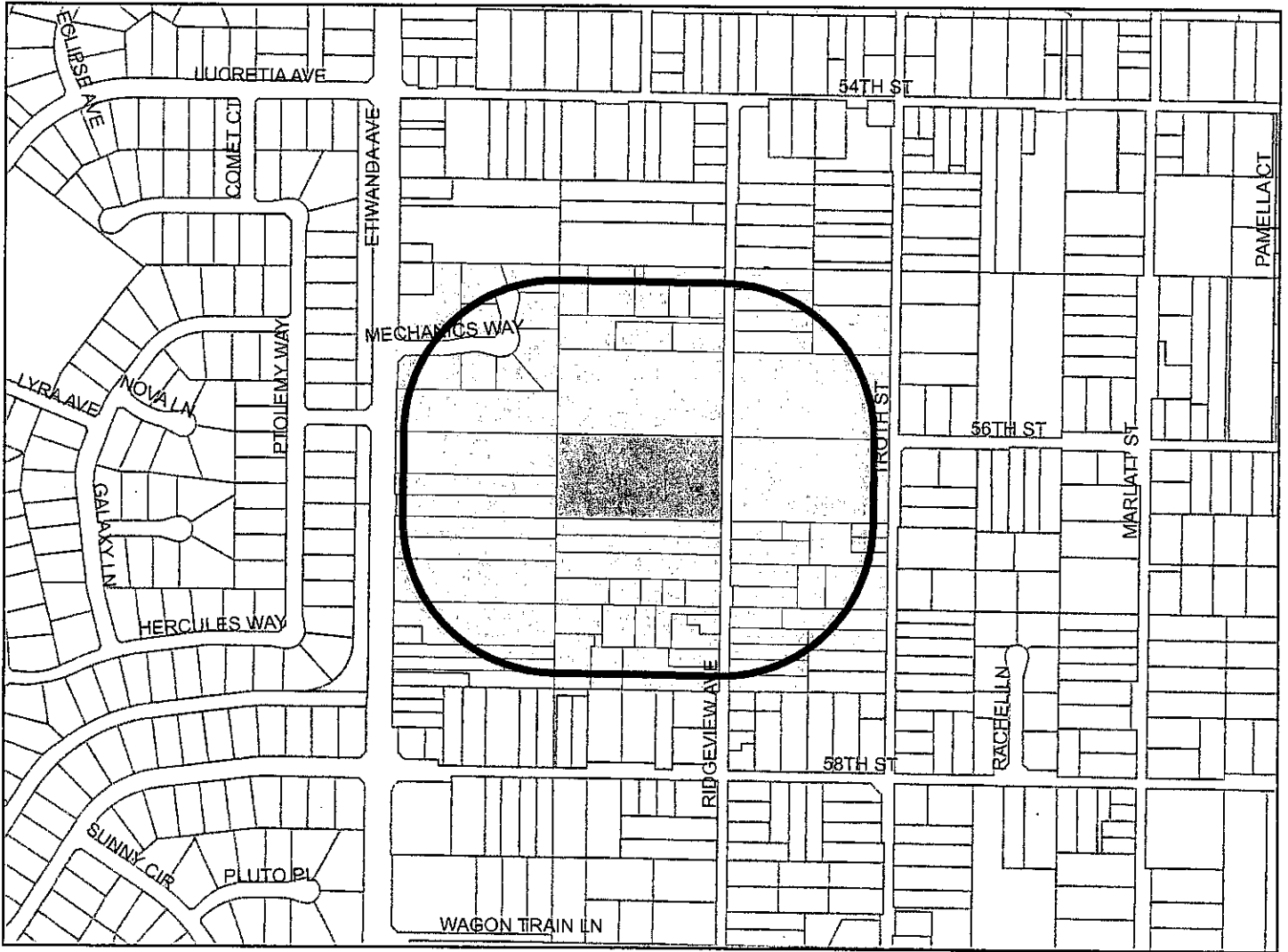
Case #	Description	Status
EHS044538	NOT AVAILABLE	APPLIED
EHW040671	NOT AVAILABLE	APPLIED

PLANNING PERMITS

Case #	Description	Status
CFG03758	CA FISH AND GAME FOR EA40303	PAID
PP20873	DORMS FOR MEN/WOMEN FORMATION HOUSE/WOMEN 8 BLDGS	WITHDRWN
PAR00427	PRE APPLICATION REVIEW FOR YOUTH FORMATION CENTER	APPROVED
EA40303	EA FOR PP20873	WITHDRWN

REPORT PRINTED ON...Mon Aug 02 13:24:47 2010
Version 100412

600 feet buffer



Selected Parcels

169-100-003	161-100-005	169-072-000	161-100-013	169-100-008	161-140-006	169-060-020	161-140-002	169-020-000	161-060-024
169-060-005	161-140-030	169-062-003	161-140-037	169-152-002	161-060-011	169-102-005	161-111-005	169-061-008	161-111-014
169-100-002	161-100-002	169-100-009	161-140-029	169-060-003	161-060-019	169-140-005	161-071-010	169-060-028	161-100-014
169-061-008	161-060-013	169-102-004	161-140-027	169-060-029	161-140-026	169-071-028	161-151-004	169-150-036	161-140-043
169-031-001	161-100-011	169-061-002	161-100-009	169-060-013	161-060-020	169-060-028	161-111-002	169-152-019	161-151-007
169-100-007	161-111-004	169-102-004	161-060-023	169-060-023	161-060-025	169-020-007	161-060-031	169-060-030	161-060-032
169-060-020	161-060-029	169-060-002	161-060-012	169-060-016	161-060-022	169-111-002	161-140-004	169-072-002	161-100-001
169-061-002	161-111-006	169-152-001	161-071-005	169-102-002	161-100-006				



540 270 0 540 Feet

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

APN: 161100012, ASMT: 161100012
ADRIAN GAYTAN
5673 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140003, ASMT: 161140003
ANGEL FUENTES, ETAL
11071 MILKY WAY DR
MIRA LOMA CA 91752

APN: 161100005, ASMT: 161100005
ADRIANA NUNEZ
5666 ETIWANDA AVE
MIRA LOMA CA. 91752

APN: 161060024, ASMT: 161060024
ARMANDO BEDOLLA, ETAL
10960 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161071004, ASMT: 161071004
ADRIANA PARTIDA
5546 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161060005, ASMT: 161060005
BENITO ORTIZ LOPEZ, ETAL
5519 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161100013, ASMT: 161100013
ALBERTANO GAYTAN, ETAL
5665 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140030, ASMT: 161140030
BENJAMIN ALANIZ, ETAL
5870 MARLATT ST
MIRA LOMA CA 91752

APN: 161100008, ASMT: 161100008
ALICE D SANFILIPPO, ETAL
5695 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161111008, ASMT: 161111008
BERNARD L DEERING, ETAL
P O BOX 1045
MIRA LOMA CA 91752

APN: 161140007, ASMT: 161140007
ALLEN W PARKER
10841 58TH ST
MIRA LOMA CA 91752

APN: 161140037, ASMT: 161140037
BRYAN PFAFF
5715 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140002, ASMT: 161140002
ANDRES PALACIOS DUQUE
3366 HOLLOWOOD ST
RIVERSIDE CA 92503

APN: 161151008, ASMT: 161151008
C A JACK CULWELL
5750 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161060011, ASMT: 161060011
CHARLES D TAPIA
5543 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140029, ASMT: 161140029
EVELIO FONTE
1617 W 221ST ST
TORRANCE CA 90501

APN: 161111011, ASMT: 161111011
CHERYL L LEMAY
5651 TROTH ST
MIRA LOMA CA. 91752

APN: 161060004, ASMT: 161060004
FAUSTO HERRERA
5517 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161111005, ASMT: 161111005
DAVID A WRAY, ETAL
5690 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161060019, ASMT: 161060019
FRANCES M LUCZAK
11037 58TH ST
MIRA LOMA CA 91752

APN: 161151003, ASMT: 161151003
DFI PROP
PMB 521
4120 DOUGLAS BLV STE 306
GRANITE BAY CA 95746

APN: 161140045, ASMT: 161140045
FRANCISCO PINA
5729 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161111014, ASMT: 161111014
DONNA RUSSELL
5667 TROTH ST
MIRA LOMA CA. 91752

APN: 161071010, ASMT: 161071010
FRANCISCO RAMIREZ REYNOSO, ETAL
5525 TROTH ST
MIRA LOMA CA. 91752

APN: 161100002, ASMT: 161100002
DORA LAND
P O BOX 1405
APPLE VALLEY CA 90307

APN: 161140028, ASMT: 161140028
GARY E ROBINSON, ETAL
1108 APPLGATE CT SE
LENOIR NC 28645

APN: 161140039, ASMT: 161140039
EUN CHU TAYLOR
5715 RIDGEVIEW AVE
MIRA LOMA CA 91752

APN: 161100014, ASMT: 161100014
JACKIE I HUMPHREY, ETAL
5659 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161151006, ASMT: 161151006
JAIME RAMIREZ SANTOS
5728 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161151004, ASMT: 161151004
JOSE LUIS HERNANDEZ
5717 TROTH ST
MIRA LOMA CA. 91752

APN: 161060013, ASMT: 161060013
JAMES S STAVROPOULOS, ETAL
2012 W CHATEAU AVE
ANAHEIM CA 92804

APN: 161140038, ASMT: 161140038
JOSE M CARRILLO
5719 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161151001, ASMT: 161151001
JESSE L GUEST
5702 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140043, ASMT: 161140043
JOSE TORNEL, ETAL
5741 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140027, ASMT: 161140027
JOHNNY OCHOA, ETAL
5707 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161071001, ASMT: 161071001
JOSE TRINIDAD FLORES, ETAL
5506 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161060021, ASMT: 161060021
JORGE LUIS VILLANUEVA, ETAL
10990 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161100011, ASMT: 161100011
JUAN M GUERRERO, ETAL
5687 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161140026, ASMT: 161140026
JOSE D VILLA, ETAL
5709 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161151002, ASMT: 161151002
JUDY BECKER
806 FULTON ST
SALMON ID 83467

APN: 161071003, ASMT: 161071003
JOSE LUIS BERUMEN
5538 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161100009, ASMT: 161100009
JULIO MADRIGAL, ETAL
1736 BUFFINGTON ST
POMONA CA 91766

APN: 161060020, ASMT: 161060020
KANEYALAL TEJURA, ETAL
2136 APPLGATE DR
CORONA CA 92882

APN: 161100004, ASMT: 161100004
NICHOLAS LOPEZ, ETAL
4625 DODD ST
MIRA LOMA CA 91752

APN: 161060026, ASMT: 161060026
LARRY D REED, ETAL
10955 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161060023, ASMT: 161060023
PATRICK K MCLEAN
10970 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161111002, ASMT: 161111002
LAVON H WEEKS, ETAL
5660 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161060027, ASMT: 161060027
RAYMOND R DELFIN, ETAL
10965 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161111013, ASMT: 161111013
LAVON H WEEKS, ETAL
5660 RIDGEVIEW
MIRA LOMA CA 91752

APN: 161060025, ASMT: 161060025
RICHARD ALBANESE
10950 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161151007, ASMT: 161151007
MARCOS CARRILLO, ETAL
5738 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161100007, ASMT: 161100007
RICK M WALKER, ETAL
5697 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161100010, ASMT: 161100010
MARIA AVALOS RODRIGUEZ
5689 RIDGEVIEW AVE
RIVERSIDE CA 91752

APN: 161060031, ASMT: 161060031
ROSE HATZLER
5535 RIDGEVIEW
MIRA LOMA CA 91752

APN: 161111004, ASMT: 161111004
MARY MIRANDA, ETAL
5676 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161060012, ASMT: 161060012
ROSE HETZLER
5535 RIDGEVIEW AVE
MIRA LOMA CA. 91752



APN: 161060016, ASMT: 161060016
SILVANA F CUSTODE
5573 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161071005, ASMT: 161071005
UNION JOINT SCHOOL DIST
0
CA. 0

APN: 161060022, ASMT: 161060022
STEPHANIE FRANCIS GRIJALVA, ETAL
10980 MECHANICS WAY
MIRA LOMA CA. 91752

APN: 161100015, ASMT: 161100015
VALORES CULTURALES AC
3980 OPAL ST
RIVERSIDE CA 90509

APN: 161111012, ASMT: 161111012
STEPHEN L LIEST, ETAL
5670 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161100006, ASMT: 161100006
WESTERN CARPET CLEANING INC, ETAL
6610 ENCINA CT
CHINO CA 91710

APN: 161140004, ASMT: 161140004
SUSAN CORTEZ
5738 ETIWANDA AVE
MIRA LOMA CA. 91752

APN: 161071002, ASMT: 161071002
THOMAS G TAPSCOTT, ETAL
5524 RIDGEVIEW AVE
MIRA LOMA CA. 91752

APN: 161100001, ASMT: 161100001
TORIBIO VARGAS
5606 ETIWANDA AVE
MIRA LOMA CA. 91752

APN: 161111006, ASMT: 161111006
TRINIDAD ELIZARRARAS, ETAL
5675 TROTH ST
MIRA LOMA CA 91752

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

Plot Plan Number: 24360
Applicant: Josh Stephenson
Directors Hearing: February 7, 2011
Continued from: 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, 5,616 square foot horse stable, 1,752 square foot garage/workshop (which includes 780 square foot agricultural dwelling) and a 7,255 square foot barn/storage building (which includes a 1,589 square foot agricultural dwelling) on 20.01 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:

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.

FURTHER PLANNING CONSIDERATIONS:

January 24, 2011

The project was continued from the January 24, 2011 Director's Hearing for County Council review regarding agricultural dwellings. The additional review has been completed and condition added stating that the agricultural dwellings cannot be occupied when the farming operation ceases to operate and must be converted to unhabitable space until such time another use is approved in accordance with applicable County ordinance.

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.

5A
1/31/11

6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

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

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

01/31/11
10:57

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, 5,616 square foot horse stable, 1,752 square foot garage/workshop (which includes 780 square foot agricultural dwelling) and a 7,255 square foot barn/storage (which includes a 1,589 square foot agricultural dwelling) on 20.01 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.

10. EVERY. 6 PPA - CONFORM TO EXHIBIT

RECOMMND

The development of the premises shall conform substantially with that as shown on the plot plan marked Exhibit A, on file with Plot Plan No. 24360.

01/31/11
10:57

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

01/31/11
10:57

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.) RECOMMND

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. 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. 10 PPA - MINIMUM 10 ACRES FARMED RECOMMND

The area of the parcel being farmed shall not be less than ten (10) acres gross.

10.PLANNING. 11 PPA - 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. 12 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

01/31/11
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

of this permit,
b) is found to have been obtained by fraud or perjured
testimony, or
c) is found to be detrimental to the public health, safety
or general welfare, or is a public nuisance, this permit
shall be subject to the revocation procedures.

10.PLANNING. 13 PPA - CEASE OPERATION RECOMMND

The agricultural dwellings cannot be occupied when the
farming operation ceases to operate and must be converted
to unhabitable space until such time another use is
approved in accordance with applicable County ordinances.

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

01/31/11
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 PPA - EXISTING STRUCTURE (1) (cont.) RECOMMND
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,
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.PLANNING. 4 PPA - PROOF OF FARMING RECOMMND
Prior to the issuance of a site preparation permit, the
applicant shall provide proof (a witnessed certified
statement) that the subject parcel is being farmed to the
Land Use Division of the Transportation and Land Management
Agency.

01/31/11
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24360

Parcel: 927-090-046

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

PPA - FINAL SITE VISIT

RECOMMND

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. 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 • 2nd Floor • Riverside • CA • 92502-1629

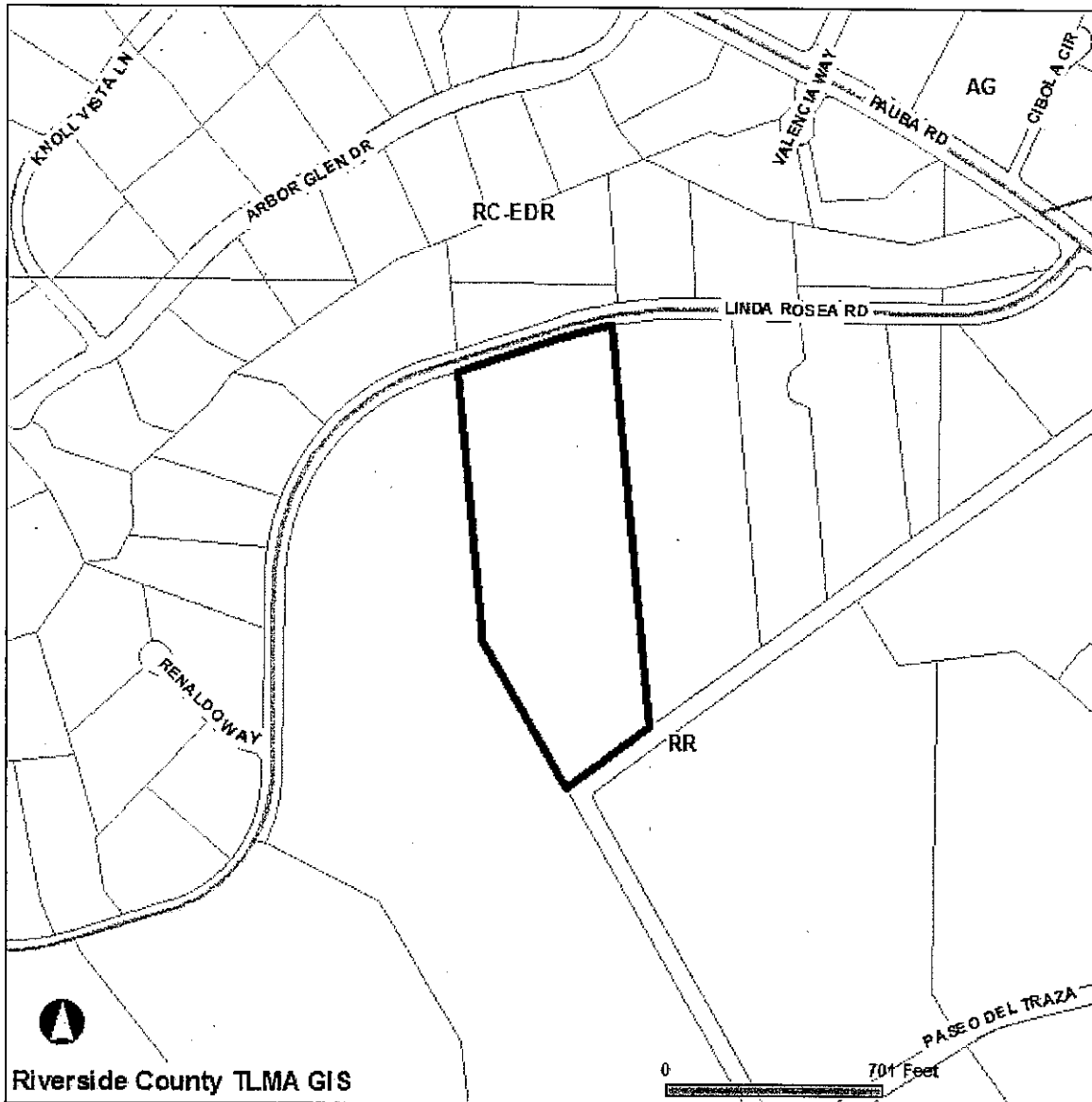
Telephone: 951-955-1800 • Fax: 951-955-1806

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.

RIVERSIDE COUNTY GIS



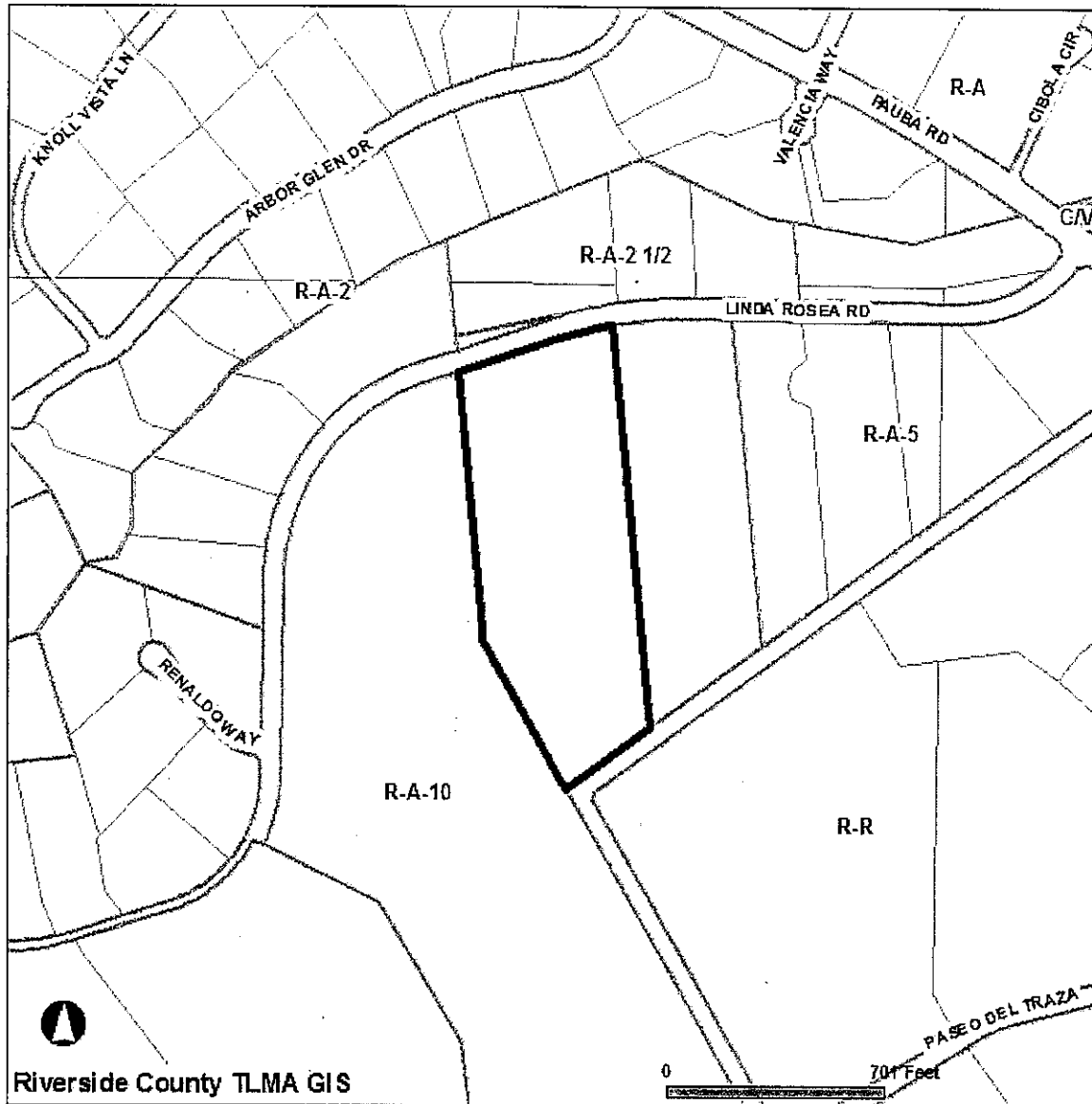
Selected parcel(s):
927-090-045

IMPORTANT

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REPORT PRINTED ON...Mon Jan 24 12:02:56 2011
Version 101221

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-090-045

IMPORTANT

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REPORT PRINTED ON...Mon Jan 24 12:03:19 2011

Version 101221

RIVERSIDE COUNTY GIS



Selected parcel(s):
927-090-045

IMPORTANT

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REPORT PRINTED ON...Mon Jan 24 12:04:03 2011
Version 101221

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. 92592

927-090-045
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 DE 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.

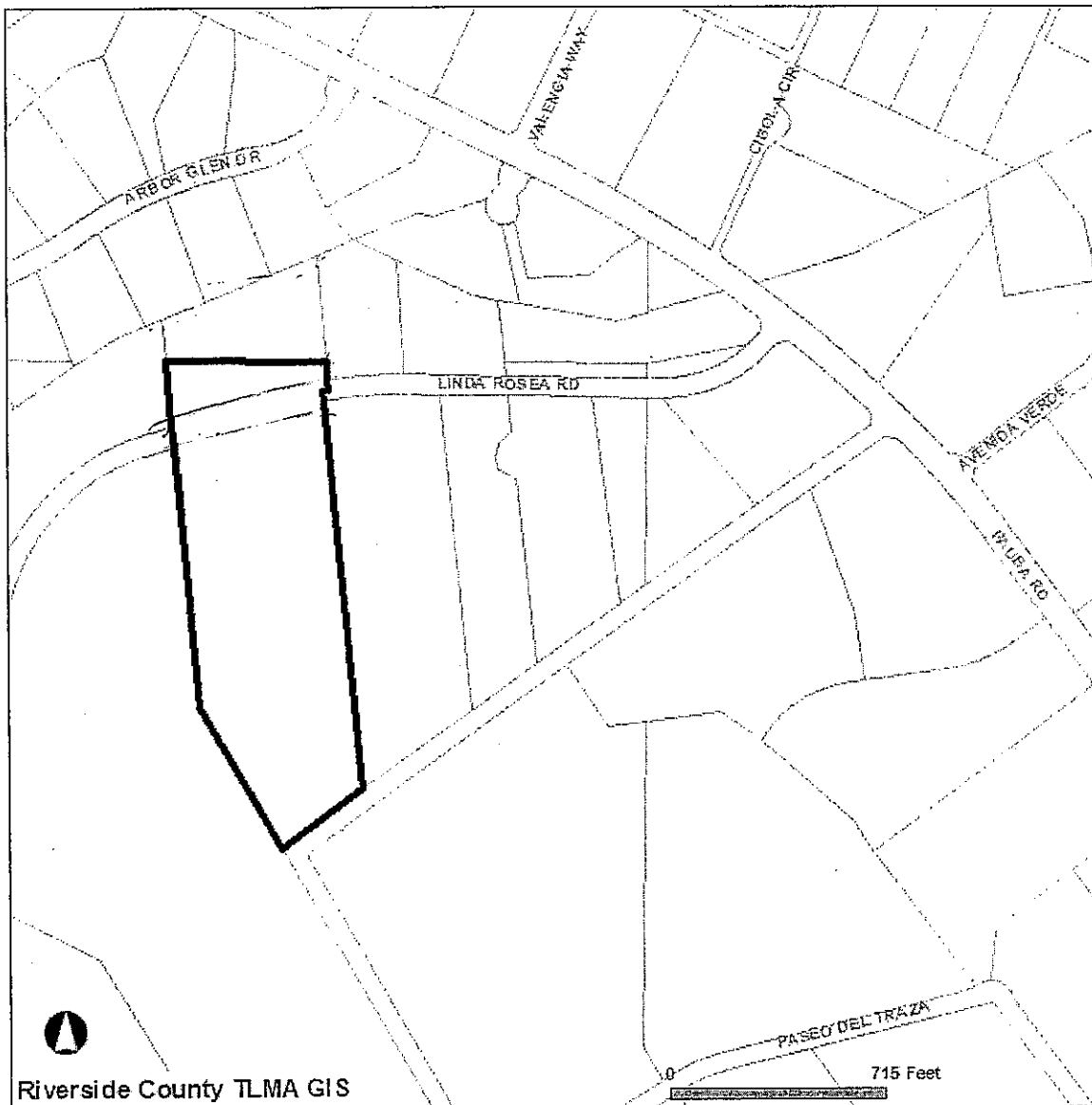
ACCESSORY BUILDING

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

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STANDARD WITH PERMITS REPORT

APNs

927-090-002-5

OWNER NAME / ADDRESS

J T 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 AERIRTION 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

[Go Back To Previous Page](#)

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[TLMA Home Page](#)

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
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 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

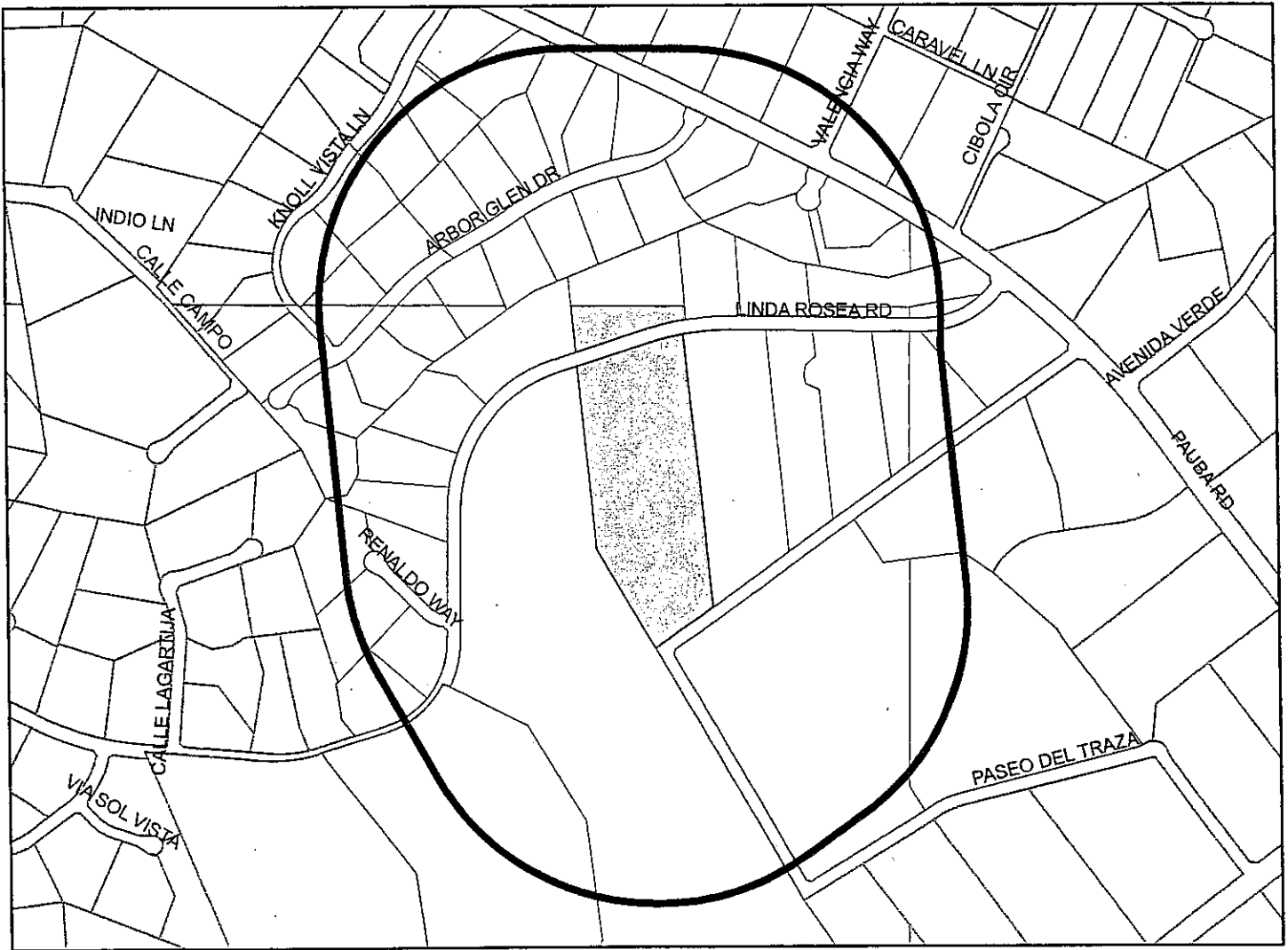
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

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

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: 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

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

Plot Plan Number: 24269
Applicant: Irma and Miguel Nava
Directors Hearing: February 7, 2011
Continued from: 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.

FURTHER PLANNING CONSIDERATIONS:

January 24, 2011

The project was continued from the January 24, 2011 Director's hearing for planning staff to perform site visit for color compatibility with surrounding neighbors. Planning staff visited the area on January 27, 2011, and finds the exhibit submitted by applicant for surround property to show inconsistency with requiring stucco for proposed structure, however placed on location of structure and accessory building on adjacent neighbors property Planning staff will condition proposed structure to be painted to in a neutral color or to match existing residence. Even though the lot is greater than 1 acre, both structures may be seen from the front property line.

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.

SA
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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 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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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

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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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

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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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24269

Parcel: 457-240-038

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

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

10.PLANNING. 4

PPA - ACSRY STRC NO HBTBL AREA

RECOMMND

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

10.PLANNING. 5

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

01/31/11
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

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

Page: 5

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
CONDITIONS OF APPROVAL

Page: 6

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.

PLANNING DEPARTMENT

90.PLANNING. 1

PPA - PAINTED STRUCTURE

RECOMMND

Applicant to provide proof to Planning Department that the proposed 1,830 square foot detached metal building has been painted for consistency with neighborhood.

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

Order No. 259916998-A-SB
Escrow No. 628106-VR

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Pac West Group, Inc
41391 Kalmia Street, Ste 200
Murrieta, CA 92562
Attention: Jim Comerchero

DOC # 2009-0421225

08/13/2009 08:00A Fee: 15.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Mail Tax Statements to:

Pac West Group, Inc
41391 Kalmia Street, Ste 200
Murrieta, CA 92562
Attention: Jim Comerchero

T2A: 094-215

The undersigned grantor declares:

Documentary Transfer Tax is shown on a separate sheet attached to
this deed and is not a part of the public record.

A.P.N. 963-091-001-1, 963-091-003-3, 963-091-004-4

GRANT DEED



FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TAYLOR MORRISON OF CALIFORNIA LLC, a California limited liability company

hereby GRANT(S) to PASEO 122 LIMITED, LLC a California limited liability company ("Grantee")

that certain real property in the County of Riverside, State of California, as legally described in Exhibit A attached hereto
and made a part hereof (the "Property").

By accepting this Grant Deed, the Grantee hereunder accepts title the Property subject to all matters of record.

IN WITNESS WHEREOF, the undersigned has caused its duly authorized representative to execute this instrument as of
the date hereinafter written.

Dated: 8-11-09

TAYLOR MORRISON OF CALIFORNIA LLC, a California limited
liability company

By: [Signature]
Name: Thomas Baine
Title: Vice President

By: [Signature]
Name: Rob. Morandi
Title: Vice President

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

On August 11, 2009, before me, Lori Michel, a Notary Public, personally appeared Thomas Baine & Rob Morand who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) authorized capacity(ies), and that by (his) (her) (their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Lori Michel

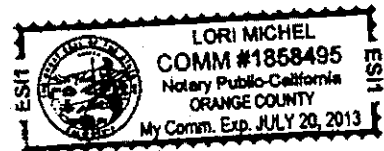


EXHIBIT A

LEGAL DESCRIPTION

LOT 142, 152 AND 153 OF TRACT NO. 28695, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
AS PER MAP FILED IN BOOK 400, PAGES 94 THROUGH 109, EXCLUSIVE OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

RECORDING REQUESTED BY:
First American Title Company

DOC # 2010-0474810
10/04/2010 08:00A Fee:24.00
Page 1 of 4 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

KB HOME COASTAL INC.
36310 Inland Valley Drive
Wildomar, CA 92595
Attn: Mr. Steve Ruffner
3510661-29



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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963-411-005-3
TRM 094-215

GRANT DEED

The undersigned Grantor declares that documentary transfer tax is not shown pursuant to Section 11932 of the Revenue and Taxation Code, as amended.

24
T
034

FOR VALUE RECEIVED, WARM SPRINGS INVESTMENTS, LTD., a Florida limited partnership doing business in California as Warm Springs Investments, L.P., grants to KB HOME COASTAL INC., a California corporation ("Grantee"), all that certain real property (the "Property") situated in the County of Riverside, State of California, more particularly described in Exhibit A attached hereto and incorporated herein by reference;

TOGETHER with, any and of Grantor's right, title and interest in and to the following, if any; to the extent and only to the extent relating to the Property:

1. All tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof; and
2. All rights, title, and interests of Grantor in and under all covenants, conditions, restrictions, reservations, easements, and other matters of record.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: (a) all easements, covenants, conditions, and restrictions of record; (b) all matters that would be revealed or disclosed in an accurate survey of the Property; (c) a lien not yet delinquent for taxes for real property, and any general or special assessments against the Property; and (d) zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property.

[signature page follows]



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

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.

SITE: 25410 Charina Ln.
Homeland

COMMENTS

PP24269

BY:
R.KLAARENBECK

PHONE: (951) 955-1833

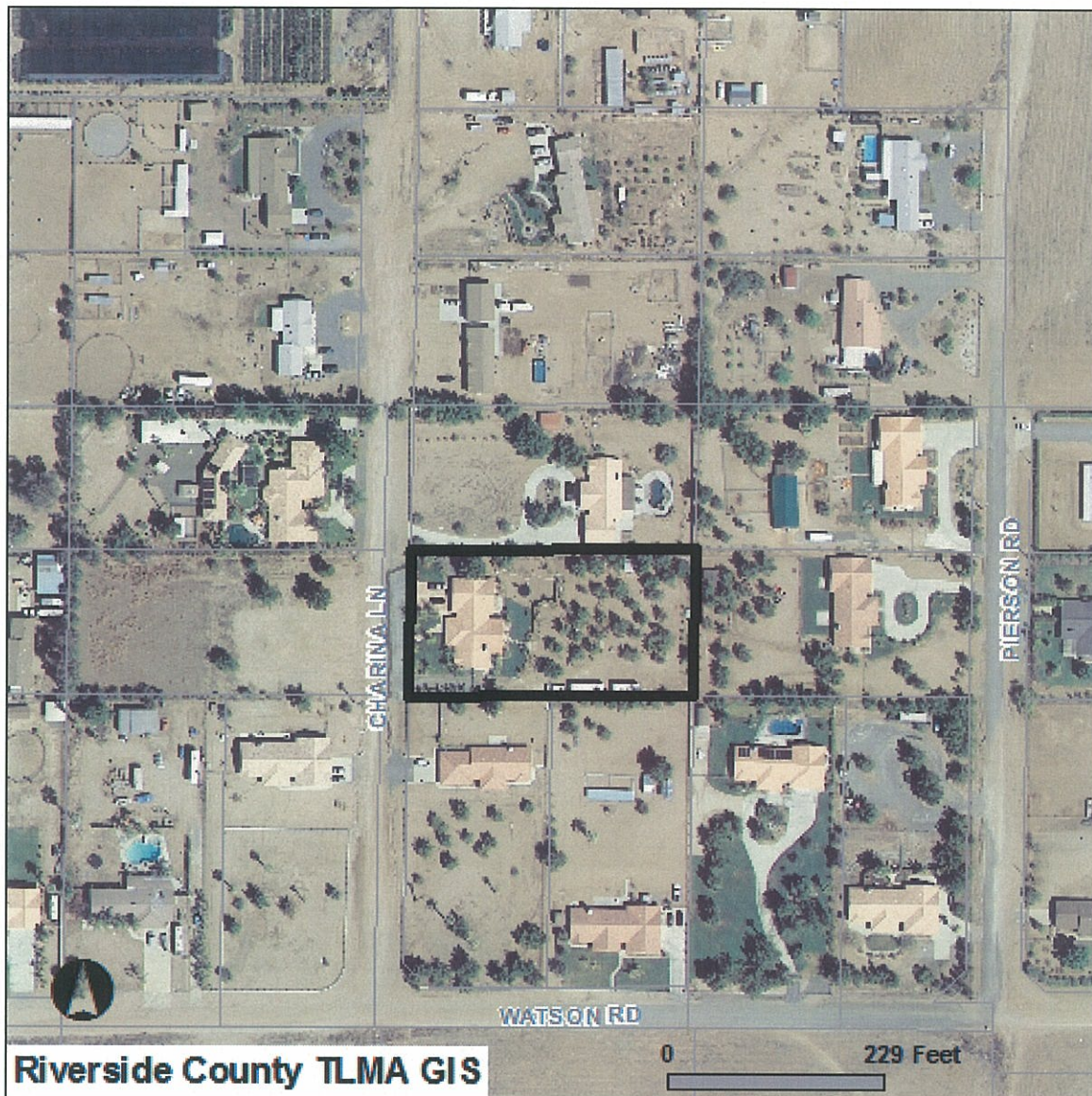
DATE: 10 /21/09

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

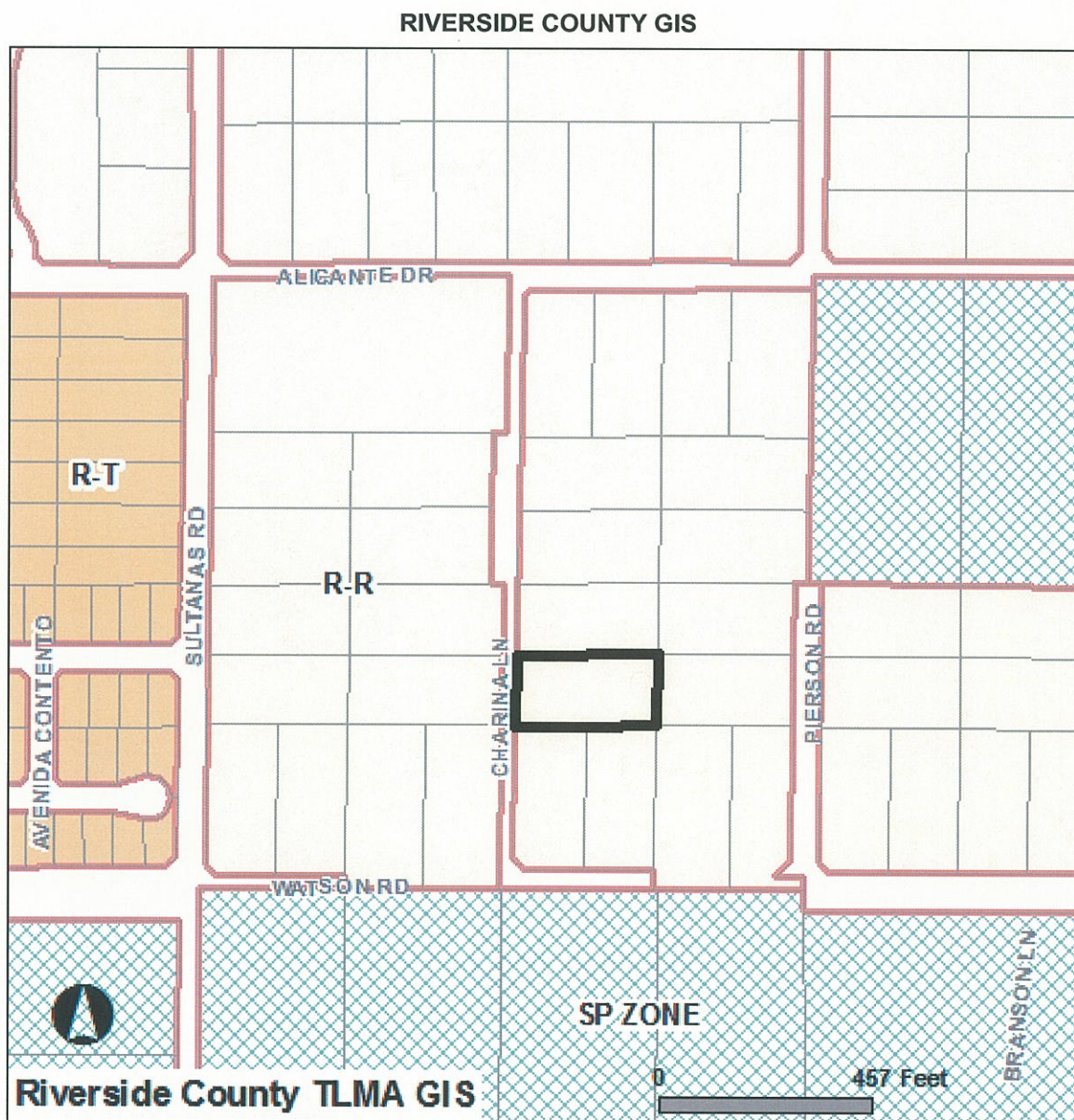


Selected parcel(s):
457-240-038

IMPORTANT

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REPORT PRINTED ON...Wed Oct 07 17:18:37 2009



Selected parcel(s):
457-240-038

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457-240-038

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REPORT PRINTED ON...Wed Oct 07 17:19:55 2009

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 & IRMA B NAVA E-Mail: justus4c 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: justus4c 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.


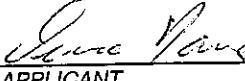
GUEST HOUSE

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 OF APPLICANT

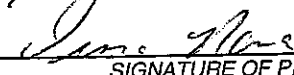
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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 OF PROPERTY OWNER(S)

IRMA NAVA 
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): Metal Storage Building. Outside and roofing materials are one continuous piece made out of heavy gauge, Galvalume steel.

Related cases or underlying case: CV09-05974

PROPERTY INFORMATION

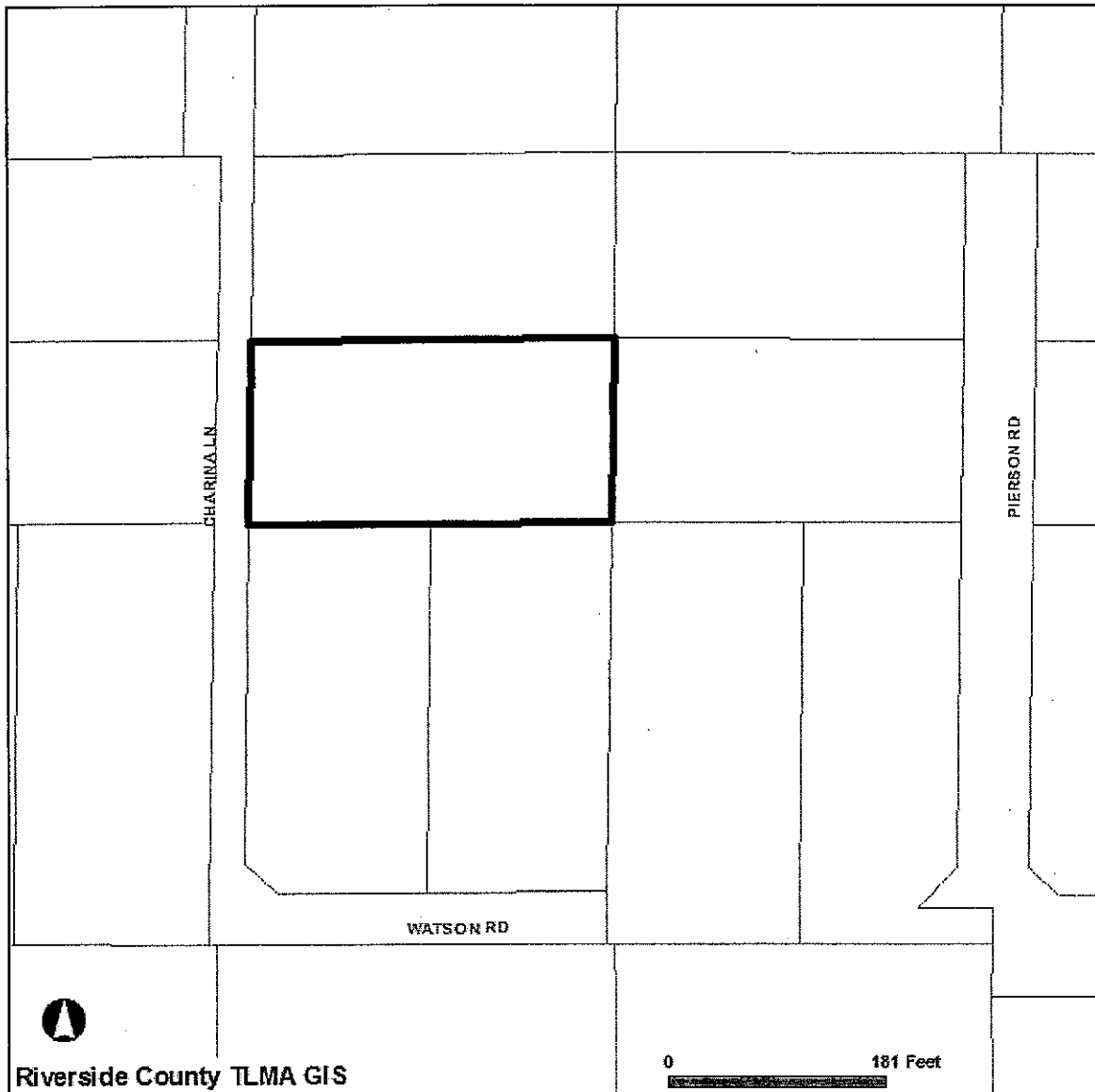
Assessor's Parcel Number(s): 457-240-038

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

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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.

MISCELLANEOUS

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
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

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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

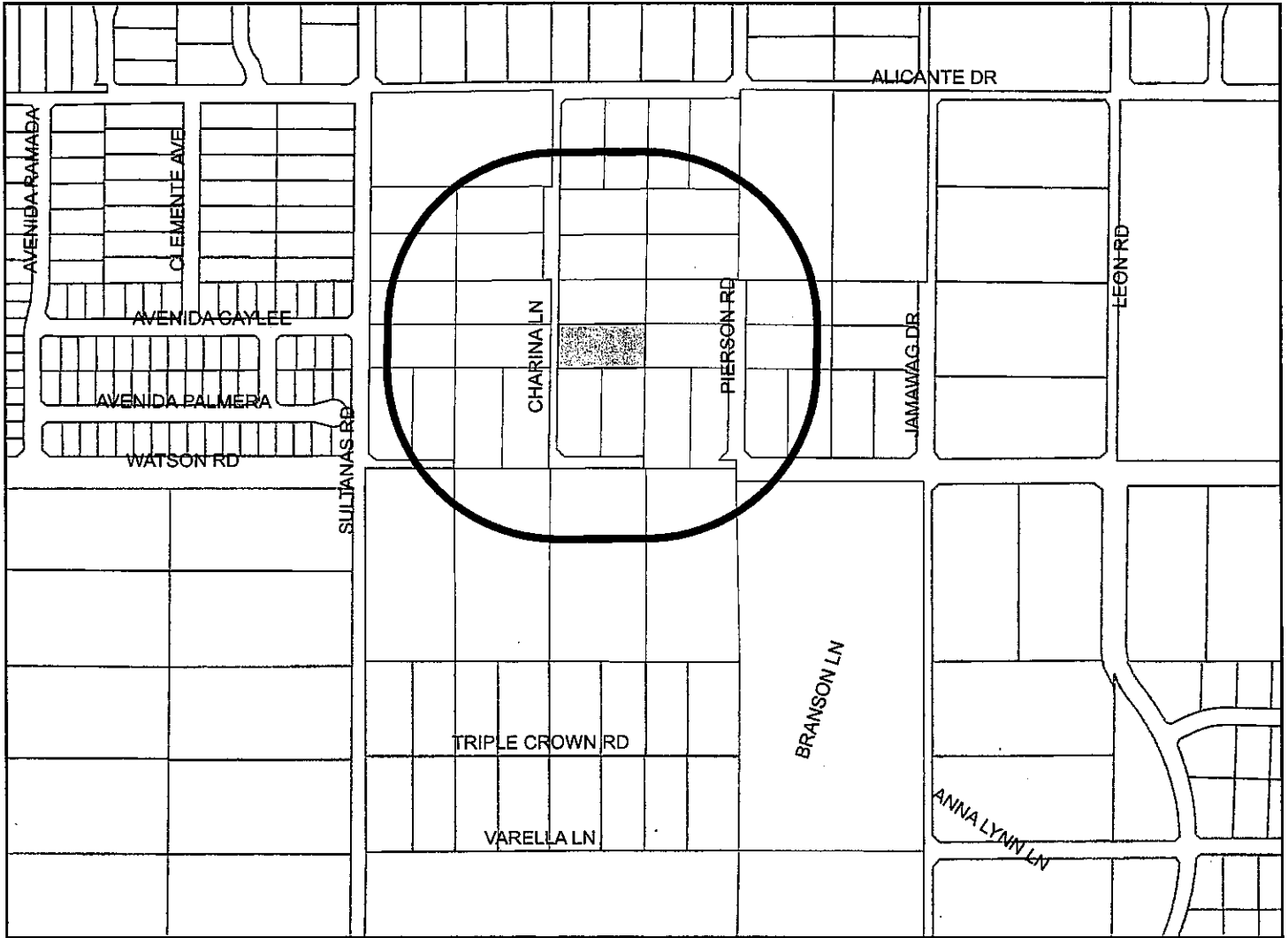
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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.: 2.6
Area Map: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Christian Hinojosa
Directors Hearing: February 7, 2011

Plot Plan No. 21508
CEQA Exempt
Applicant: Everett W. Burns
Engineer/Representative: Larry Vesely

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 21508 proposes a 12,319 square foot enclosed vehicle storage and impoundment for 40 spaces with 1,861 square feet (7%) of landscaping area and 3 parking spaces on a 0.66 gross (0.64 net) acre site. The site currently consists of an existing 1,929 square foot caretaker's unit and office that will be permitted and redeveloped.

The project site is located in the Community of Pedley of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of 63rd Avenue and westerly of Pedley Road.

BACKGROUND:

The project was cited 3 times by the Riverside County Code Enforcement Department for the following reasons: on September 19, 2005 for vehicle abatement (CV054622) and also for an unpermitted land use and for operating an unauthorized business without Planning Department approval (CV054623), and on May 16, 2007 for excessive outside storage (CV073817). The property applicant, Everett W. Burns, filed a Plot Plan application on March 10, 2006 and the most recent Land Development Committee (LDC) Meeting was scheduled for April 17, 2008.

ISSUES OF POTENTIAL CONCERN:

Outstanding Comments - The applicant has outstanding comments which are included within this report and have not been submitted as of the writing of this report from the Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing Land Use: | Vehicle storage and impoundment |
| 2. Surrounding Land Use: | Single family residences to the north, south and west and industrial uses to the east. |
| 3. Existing Zoning: | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning: | Manufacturing-Service Commercial (M-SC) to the north, south, east and west. |
| 5. General Plan Land Use: | Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) |
| 6. Surrounding General Plan Land Use: | Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) to the north, south, east and west. |



- | | |
|----------------------------|--|
| 7. Project Data: | Total Acreage: 0.66 gross / 0.64 net
Total Number of Existing Buildings: 1
Total Proposed & Existing Building Area:
14,248 Square Feet
Total Proposed Landscape Area: 1,861 Square
Feet (7%)
Total Proposed Impound Spaces: 40
Total Proposed Parking Spaces: 3 |
| 8. Environmental Concerns: | CEQA Exempt Per Section 15270, Projects
Which Are Disapproved |

RECOMMENDATIONS:

DENIAL of **PLOT PLAN NO. 21508**, based upon the findings and conclusions incorporated in the staff report.

DETERMINE that Plot Plan No. 21508 is **EXEMPT** from the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(b)(4).

CONCLUSIONS:

1. The proposed project is not in conformance with the Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan including the applicable Policy Areas.
2. The proposed project is not consistent with the Manufacturing-Service Commercial (M-SC) 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 not protected through project design.
4. The proposed project is not compatible with the present and future logical development of the area.
5. The proposed project may have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, vehicle storage and impoundment, is not consistent with the Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) land use designation.

3. The project is not consistent with LU 1.1 "Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements." The project does not provide sufficient information to determine whether the proposed project is consistent with the development requirements of County Ordinances, including Ordinance No. 348, since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation. The project was cited 3 times by the Riverside County Code Enforcement Department for the following reasons: on September 19, 2005 for vehicle abatement (CV054622) and also for an unpermitted land use and for operating an unauthorized business without Planning Department approval (CV054623), and on May 16, 2007 for excessive outside storage (CV073817). Therefore, legal land uses can be permitted if they become non-conforming, illegal land uses are discouraged.
4. The project is not consistent with LU 3.3 "Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)." The project does not provide sufficient information to determine whether the proposed project provides quality design for the equestrian character of the Community of Pedley since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation. Therefore, the project is in conflict with the unique characteristics within the Community of Pedley.
5. The project is not consistent with LU 4.1 "Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62) a-q." The project does not provide sufficient information to determine whether the proposed project is consistent with the General Plan Land Use applicable design standards/concepts and County Ordinances, including Ordinance No. 348, since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation. Therefore, the project does not conform to the character of the surrounding community.
6. The project is not consistent with LU 5.2 "Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)." The project does not provide sufficient information to determine whether the proposed project exceeds acceptable levels of service from service providers, utilities and outside agencies since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation. The project has not provided sufficient design or mitigation from an impact on infrastructure and public services. Therefore, the project does not protect the public's health, safety and general welfare.
7. The project is not consistent with LU 6.1 "Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)." The project is not consistent with the future and logical development of the area and therefore cannot be consistent with policy LU 6.1.

8. The project is not consistent with JURAP 1.2 "Require appropriate setback and landscape buffering standards per the Riverside County Land Use Ordinance." The project does not provide any mitigation against aesthetics that currently impact the surrounding area. Given that the project is existing without permits it currently poses a negative impact on the surrounding environment.
9. The project site is surrounded by properties which are designated Community Development: Business Park (CD: BP) (0.25 - 0.60 Floor Area Ratio) to the north, south, east and west.
10. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
11. The proposed use, vehicle storage and impoundment, is a permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC) zone.
12. The project does not provide sufficient information to determine whether the proposed project is consistent with applicable County Ordinances including Ordinance No. 348 since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation. Therefore, the project is not consistent with applicable County Ordinances, including Ordinance No. 348, and the public's health, safety and general welfare cannot be protected.
13. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the north, south, east and west.
14. Within the vicinity of the proposed project there are single family residences to the north, south and west and industrial uses to the east.
15. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
16. The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.

(a) CEQA does not apply to projects which a public agency rejects or disapproves.

(b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

(c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

The Planning Department found that the proposed use, vehicle storage and impoundment, is not consistent with the zoning or surrounding uses since the project does not provide sufficient information to determine whether the proposed project is consistent with applicable County Ordinances including Ordinance No. 348 since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety – Grading, Flood Control, Geology, Landscaping, Planning and Transportation.

Therefore, the project is not consistent with applicable County Ordinances including Ordinance No. 348, and the public's health, safety and general welfare cannot be protected.

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. An Agriculture Preserve;
 - e. A Circulation Element Right-Of-Way;
 - f. A WRCMSHCP Criteria Cell;
 - g. A High Fire area;
 - h. A County Fault Zone;
 - i. A Flood Zone;
 - j. An Area Drainage Plan Area; or,
 - k. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Jurupa Community Service District;
 - e. The Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area);
 - f. The Business Park Policy Area;
 - g. The Flabob Airport Influence Area Zone D and E;
 - h. A High Paleontological Potential (High A);
 - i. An Area High Liquefaction Potential;
 - j. An Area Susceptible to Subsidence; and,
 - k. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 163-202-009.
5. This project was filed with the Planning Department on March 10, 2006.
6. This project was reviewed by the Land Development Committee 1 time on the following date April 17, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$12,038.58.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21508

VICINITY/POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 11/02/10
Vicinity Map



Zoning District: Pedley
Township/Range: T2SR6W
Section: 26

Assessors Bk. Pg. 163-20
Thomas Bros. Pg. 684 E6
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY GIS



Selected parcel(s):
163-202-009

LAND USE

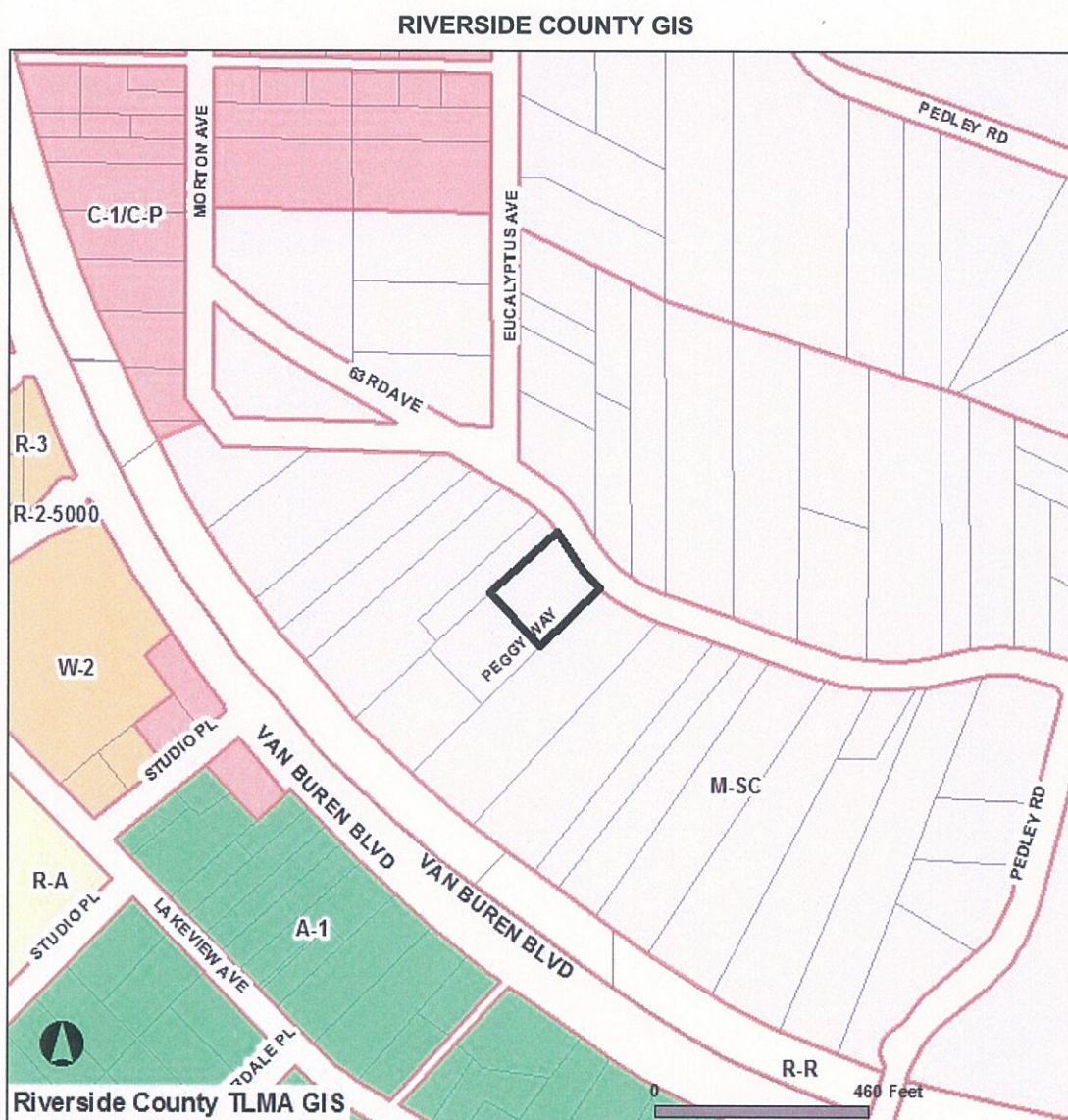
SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	BP - BUSINESS PARK	CR - COMMERCIAL RETAIL	LI - LIGHT INDUSTRIAL
MHDR - MEDIUM HIGH DENSITY RESIDENTIAL	LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL		

IMPORTANT

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

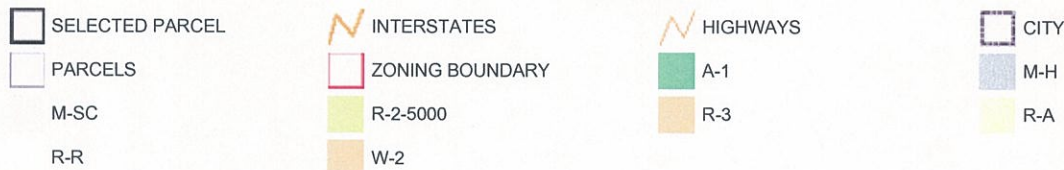
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Version 101221



Selected parcel(s):
163-202-009

ZONING

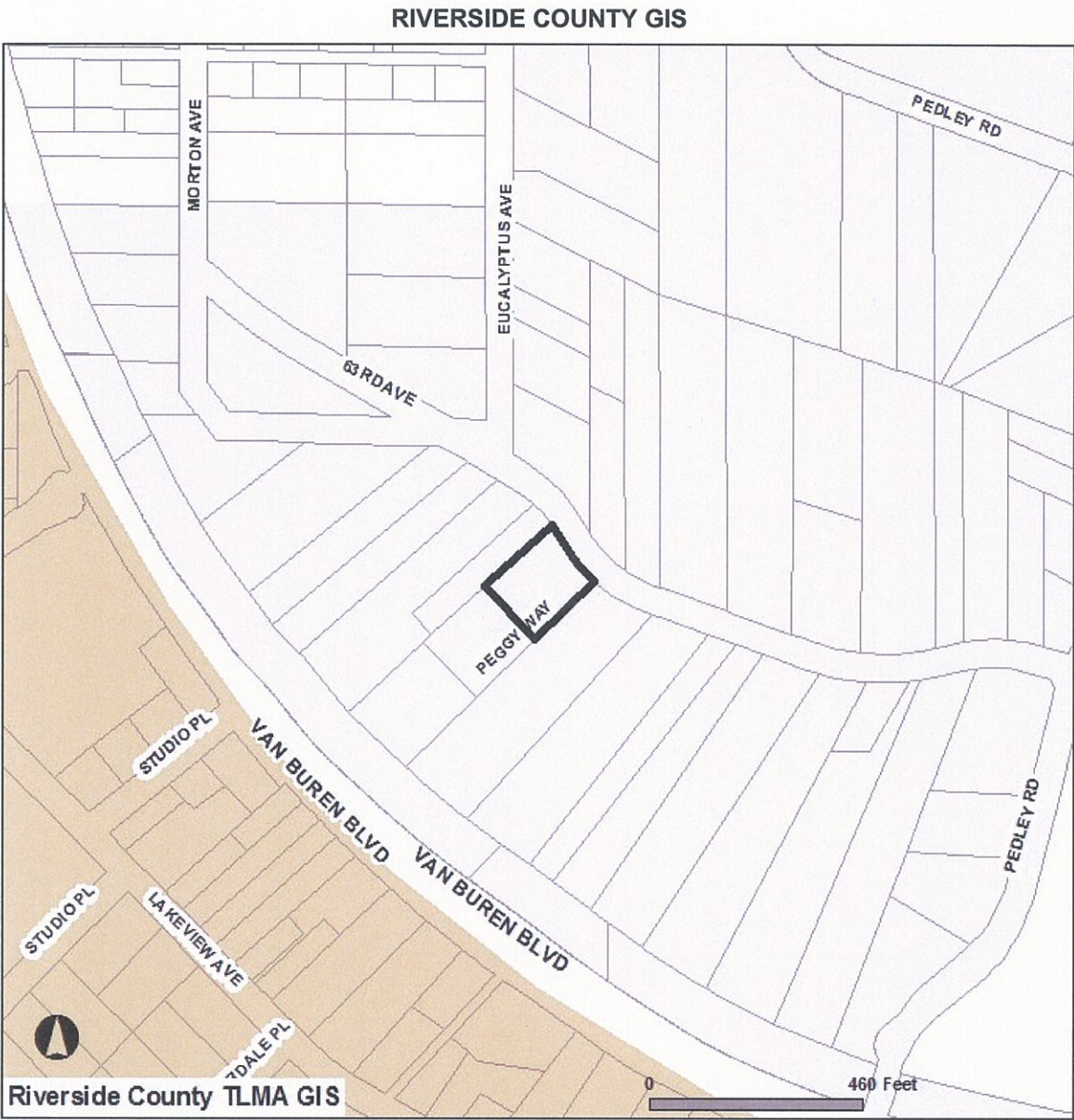


IMPORTANT

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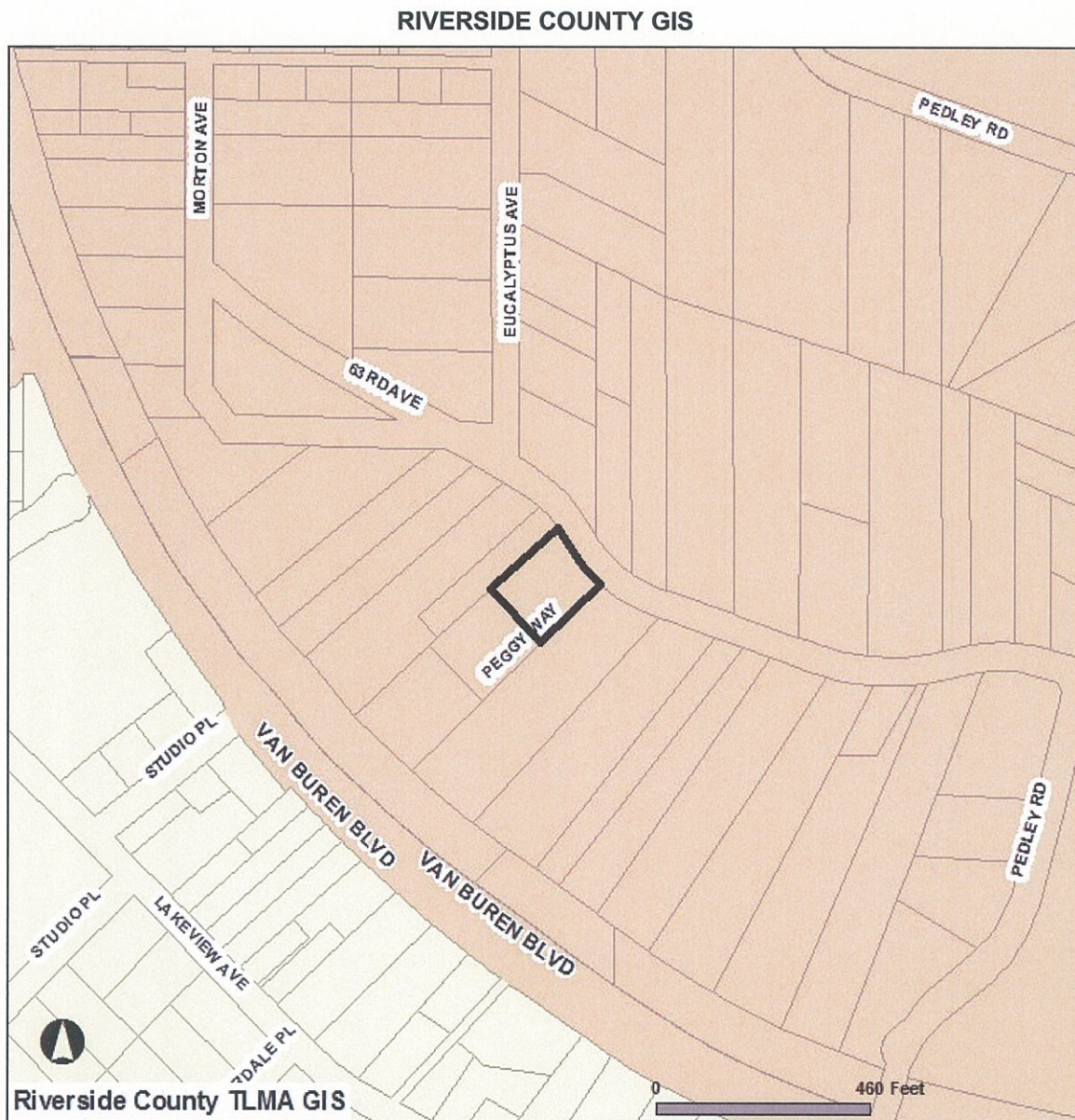
Selected parcel(s):
163-202-009

POLICY AREAS/OVERLAYS

- | | | | |
|---|---|--|--|
|  SELECTED PARCEL |  INTERSTATES |  HIGHWAYS |  CITY |
|  PARCELS |  BUSINESS PARK POLICY AREA |  EQUESTRIAN SPHERE POLICY AREA | |

IMPORTANT
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Selected parcel(s):
163-202-009

REDEVELOPMENT AREAS



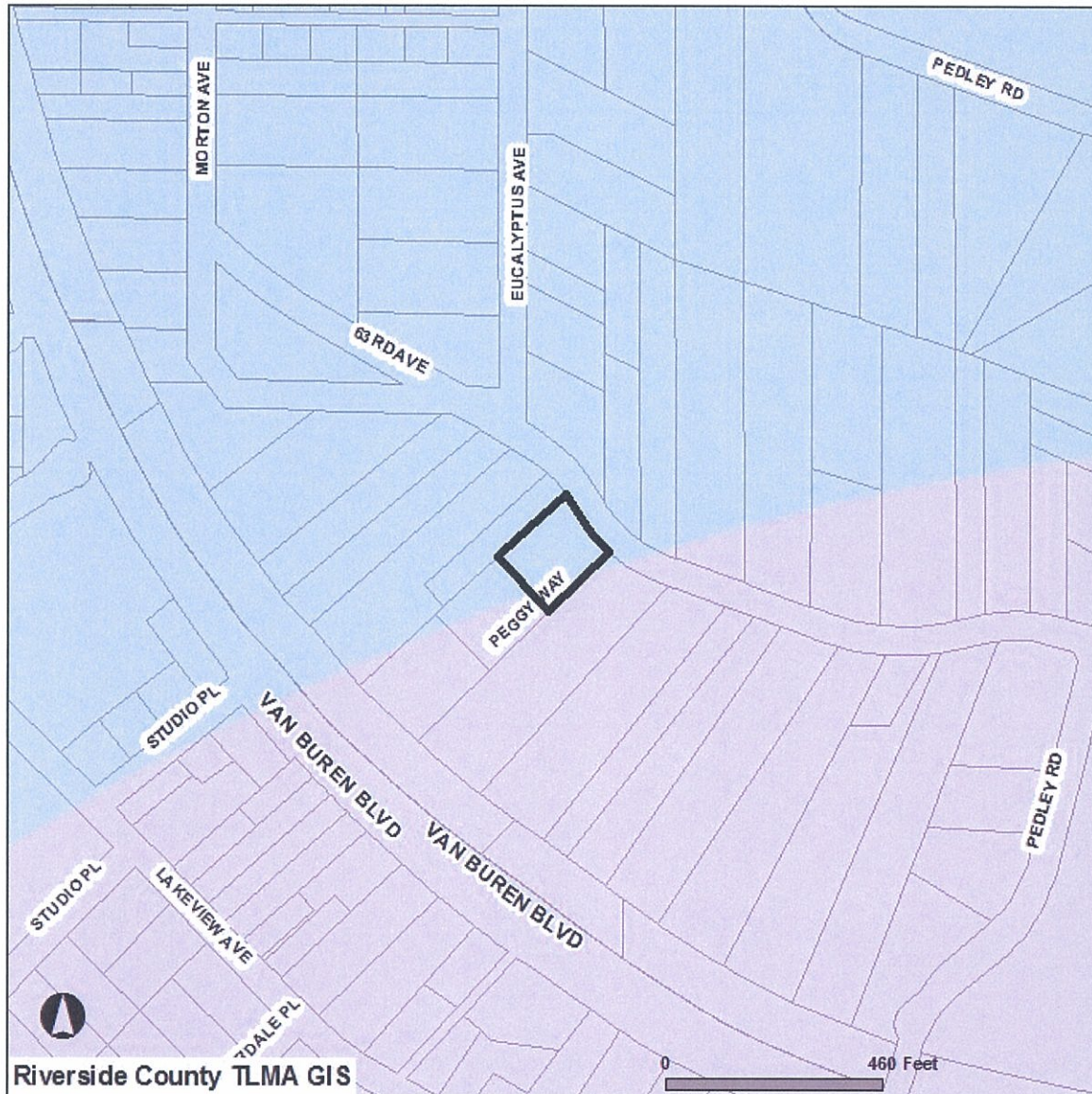
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Version 101221

RIVERSIDE COUNTY GIS



Selected parcel(s):
163-202-009

AIRPORTS

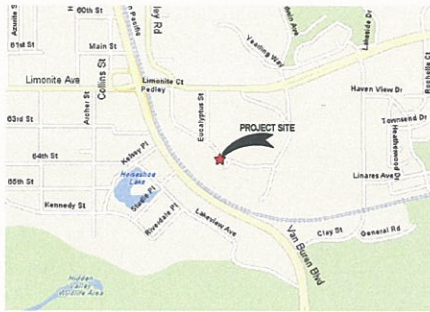


IMPORTANT

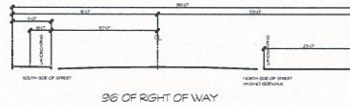
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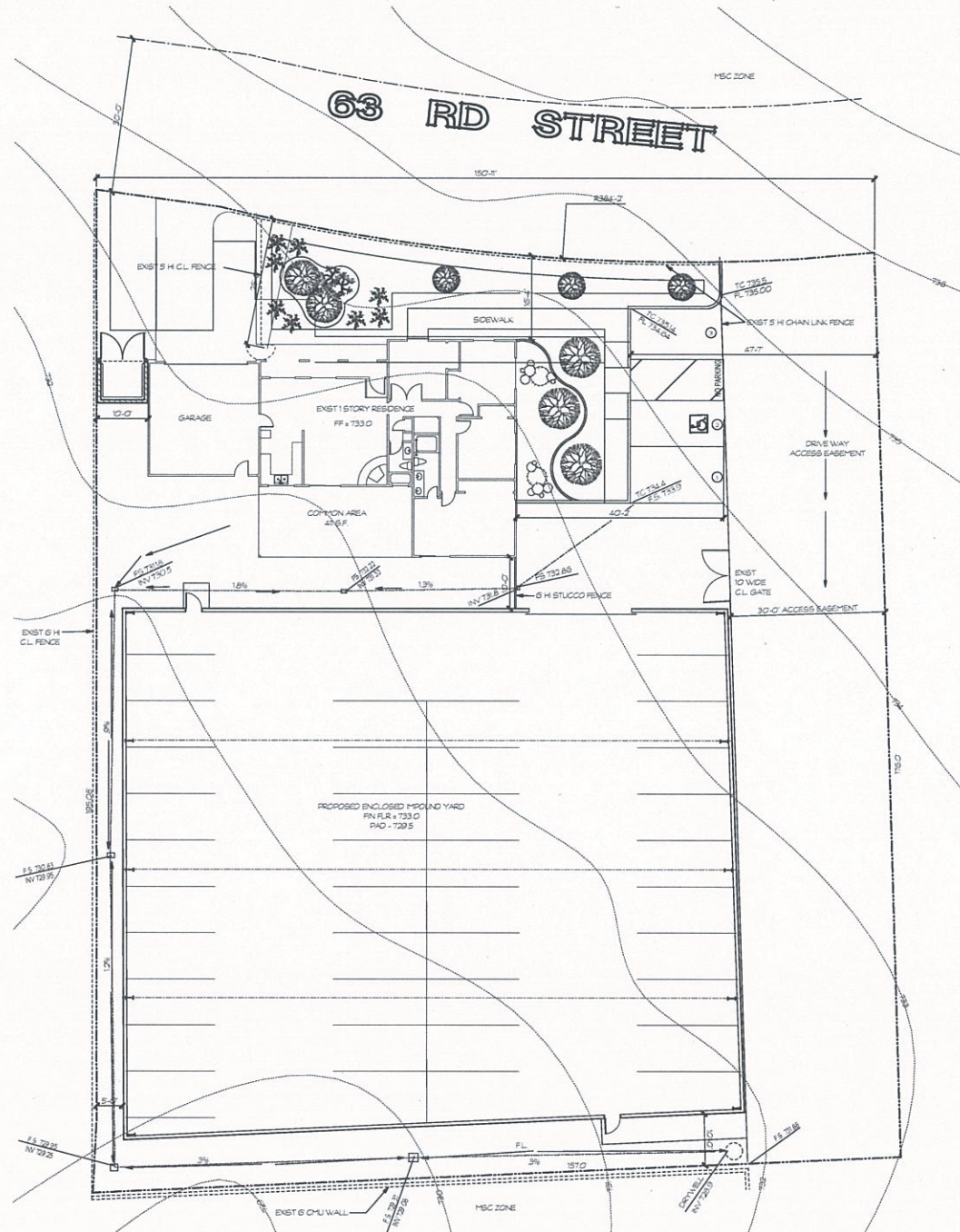
Version 101221



VICINITY MAP
NTS



CASE #: PP21508
EXHIBIT: A
DATE: 3/24/08
PLANNER: C. HINOJOSA



OWNER

EVERETT W. BURNS
8430 GORD AVE
RIVERSIDE, CA 92509
TEL: 951-685-1331
FAX: 951-685-1303

APN 153-202-009

TYPE OF CONSTRUCTION V-N
HEIGHT 1 STORY
AREA 10071 S.F.
OCCUPANCY B, U-1
FIRE SPRINKLERS NO
LOT AREA 84 ACRES
GROSS 29739 S.F.
NET 24335 S.F.
THOMAS BROS. MAP 2000 - 684, E-6
GENERAL PLAN DESIG SP
ZONING MSC

PROJECT DESCRIPTION:

A 1236.5 S.F. ENCLOSED
IMPOUND YARD, THE EXISTING
EXISTING OFFICE WILL REMAIN
AND HAVE A NEW EXTERIOR FACE
LEFT TO MATCH THE IMPOUND YARD

LEGAL DESCRIPTION:

APN 153-202-009
RECORDED BOOK/PAGE: PM 33-92
SUBDIVISION NAME: PM 871L
LOT / ARCEL: 1 BLOCK NOT AVAILABLE
TRACT NUMBER NOT AVAILABLE

SCHOOL DISTRICT:

JURUPA UNIFIED SCHOOL DISTRICT
4850 PEDLEY ROAD, RIVERSIDE, CA 92509

UTILITY:

ELECTRIC: SOUTHERN CALIFORNIA
GAS: SOUTHERN CALIFORNIA
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: CITY OF RIVERSIDE
PHONE: 58C
CABLE TV: CHARTER CABLE DIRECT TV

EXIST 1 STORY RESIDENCE
TO REMAIN

FLOOD CONTROL DISTRICT:

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FLOOD PLAN (ZONE A-100 YEAR)
NOT REQUIRED

LOT AREA 27844 S.F.
OFFICE AREA 9029 S.F. DENSITY 034%
BUILDING AREA 1236 S.F. DENSITY 44%
PARKING AREA 659 S.F. DENSITY 024%
LANDSCAPE AREA 188 S.F. DENSITY 07%
OPEN SPACE AREA 1437 S.F. DENSITY 02%
DRIVEWAY AREA 6058 S.F. DENSITY 21%

LARRY VESELY ARCHITECT
ARCHITECTURE • PLANNING



RESIDENCE CONVERSION TO IMPOUND YARD FOR
JURUPA TOWING

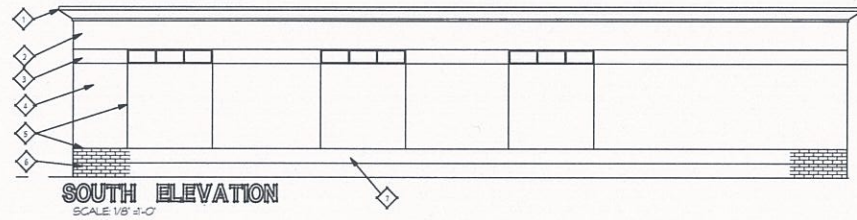
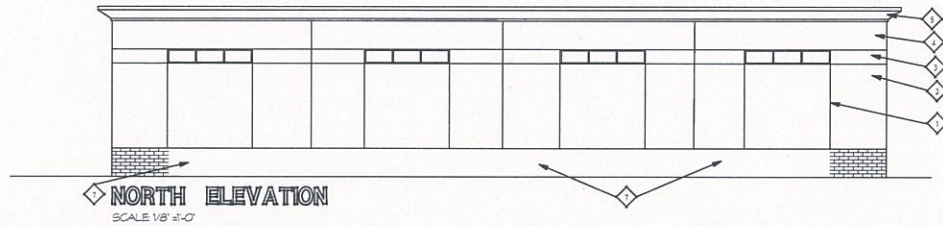
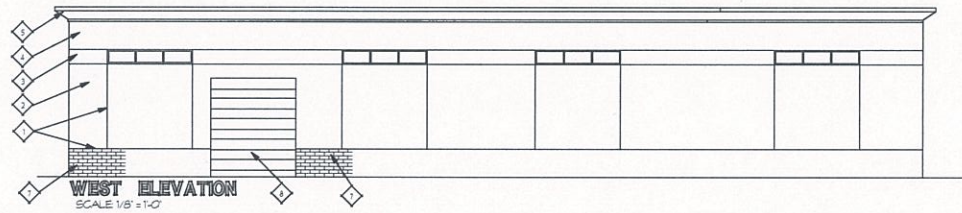
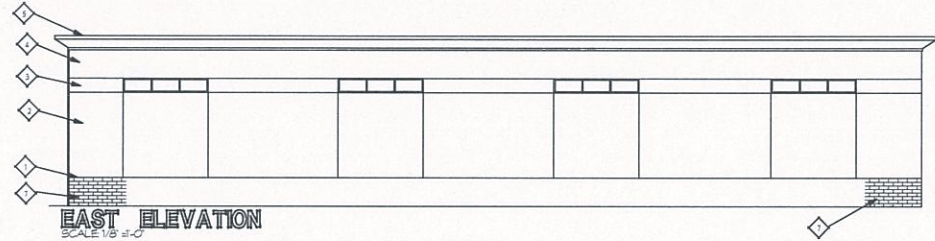
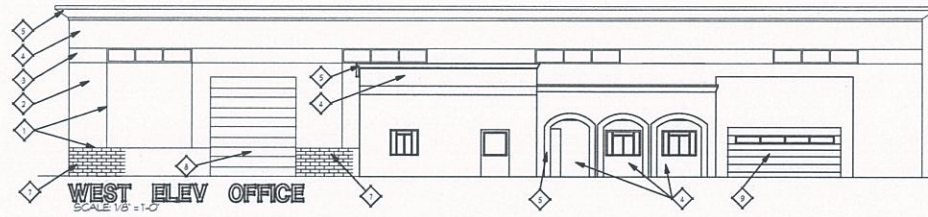
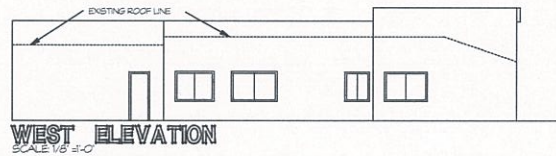
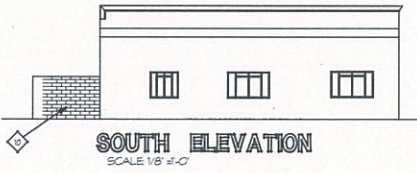
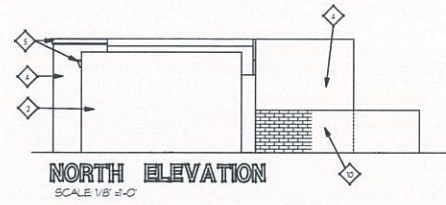


JURUPA TOWING
DATE: 02/15/08
FILE
SHEET



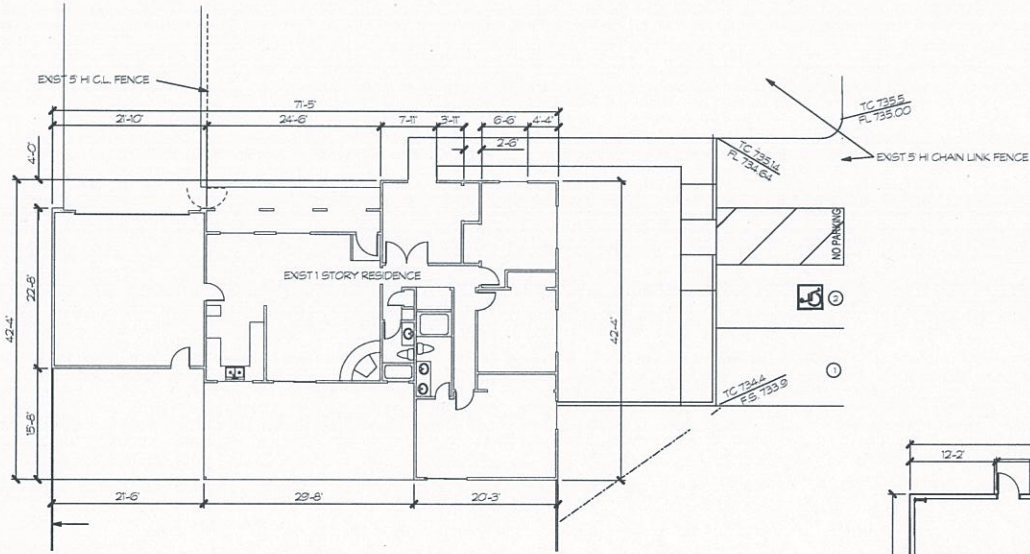
PLOT PLAN

CASE #: PP21508
 EXHIBIT: B
 DATE: 3/24/08
 PLANNER: C. HINOJOSA

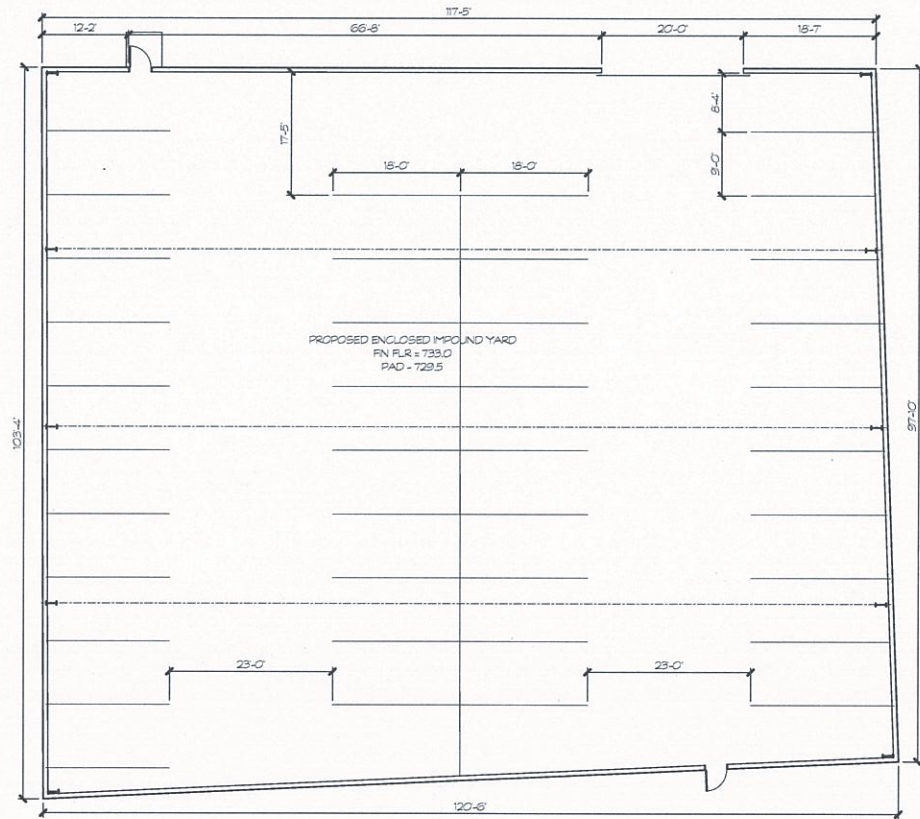


ELEVATION NOTES

- 1 APPROVED REVEAL
- 2 METECHO GRANTSTONE WALL PANELS
ARCHITECTURAL APPEARANCE OF SPRAYED
STUCCO, COLOR: ANTIQUE BRONZE
- 3 METECHO GRANTSTONE WALL PANELS
ARCHITECTURAL APPEARANCE OF SPRAYED
STUCCO, COLOR: SURREY BEIGE
- 4 METECHO GRANTSTONE WALL PANELS
ARCHITECTURAL APPEARANCE OF SPRAYED
STUCCO, COLOR: BONE WHITE
- 5 STUCCO OVER ARCHITECTURAL TRIM
- 6 PLANTER OUT OF PRECISION BLOCK
- 7 PRECISION BLOCK FOR THE FIRST 4
- 8 ROLLUP DOORS PAINTED IN DUNN
EDWARDS DESSA WHOLE WHEAT
- 9 GARAGE DOOR PAINTED IN DUNN
EDWARDS DESSA WHOLE WHEAT
- 10 EXISTING 6' HIGH PRECISION BLOCK FENCE



EXISTING OFFICE FLR PLAN
SCALE: 1/8" = 1'-0"



IMPOUND YARD FLR PLAN
SCALE: 1/8" = 1'-0"

CASE #: PP21508
EXHIBIT: C
DATE: 3/24/08
PLANNER: C. HINOJOSA

12/30/10
11:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP21508

Parcel: 163-202-009

5. DRT CORRECTIONS REQUIRED

BS GRADE DEPARTMENT

5.BS GRADE. 1 DRT - CORRECTIONS 04/17/08

REQUIRED

CORRECTIONS: PP21508

DATE: 04/17/08

Contact person: Sam Gonzalez

PH: (951) 955-2559 FAX: (951) 955-2023
EMAIL: sdgonzal@rctlma.org

Please provide an exhibit that shows the following information:

- 1.Drywells are not allowed.
- 2.Please indicate how sites drainage will be filtered prior to exiting site.
- 3.Show where the site drainage will flow after exiting site.

E HEALTH DEPARTMENT

5.E HEALTH. 1 DRT - CORRECTIONS

REQUIRED

Applicant must address the following issues:

- a) Provide proof of current water and sewer service (i.e. utility bill, etc.) or provide original copy of current "will-serve" letter for water and sewer service from the appropriate utility company. Please note that any existing septic system(s) will have to be properly abandoned/removed under permit with Department of Environmental Health.

FLOOD RI DEPARTMENT

5.FLOOD RI. 1 DRT CORRECTION 4/28/08

REQUIRED

Plot Plan 21508 is a proposal to construct 12,319 sq. ft of enclosed automobile impound yard on a 0.68-acre site in the Pedley area. The site is located on the southerly of 63rd Street, and westerly of Pedley Road.

The District has reviewed the proposal and has the following comments which shall be addressed prior to the

12/30/10
11:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP21508

Parcel: 163-202-009

5. DRT CORRECTIONS REQUIRED

5.FLOOD RI. 1

DRT CORRECTION 4/28/08 (cont.)

REQUIRED

issuance of conditions of approval:

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, the development of this site would adversely impact downstream property owners by increasing the rate and volume of flood flows and detracting from water quality. Mitigation shall be required to offset such impacts. Additionally, since the development would increase the impervious area, project specific WQMP will be required. To mitigate both increased runoff and satisfy water quality requirements, the developer can either do an increased runoff basin and submit the calculations supporting the size of the basin to the District for review, or the District would accept a volume based treatment BMP as mitigation for both increased runoff and water quality. Please see the District's Stormwater Quality Best Management Practice Design Handbook at:

<http://www.floodcontrol.co.riverside.ca.us/waterqualitynypde.asp>

for BMP design criteria and procedures. All on-site runoff shall be directed into the BMP facility and the outlet shall be designed to respect current drainage patterns. The tentative exhibit shows a drywell on the southeast corner of the site. The drywell is not acceptable form of mitigation and therefore deleted from the exhibit.

Questions regarding this project may be directed to Shaheen Mooman at 951.955.1318 or Mekbib Degaga at 951.955.1200.

5.FLOOD RI. 2

DRT SUBMIT PRELIM WQMP

REQUIRED

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed

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PLOT PLAN:TRANSMITTED Case #: PP21508

Parcel: 163-202-009

5. DRT CORRECTIONS REQUIRED

5.FLOOD RI. 2 DRT SUBMIT PRELIM WQMP (cont.) REQUIRED

guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this WQMP report is indicated as 'exhibit A' at the website above. It shall be noted that a final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

PLANNING DEPARTMENT

5.PLANNING. 1 DRT-LANDSCAPE COMMENTS 3/26/08 REQUIRED

PLAN MUST BE FROM CALIFORNIA LICENSED LANDSCAPE ARCHITECT.
PLEASE RESUBMIT PLANS WITH LANDSCAPE ARCHITECT SEAL.

5.PLANNING. 2 DRT - GEOLOGIC STUDY REQUIRED

GEOLOGIST'S DRT COMMENTS

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 2

DRT - GEOLOGIC STUDY (cont.)

REQUIRED

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224.00 for the 0.68-acre proposed project). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Palm Desert, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

5.PLANNING. 3

DRT - 1ST CORRECTION LETTER

REQUIRED

PLANNING DEPARTMENT COMMENTS

Plot Plan No. 21508

February 19, 2008

Please attach a properly scaled 1:1 (not enlarged, not reduced) copy of the portion of the appropriate USGS 7.5' series quadrangle (1:24,000 scale) with the project areas accurately delineated for Plot Plan No. 21508 in order for the Eastern Information Center (EIC) to adequately review the proposed project site for cultural and historical

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) REQUIRED

significance.

Please provide 15 copies of an amended exhibit in which the following corrections are noted including any additional information requested. (Exhibit A - Site Plan)

- 1.The revised exhibit shall include the name, address, and telephone number of the applicant under the title "APPLICANT".
- 2.The revised exhibit shall have as a title "Plot Plan No. 21508" located somewhere conspicuously within the exhibit.
- 3.The proposal is located within Thomas Brothers Map page 684 Grid F6 and Grid E6; note accordingly.
- 4.Revise the exhibit to include a scale bar.
- 5.Revise the exhibit to indicate correct area calculations. As submitted, the gross (0.68 Acres) and net (0.56 Acres) areas are different than the noted lot area (0.64 Acres).
- 6.Revise the exhibit so that all property lines are clearly identifiable.
- 7.Revise the exhibit to include the location of adjoining property, lot lines, and surrounding structures.
- 8.The revised exhibit shall indicate the existing General Plan Land Use Designation and Zoning Classification of the property immediately surrounding the subject property.
- 9.The purveyor of water and sewer to the Jurupa Area is the Jurupa Community Services District (JCSD); note accordingly.
- 10.Revise the exhibit's project data to omit the "open-space area" as no open space area is proposed.
- 11.The revised exhibit shall indicate the grades any of proposed and existing streets.
- 12.The revised exhibit shall note all easements of record by map or instrument number. The submitted exhibit indicates that there is a 30 foot easement located along the project site's boundaries. Note the intended use of

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) REQUIRED

this easement.

13.Revise the exhibit to label and describe any land or rights-of-way to be dedicated to the public or other uses.

14.Revise the exhibit to note whether the existing structure is a caretaker's unit or office. The Planning Department will support entitlement of the proposal only if it is for an office and a caretaker unit; no other use shall be supported.

15.The submitted exhibit does not indicate if the proposed project site is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone. The Riverside County Integrated Project (RCIP) indicates that the subject property has a high potential for liquefaction and is susceptible to subsidence; note accordingly.

16.Revise the exhibit to note whether or not the subject property is subject to overflow, inundation, or a flood hazard.

17.Revise the exhibit to indicate the Federal Emergency Management Agency's (FEMA) mapped floodplains, floodways, and zone designation. The proposed project site is located within FEMA Flood Zone C.

18.The revised exhibit shall include American with Disabilities Act (ADA) compliant paths; such paths must be made continuous and accessible to and from the entrances of each operating structure.

19.Revise the exhibit to indicate the internal circulation by the use of truck routes, indicating turn radii. In addition, revise the internal circulation of the proposed structure.

20.Remove all landscaping from the site plan. Landscaping shall only be shown within an attached landscaping exhibit.

21.Revise the exhibit so that landscaping, paths, and structures are easily identified. As submitted, it is difficult to determine the difference between these items. Shading or the use of different line widths is encouraged.

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

22.All parking stalls within the project site must meet Riverside County Ordinance No. 348, Section 18.12; as such, all perpendicular (90°) parking spaces shall be 9' x 18' and all end stalls shall be a minimum of 11' x 18'.

23.Per Riverside County Ordinance No. 348, Section 18.12, parking requirements for storage yards is 1 space per 5,000 sq. ft. of lot area. As such, 6 parking spaces are required including one (1) accessible parking space for persons with disabilities.

24.Revise the exhibit to note and label the amount of parking spaces in the enclosed impound yard.

25.Per Riverside County Ordinance No. 348, Section 18.12, no parking space shall be located within three feet (3') of any property line, no parking space located on driveways providing direct access to a street shall be located closer than 30' from the property line at the right-of-way, and no off-site parking spaces are permitted to be included within the parking calculations. The use of expanded landscaped areas is encouraged. For a single accessible space, the space shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five foot wide loading/unloading area.

26.Per Riverside County Ordinance No. 348, Section 18.12, all planters within the project site shall be a minimum of five feet (5') wide and have a minimum area of 25 sq. ft.

27.Per the Riverside County Ordinance No. 348, a minimum of 10 percent of the site proposed for development shall be landscaped and irrigated, and a minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaping strip shall not include landscaping located within the street right-of-way.

28.All lighting fixtures, including spot lights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

29. Along with the re-submittal, provide a Color and Materials Board which shall include, roofing materials, colors swatches, window trimmings, window style, fascia, awnings, trellises, etc, of all existing structures that shall remain, and all proposed structures. Please provide such items on a foam board and five (5) colored copies on normal paper on either 11" x 17" or 8 1/2" x 11".

30. Provide one (1) set of Colored Elevations for the proposed plot plan in conjunction with the Color & Materials Board in order for the Planning Department to properly review the color scheme of the existing structures that shall remain as well as the proposed structures.

31. All mechanical equipment shall be required to be enclosed in a building, and roof-mounted accessory equipment shall be required to be screened from public view, up to 1,320 ft.

32. Along with the re-submittal, provide a Comprehensive Landscape/Irrigation Plan and a Wall/Fence Plan. Both plans must be submitted as separate exhibits. Ensure that all walls including retaining walls, fences, and gates are noted on the exhibit; the exhibit shall note the height, location, and type of walls, fences, and/or gates proposed. The County of Riverside Planning Department recommends using a Concrete Masonry Unit (CMU) wall or a wrought-iron split-face combination wall. Chain link fences will not be supported by the Planning Department. The Landscape Plan shall provide a typical lot landscape detail as well as right-of-way (ROW) landscaping; the plan shall provide a plant palette, street trees proposed within the ROW shall be a minimum of 36" or greater. All landscape plans shall be in conformance with Riverside County Ordinance No. 859, the "Design and Landscape Guidelines for Development in the Second Supervisorial District", and the "County of Riverside Guide to California Friendly Landscaping". All ordinances and guidelines can be found at the Planning Department's website (<http://www.tlma.co.riverside.ca.us/planning>).

Please feel free to contact me at (951) 955-0972 or email me at chinojos@rctlma.org if you have any questions regarding your case.

Thank you,

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5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

Christian Hinojosa, Project Planner

TRANS DEPARTMENT

5.TRANS. 1 DRT-NEED AMD#1 05-12-08 REQUIRED

These are comments only and are not to be construed as
Conditions of Approval.

These comments (correction list) are to be considered
replaced by subsequent amended map comments (if any).

1. Make the following revisions and resubmit Amended No. 1
exhibit.
2. List all easements of record by map or instrument
number. If no easements exist, state so on the map.
3. Revise typical section for each street showing existing
improvements and right-of-way and proposed improvements.
4. Centerline intersections of driveways shall be at 90
degrees.
5. Indicate all existing and proposed driveways along the
project frontage, adjacent to the project and on the
opposite side of street.

Should you have any questions, please contact Marwan Salhab
at (951) 955-8482. Fax number is (951) 955-0049.

April 30, 2008

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

DATE: March 24, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency

Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Riv. EDA-Redevelopment
Riv. ALUC-John Guerin
Riv. Municipal Airport
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Jurupa CSD

PLOT PLAN NO. 21508 – EA40735 – Applicant: Everett W. Burns – Engineer/Representative: Larry Vesely – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan – Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) – Location: Westerly of Pedley Road and Southerly of 63rd Avenue – 0.68 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 21508 proposes to construct a 12,319 sq. ft. enclosed automobile impound yard including 38 parking spaces within 0.68 Gross Acres. The proposal also includes an existing 1,929 sq. ft. single-story caretaker unit and office that shall remain, 1,861 sq. ft. of landscaping (0.07%), and three (3) parking spaces including one (1) accessible parking space for persons with disabilities. – APN: 163-202-009

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 17, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at **(951) 955-2137** or email at angonzal@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, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject:

**Policy
Number**

Page

REVIEW OF UNAUTHORIZED BUSINESSES

A-57

1 of 2

Objective:

To provide policy guidelines for development departments to ensure the timely review of application materials for commercial and industrial uses which have been identified by the Code Enforcement Division of the Department of Building & Safety as operating without the required county approvals.

Policy:

With the exception of commercial or industrial uses which qualify for fast track processing pursuant to Board Policy A-32, all unauthorized uses which apply for county approval will be reviewed by the unauthorized business review team, which will consist of a representative from the Planning Department, Department of Building & Safety, and, when the unauthorized use is located in a redevelopment area, the Economic Development Agency. With the exception of the time line mentioned later in this policy and the "Team" identified for the case processing, these applications will follow the standard county procedure for case processing.

All unauthorized businesses will be required to file an application for the appropriate county permit and pay all applicable fees. Any application for approval of an unauthorized business, which is not accompanied by the applicable fee (or supplemental deposit), will be taken forward to the appropriate review body for immediate denial, after which the use will be subject to enforcement action pursuant to Board Policy F-5.

Time Lines:

All applications filed pursuant to this policy will be brought forward for hearing to the appropriate hearing body within six months of the initial application (except for those cases which are delinquent in paying the required fee) whether or not the applicant has supplied all of the necessary information or studies. The submittal of complete information and all necessary studies is the responsibility of the applicant, and a lack of necessary data will not prevent any case processed by the Team from being processed in accordance with these policy guidelines.

COUNTY OF RIVERSIDE, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject:

**Policy
Number**

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REVIEW OF UNAUTHORIZED BUSINESSES

A-57

2 of 2

The following guidance to code enforcement staff shall apply:

1. **Notice of Violation:** Unauthorized businesses shall submit applications and pay appropriate processing fees within 30 days of the Notice of Violation.
2. **Initial Hearing:** If the applicant has paid appropriate fees, the project shall be brought forward for hearing before the appropriate body within 6 months of the Notice of Violation, whether or not the applicant has submitted all appropriate documentation.
3. **Disposition:** It will be the responsibility of the hearing body to approve, deny, or grant a time extension to the review process at the time of the Initial Hearing.
4. **Compliance Delays:** At any time (following the initial 30 day Notice of Violation) code enforcement staff, at their discretion, may determine that progress related to either code compliance or processing of the appropriate application is not proceeding in a timely manner. In that event staff may schedule the matter to be considered by the appropriate hearing body regardless of the 6-month processing time frame referenced in Item 2 above. Should the hearing body determine that the applicant is not making substantial progress, code enforcement shall pursue compliance through judicial remedy.
5. **Intent:** The intent of this guidance is that unauthorized uses shall not be able to continue to operate by drawing out the administrative mechanisms and procedures required to bring them into compliance.

Reference:

Minute Order 3.23 of 04/23/2002
Minute Order 3.47 of 01/10/2006
Minute Order 3.7 of 11/07/2006

\$35.50

CC CNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 21508 DATE SUBMITTED: 3/10/06

APPLICATION INFORMATION

Applicant's Name: EVERETT W. BURNS E-Mail: _____

Mailing Address: 8430 63RD AVE
RIVERSIDE, CA. 92509
City State ZIP

Daytime Phone No: (951) 685-1331 Fax No: (951) 685-1303

Engineer/Representative's Name: LARRY VESELY E-Mail: _____

Mailing Address: 6966 BROOKTON AVE B
RIVERSIDE, CA. 92506
City State ZIP

Daytime Phone No: (951) 784-2570 Fax No: () _____

Property Owner's Name: EVERETT W. BURNS E-Mail: _____

Mailing Address: 8430 63RD AVE
RIVERSIDE, CA. 92509
City State ZIP

Daytime Phone No: (951) 685-1331 Fax No: (951) 685-1303

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.

EVERETT W. BURNS

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. 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.

EVERETT W. BURNS

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 163-202-009-3

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 27935 S.P. 0.64 acres

General location (street address, cross streets, etc.): North of Peggy Way, South of Eucalyptus St, East of VanBuren, West of —

Thomas Brothers map, edition year, page number, and coordinates: 2000 - 644 E-6

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD): propose to conduct impound yard @ EXIST Residence.

APPLICATION FOR LAND USE AND DEVELOPMENT

propose to conduct impound yard @ exist
residence.

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). _____ (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?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards: _____

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

APPLICATION FOR LAND USE AND DEVELOPMENT

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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 _____

Owner/Representative (2) _____ Date _____

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 21508 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked by: Valderrama
dvp. 4.28.201*

600 feet buffer



Selected Parcels

163-220-005	163-220-004	163-180-017	163-202-003	163-152-020	163-152-022	163-202-009	163-160-007	163-202-011	163-220-003
163-212-010	163-190-011	163-160-013	163-220-002	163-190-010	163-160-014	163-202-013	163-202-004	163-202-005	163-160-006
163-212-008	163-212-007	163-220-001	163-202-010	163-220-006	163-160-012	163-160-008	163-202-006	163-212-009	163-212-005
163-202-012	163-160-009	163-211-001	163-230-001	163-152-021	163-160-003	163-160-010	163-160-015	163-190-008	163-190-009
163-201-001	163-201-002								



860 426 0 860 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: 163220004, ASMT: 163220004
8378 63RD STREET TRUST
7411 BERTA RD
EUREKA CA 95503

APN: 163202011, ASMT: 163202011
G JOHN WOOD, ETAL
215 ARTHUR CT
DANVILLE CA 94526

APN: 163180017, ASMT: 163180017
CHARLES L SMITH, ETAL
18845 VAN BUREN BLV NO A12
RIVERSIDE CA 92508

APN: 163220003, ASMT: 163220003
GUADALUPE JIMENEZ, ETAL
8388 63RD ST
RIVERSIDE CA. 92509

APN: 163202003, ASMT: 163202003
DREXEL WAYNE EPLEY, ETAL
P O BOX 57
NORCO CA 92860

APN: 163212010, ASMT: 163212010
IAN REYNOLDS, ETAL
C/O JORGE MATA
1874 7TH ST
RIVERSIDE CA 92507

APN: 163152020, ASMT: 163152020
EDUARDO T CASILLAS, ETAL
848 BAGHDADY ST
CORONA CA 92879

APN: 163190011, ASMT: 163190011
JACK R QUIER
5765 RUTILE ST
RIVERSIDE CA 92509

APN: 163152022, ASMT: 163152022
EUCLYDE C BERTRAND, ETAL
P O BOX 1405
RIVERSIDE CA 92502

APN: 163160013, ASMT: 163160013
JAMES S BOMAR
6298 EUCALYPTUS AVE
RIVERSIDE CA. 92509

APN: 163202009, ASMT: 163202009
EVERETT W BURNS
8430 63RD ST
RIVERSIDE CA. 92509

APN: 163220002, ASMT: 163220002
JOHN FELDES, ETAL
C/O STEFAN MERLI
1309 GRANVIA ALTAMIRA
PALOS VERDES EST CA 90274

APN: 163160007, ASMT: 163160007
FRANK DANIELS, ETAL
2760 PROSPECT ST
CORONA CA 92881

APN: 163190010, ASMT: 163190010
L A SHERIDAN
9671 MAGNOLIA AVE STE 122
ARLINGTON CA 92503

APN: 163160014, ASMT: 163160014
MARK BARGMAN, ETAL
C/O ROLLIN BLOSSEY
6328 EUCALYPTUS AVE
RIVERSIDE CA. 92509

APN: 163202010, ASMT: 163202010
RICHARD WHEELER, ETAL
8432 63RD AVE
RIVERSIDE CA 92509

APN: 163202013, ASMT: 163202013
MARVIN E ADRIAN, ETAL
P O BOX 1162
BELLFLOWER CA 90706

APN: 163220006, ASMT: 163220006
ROOM 8 MEMORIAL CAT FOUNDATION
C/O HETTIE PERRY
8354 63RD ST
RIVERSIDE CA. 92509

APN: 163202005, ASMT: 163202005
MIRA LOMA SQUARE
C/O FARIBA ABDI
19976 ROCKWELL RD
CORONA CA 92881

APN: 163160012, ASMT: 163160012
RUBEN E GUTIERREZ, ETAL
8429 63RD ST
RIVERSIDE CA. 92509

APN: 163160006, ASMT: 163160006
RACHEL STANHOFF
8413 63RD ST
RIVERSIDE CA. 92509

APN: 163160008, ASMT: 163160008
SANDRA LEDESMA
8427 63RD ST
RIVERSIDE CA. 92509

APN: 163212008, ASMT: 163212008
RAUL DELTORO, ETAL
8645 LAKEVIEW AVE
RIVERSIDE CA. 92509

APN: 163202006, ASMT: 163202006
SCOTT KENNETH BLYSTONE
8550 63RD ST
RIVERSIDE CA. 92509

APN: 163212007, ASMT: 163212007
RICHARD J HICKOK
12202 SMALLWOOD
DOWNEY CA 90242

APN: 163212009, ASMT: 163212009
SHARON STEFFY
8635 LAKEVIEW AVE
RIVERSIDE CA. 92509

APN: 163220001, ASMT: 163220001
RICHARD L WHEELER, ETAL
5427 CARRIAGE PL
ALTA LOMA CA 91737

APN: 163212005, ASMT: 163212005
TERESA VASQUEZ
6734 STUDIO PL
RIVERSIDE CA. 92509



APN: 163202012, ASMT: 163202012
THEODORE W CROSBY, ETAL
4108 W 137TH ST
HAWTHORNE CA 90250

APN: 163160015, ASMT: 163160015
WILLIAM E JONES
8550 LIMONITE AVE
RIVERSIDE CA. 92509

APN: 163160009, ASMT: 163160009
THOMAS GREEN
2039 GAIL DR
RIVERSIDE CA 92509

APN: 163190009, ASMT: 163190009
WILLIAM G MORSCHAUER
8347 63RD ST
RIVERSIDE CA 92509

APN: 163211001, ASMT: 163211001
UNION PACIFIC RR
C/O WEST RIVERSIDE CANAL CO
P O BOX 3617
RIVERSIDE CA 92519

APN: 163201001, ASMT: 163201001
WILLIAM L ADAMS, ETAL
530 E RIVERDALE
ORANGE CA 92665

APN: 163230001, ASMT: 163230001
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 163201002, ASMT: 163201002
WINIFRED I MCKAY, ETAL
7531 S LASALLE
LOS ANGELES CA 90047

APN: 163152021, ASMT: 163152021
VISTA NIGUEL PROP
P O BOX 1569
LAKE FOREST CA 92630

APN: 163160003, ASMT: 163160003
W E JONES
8550 LIMONITE AVE
RIVERSIDE CA 92509

APN: 163160010, ASMT: 163160010
WILFORD L ZELLER, ETAL
6302 EUCALYPTUS AVE
RIVERSIDE CA. 92509

Jurupa Area Recreation & Park District
4810 Pedley Rd.
Riverside, CA 92509

Jurupa Community Service District
11201 Harrell St
Mira Loma, CA 91752

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

ATTN: General Manager
Riverside Municipal Airport
6951 Flight Rd.
Riverside, CA 92504

Applicant/Owner:
Everett W. Burns
8430 63rd Avenue
Riverside, CA 92509

Engineer:
Larry Vesely
6966 Brockton Avenue Ste. B
Riverside, CA 92506



RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 21508

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Mission Boulevard, southerly of 63rd Avenue and westerly of Pedley Road.

Project Description: The Plot Plan proposes a 12,319 square foot enclosed vehicle storage and impoundment for 40 spaces with 1,861 square feet (7%) of landscaping area and 3 parking spaces on a 0.66 gross (0.64 net) acre site. The site currently consists of an existing 1,929 square foot caretaker's unit and office that will be permitted and redeveloped.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Everett W. Burns

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

- ☒ Categorical Exemption (15270)
☐ Statutory Exemption (____)
☐ Other: _____

Reasons why project is exempt:

The proposed use is subject to the California Environmental Quality Act Section No. 15270. Projects Which Are Disapproved. (a) CEQA does not apply to projects which a public agency rejects or disapproves. (b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved. (c) This section shall not relieve an applicant from paying the costs for project does not provide sufficient information to determine whether the proposed project is consistent with applicable County Ordinances including Ordinance No. 348 since the project has outstanding comments from the latest Land Development Committee (LDC) meeting on April 17, 2008 from the following Departments: Building & Safety - Grading, Flood Control, Geology, Landscaping, Planning and Transportation. Therefore, the project is not consistent with applicable County Ordinances including Ordinance No. 348, and the public's health, safety and general welfare cannot be protected.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

December 30, 2010

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA40735 ZCFG No. 4172 - FREE POSTING per Ca. Govt. Code 6103 and 27383
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R0604322

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: BURNS W. EVERETT \$64.00
paid by: CK 8298
CA FISH AND GAME FOR PP21508
paid towards: CFG04172 CALIF FISH & GAME: DOC FEE
at parcel: 8430 63RD ST RIV
appl type: CFG3

By _____ Mar 10, 2006 16:23
CYUHAS posting date Mar 10, 2006

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

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

Agenda Item No.: 2.7
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Directors Hearing: February 7, 2011

PLOT PLAN NO. 24752
E.A. Number: 42391
Applicant: Trip Hord Associates
Engineer/Representative: Keller Consulting Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. Grass fields will utilize approximately 63 acres and will be in addition to the primary use of the property as an equestrian facility. A vendor area, with two (2) 48'x100' shade structures, will utilize an additional 1.1 acre area. The project also proposes field lighting and 1,930 parking spaces. The use permitted under CUP02303-W will remain.

ISSUES OF POTENTIAL CONCERN:

Traffic that may be generated at the site, as well as within the vicinity of the project is an issue of concern. The Transportation Department and California Department of Transportation required a traffic control plan and temporary road closure until a left turn lane is constructed at Los Caballos Road to address traffic generated by the project.

As of the writing of this staff report, project clearances by the Transportation Department, County Geologist and Landscape Division are pending.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west; Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east; Valle De Los Caballos Policy Area to the north, south, east and west and Vail Lake Policy Area to the east |
| 3. Existing Zoning: | Residential Agriculture-10 Acre Minimum (R-A-10) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the north, west and south and Residential Agriculture-10 Acre Minimum (R-A-10) to the north, east and south and Light Agriculture-10 Acre (A-1-10) Minimum to the east |
| 5. Existing Land Use: | Equestrian Facility |
| 6. Surrounding Land Use: | Scattered Single Family Residences and Vacant Land to the north, south, east and west |
| 7. Project Data: | Total Acreage: 241.63
Number of Soccer Fields: 24
Parking Spaces: 1930 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42391**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 24752**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agriculture-10 Acre Minimum (R-A-10) 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 and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Southwest Area Plan.
2. The proposed use is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation which allows for recreational uses.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west; Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east; Valle De Los Caballos Policy Area to the north, south, east and west and Vail Lake Policy Area to the east.
4. The zoning for the subject site is Residential Agriculture-10 Acre Minimum (R-A-10).
5. The R-A-10 zone allows public parks and public playgrounds, golf courses and country clubs with an approved plot plan.

6. Additionally, the R-A-10 zone allows a use that is not specifically listed, but is substantially the same in character and intensity as those listed uses to be considered a permitted or conditionally permitted use. The proposed use is considered substantially the same in character and intensity as public parks and public playgrounds, golf courses and country clubs, which are uses allowed with a plot plan.
7. The proposed use, grass fields for public recreational activities, is a permitted use subject to approval of a plot plan in the R-A-10 zone.
8. The proposed use, grass fields for recreational activities, is consistent with the development standards set forth in the Residential Agriculture-10 Acre Minimum (R-A-10) zone.
9. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, west and south and Residential Agriculture-10 Acre Minimum (R-A-10) to the north, east and south and Light Agriculture-10 Acre (A-1-10) Minimum to the east.
10. The project is located within an Open Space Fee Area.
11. The impacts to Open Space occurred during the disturbance and use of the site as an equestrian facility approved under CUP2303-W.
12. Open Space Fee Ordinance No. 810 should not apply to this project.
13. This project is located within Cell Criteria Areas 7134 and 7185 of the Multi-Species Habitat Conservation Plan (MSHCP), and as such was required to complete the Habitat Acquisition and Negotiation Strategy (HANS) Review Process.
14. The County Biologist reviewed the site and indicated that no MSHCP Conservation is required.
15. Environmental Assessment No. 42391 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hydrology/Water Quality
 - c. Recreation
 - d. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence.
 - b. The Stephens Kangaroo Rat Fee Area.
 - c. An Airport Influence Area.
 - d. A Redevelopment Area.
3. The project site is located within:
 - a. The Boundaries of the Temecula Valley Unified School District.

- b. A High Fire and State Responsibility Area.
 - c. A Highly Sensitive Paleontological Area.
 - d. Susceptible to Subsidence.
 - e. A County Fault Zone.
 - f. A Circulation Element Ultimate Right-Of-Way.
 - g. A Half Mile of the Agua Tibia Mountain Fault.
- 4. The subject site is currently designated as Assessor Parcel Numbers: 927-160-001 and 927-160-002.
 - 5. This project was filed with the Planning Department on October 25, 2010.
 - 6. This project was reviewed by the Land Development Committee two (2) times on the following dates: December 23, 2010 and January 13, 2011.
 - 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,036.26.

KH:kh

Y:\Planning Case Files-Riverside office\PP24752\DH-PC-BOS Hearings\DH-PC\2.07.11 DH\Staff Report.PP24752.docx
Date Prepared: January 24, 2011



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

February 3, 2011

RE: Application for Plot Plan No. 24752

Dear Mr. Hord:

Pursuant to the above-referenced application, you are seeking approval of grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments, along with adding a vendor area, field lighting and 1,930 parking spaces ("proposed project") to the project site (APNs: 927-160-001 and 927-160-002) in the Rancho California Zoning Area of the Southwest Area Plan.

The proposed project is located in the Residential Agriculture-10 Acre Minimum (R-A-10) zone. This zone permits public parks and public playgrounds and golf courses with an approved plot plan. The proposed project includes grass fields to be used for public recreational activities and is consistent with the permitted uses allowed in the R-A-10 zone with an approved plot plan.

Additionally, Section 6.50 subsection f. of County Ordinance No. 348 provides in pertinent part:

"Any use that is not specifically listed...may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed...such a use is subject to the permit process which governs the category in which it falls."

The proposed project is substantially the same in character and intensity as those specifically listed uses requiring a plot plan. The R-A-10 zone permits public parks and public playgrounds and golf courses with an approved plot plan. These uses are for public recreation, including large group activities and tournaments, which may result in traffic and noise impacts. As the proposed project has similar attributes, its character and intensity may be appropriately characterized as substantially the same as those uses allowed with a plot plan. Therefore, it is determined that a plot plan should be submitted to process the proposed use.

If you have any questions, please contact me at (951) 955-6097.

Sincerely,

Carolyn Syms Luna, Director

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

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


"Planning Our Future... Preserving Our Past"

Aerial



Selected parcel(s):
927-160-001 927-160-002

LEGEND

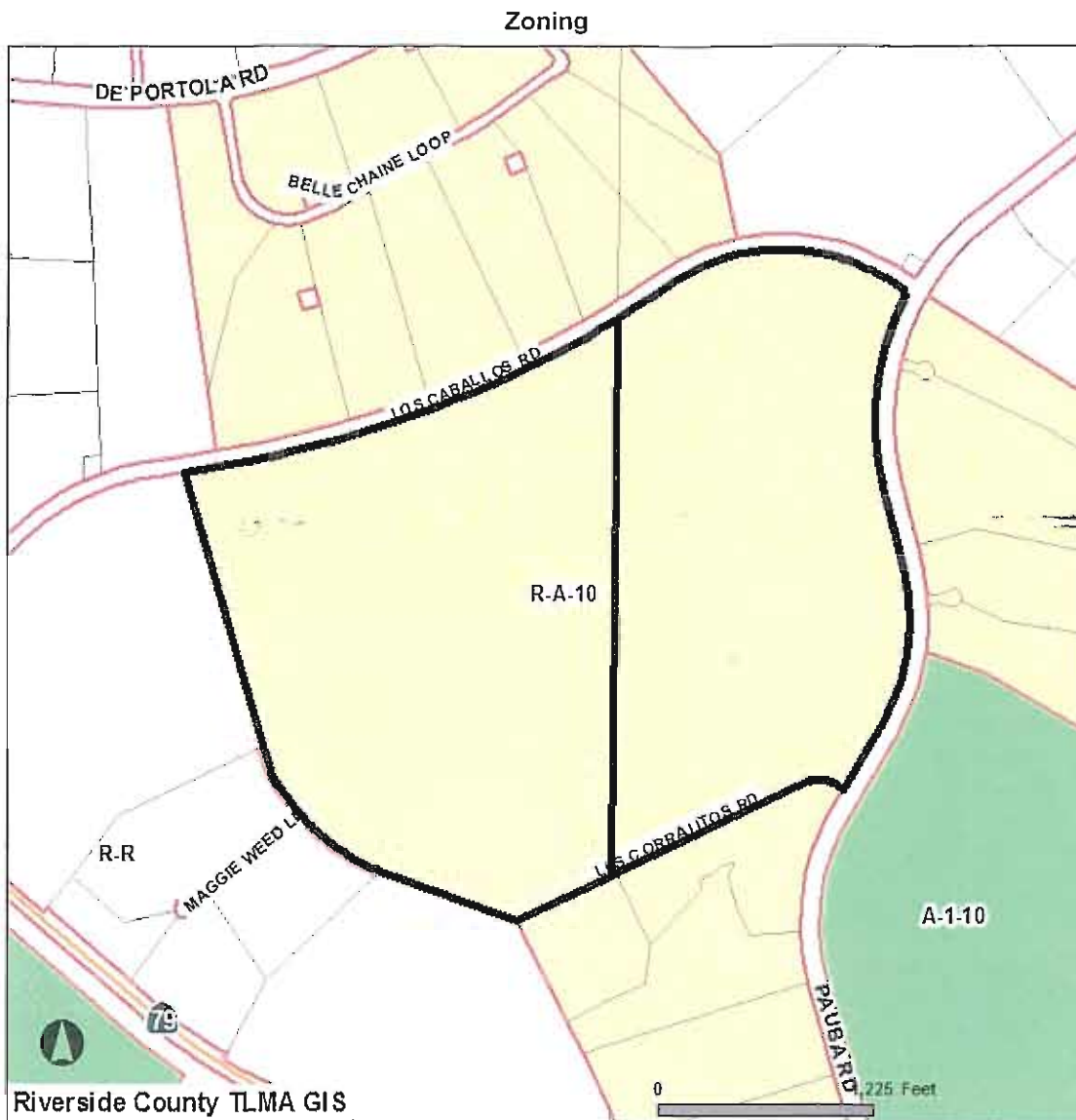
 SELECTED PARCEL	 INTERSTATES	 HIGHWAYS	 PARCELS
 CITY			

IMPORTANT

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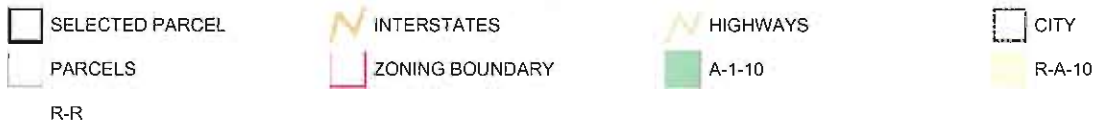
REPORT PRINTED ON...Wed Jan 26 16:09:38 2011

Version 101221



Selected parcel(s):
927-160-001 927-160-002

ZONING



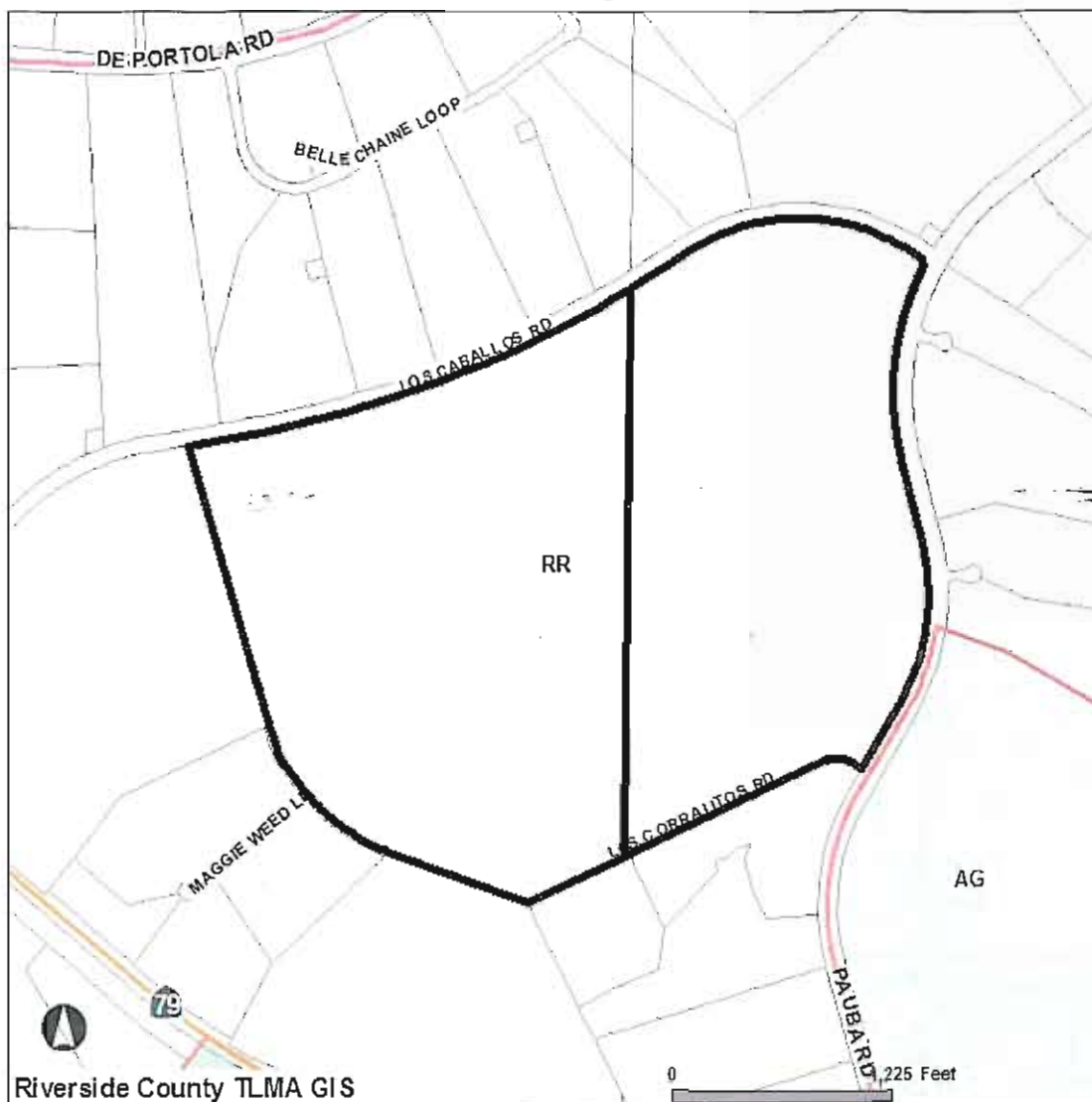
IMPORTANT

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 101221

Land Use Designation



Selected parcel(s):
927-160-001 927-160-002

LAND USE

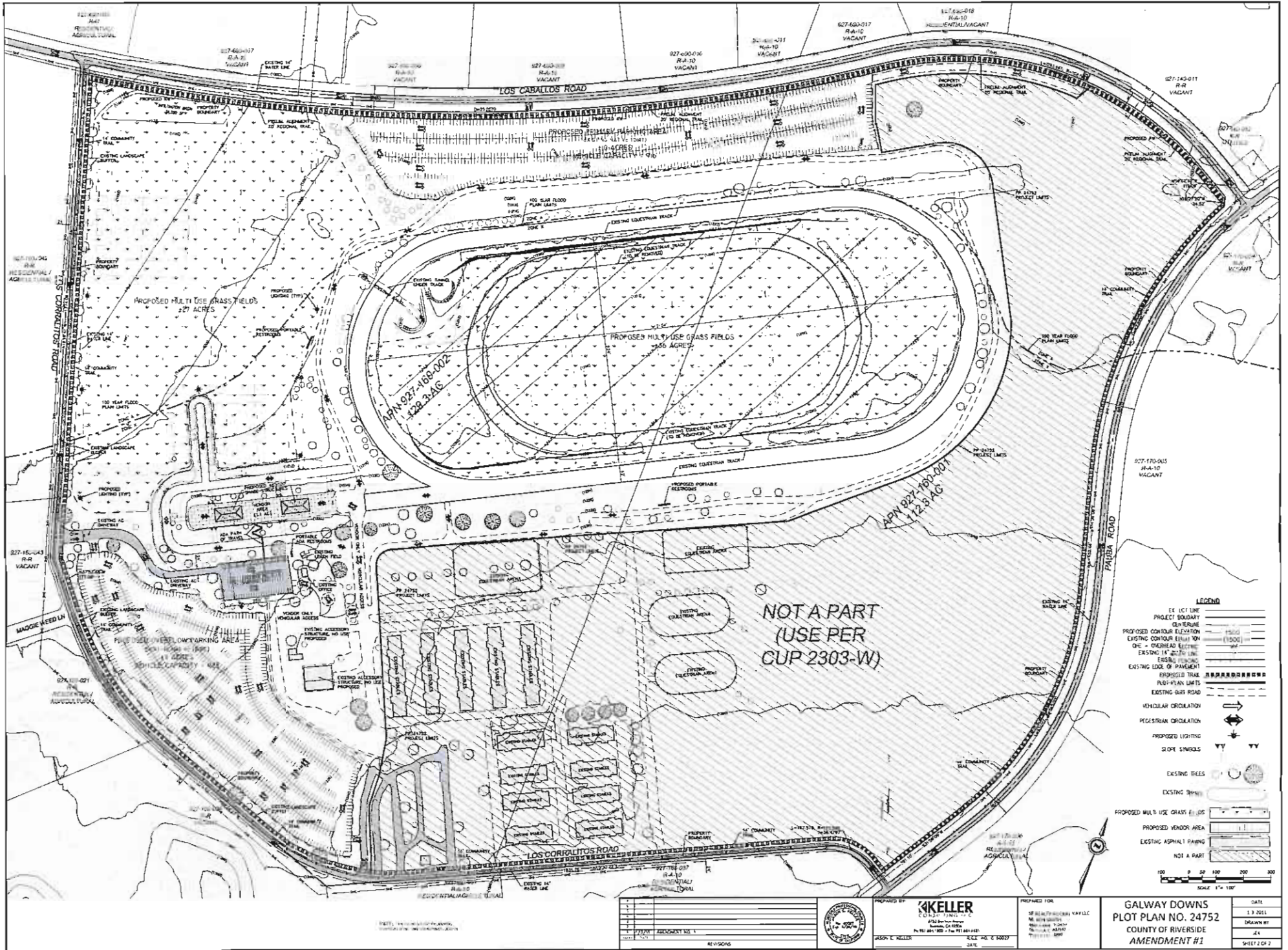
SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	AG - AGRICULTURE	OS-RUR - OPEN SPACE RURAL	RM - RURAL MOUNTAINOUS
RR - RURAL RESIDENTIAL			

IMPORTANT

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

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Version 101221



LEGEND

- 1/4" LOT LINE
- PROJECT BOUNDARY
- CENTERLINE
- PROPOSED CONTOUR ELEVATION
- EXISTING CONTOUR ELEVATION
- ONE - OVERHEAD ELECTRIC
- EXISTING 14" WATER LINE
- EXISTING FLOODING
- EXISTING EDGE OF PAVEMENT
- PROPOSED TRAIL
- PROPOSED TRAIL
- EXISTING GUT ROAD
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- PROPOSED LIGHTING
- SLOPE SYMBOLS
- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED MULTI-USE GRASS FIELDS
- PROPOSED VENDOR AREA
- EXISTING ASPHALT PAVING
- NOT A PART

100 0 50 100 200 300
SCALE 1" = 100'

	PREPARED BY KELLER COUNTY ENGINEER 4700 Main Street Riverside, CA 92503 TEL: 951-511-1100 FAX: 951-511-1101	DESIGNED FOR MR. RICHARD WATKINS MR. JOHN WATKINS MR. JAMES WATKINS MR. JAMES WATKINS MR. JAMES WATKINS	GALWAY DOWNS PLOT PLAN NO. 24752 COUNTY OF RIVERSIDE AMENDMENT #1	DATE 1.9.2011 DRAWN BY JAN SHEET 2 OF 2
	REVISIONS	DATE	DATE	

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42391
Project Case Type (s) and Number(s): PP24752
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Urban Regional Planner
Telephone Number: (951) 955-1888
Applicant's Name: Trip Hord Associates
Applicant's Address: P.O. Box 1235, Riverside, CA 92502
Engineer's Name: Keller Consulting Inc.
Engineer's Address: 6753 Brockton Ave, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. Grass fields will utilize approximately 63 acres and will be in addition to the primary use of the property as an equestrian facility. A vendor area, with two (2) 48'x100' shade structures, will utilize an additional 1.1 acre area. The project also proposes field lighting and 1,930 parking spaces.

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

C. Total Project Area: 140.54 Acres

Recreational Acres: 63 Ac	Lots: 2	Units:	Projected No. of Residents:
Commercial Acres: 22.1 Ac	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots: 2	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Existing 156.53 Ac			

D. Assessor's Parcel Nos: 927-160-001 and 927-160-002

E. Street References: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 8 South, Range 1 West, Sections 7 and 18; Township 8 South, Range 2 West, Sections 12 and 13

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is surrounded by scattered single family residences and vacant land to the north, south, east and west. The site is currently being utilized as an equestrian facility and this use will remain. The elevation of the site is a minimum of 1192 feet and a maximum of 1284 feet.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the character of the area and Land Use policies of the General Plan.
2. **Circulation:** Adequate circulation facilities exist to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project is located within a Western Multi-Species Habitat Conservation Plan Criteria Cell; however, the County Biologist reviewed the site and determined that it is not described for conservation.
4. **Safety:** Although the proposed project is located within special hazard zones (including a flood zone, fault zone, high fire hazard area, area with high liquefaction potential, etc.), the proposed project has addressed the departments for the planning phase and 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 has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project will not impact the creation of housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural (R)

D. Land Use Designation(s): Rural Residential (RR) (5 Acre Minimum)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Valle De Los Caballos

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west; Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east and Valle De Los Caballos Policy Area to the north, south, east and west and Vail Lake Policy Area to the east

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agriculture-10 Acre Minimum (R-A-10)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, west and south and Residential Agriculture-10 Acre Minimum (R-A-10) to the north, east and south and Light Agriculture-10 Acre (A-1-10) Minimum to the east

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input 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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

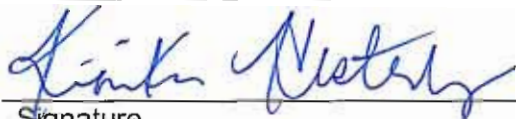
- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

January 13, 2011

Date

Kinika Hesterly, Urban Regional Planner IV

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor. There will be no impact.

b) The project site is currently being used as an equestrian facility and, in addition, is proposing grass fields for sports activities. This use is not anticipated to damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view because limited construction is proposed, specifically, two (2) shade structures are proposed. Therefore, the project will have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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: The project is located 12.73 miles from the Mt. Palomar Observatory. The project is located in Zone A, the circular area fifteen (15) miles in radius centered on Palomar Observatory.

a) Although field lighting is proposed, the project has been conditioned not to interfere with the nighttime use of the Mt. Palomar Observatory. Condition of approval 10.Planning.33, requiring low pressure sodium vapor lighting, has been applied to the project. This is a standard condition and is not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

☐
☐
☒
☐

b) Expose residential property to unacceptable light levels?

☐
☐
☒
☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project proposes field lighting, however, the project has been conditioned to be hooded and directed so as not to shine on adjoining property or public rights-of-way (COA 10.Planning.8). This is a standard condition and is not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐
☐
☐
☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐
☐
☐
☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐
☐
☐
☒

d) Involve other changes in the existing environment

☐
☐
☐
☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located in an area designated as Farmland of Local Importance and Statewide Importance with the remainder designated as Other Lands. The site is currently being used as an equestrian facility as previously approved under Conditional Use Permit No. 2303-W. Therefore, the site has an existing established non-agricultural use. The project will have no impact on the conversion of farmland.

b) The subject site is zoned Residential Agriculture (R-A), a Residential zone that allows agricultural uses. The site is not being utilized for agricultural purposes, nor is it part of an Agricultural Preserve. Therefore, the project will not conflict with agricultural zoning, uses, or land subject to a Williamson Act contract. There will be no impact.

c) The property to the east of the subject site is zoned as Light Agriculture (A-1), however, the sports activity uses proposed with the proposed project will not occur within 300 feet of this agriculturally zoned property. There will be no impact.

d) The site is currently being used for an equestrian facility, therefore this project will not involve changes that could result in conversion of Farmland to a non-agricultural use because this conversion has previously taken place. This project will cause no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," Riverside County Land Information System (RCLIS) 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-c) This project is not located in forest land. Therefore, the project will not conflict with existing zoning for, or cause rezoning for forest land, timberland, or timberland production. The project could not result in loss of forest land or conversion of forest land to a non-forest use and no other changes will occur to the existing environment which could result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest 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 grading and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. 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). In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project may not be 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. The project is not considered a substantial point source emitter or a sensitive receptor. There will be a less than significant impact.

f) The project will not create objectionable odors affecting a substantial number of people. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP, County Biologist, HANS02039

Findings of Fact:

The subject site is currently being utilized as an equestrian facility and has previously been disturbed, however it is located in Western Riverside County Multi-Species Habitat Conservation Plan cell numbers 7134 and 7185, therefore, the site was reviewed by the County Biologist and required to go through a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The County Biologist determined, through this evaluation process, that no conservation is required at the site and that the burrowing owl survey conducted at the site was negative.

a-g) The project is not anticipated to conflict with the provisions of an adopted conservation plan or other approved state or local plan. The project is also not anticipated to have a substantial adverse affect or impact on an endangered or threatened species, or on a sensitive or special status species identified in local or regional plans or by the California Department of Fish and Game or U.S. Wildlife Service. The project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor impede the use of native wildlife nursery sites, have an adverse effect on any riparian habitat or other sensitive natural community, have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or conflict with any local policies or ordinances protecting biological resources. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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:

The project site has been in use as an equestrian facility and historic sites and resources are not known to exist on the property. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist, PD-A-4681

Findings of Fact:

a-c) The project is located in an area having a documented sensitive resource within the parcel boundaries. This documentation also shows that there is a high potential to locate additional subsurface cultural resources at the site. This was identified by the Eastern Information Center, Pechanga Band of Luiseno Mission Indians and the County Archaeologist through a Phase I Cultural Resources survey conducted by BFSa on January 7, 2011.

A qualified Archaeologist and a tribal monitor from the Pechanga tribe shall have the authority to temporarily halt or divert grading traffic for the purpose of assessing and identifying potential cultural resources and/or human remains (COA 60.Planning.1 and 60.Planning.3) and further ground disturbance shall not resume until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures. Prior to grading, PD-A-4681 shall be submitted to the County Archaeologist for confirmation and final filing (COA 60.Planning.4). A final Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department as defined in COA 90.Planning.1. In the event that inadvertent archaeological resources and/or human remains are identified, appropriate parties shall be notified as defined in COAs 10.Planning.1, 10.Planning.2 and 10.Planning.5. It is anticipated that archaeological and tribal monitoring will provide the ability to reduce the destruction or disturbance of an archaeological resource through identification and evaluation during grading. With mitigation, the project is anticipated to have a less than significant impact on cultural resources and human remains.

d) No known religious or sacred sites or uses occur within the project area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe and a qualified Archaeologist for monitoring services during grading (COA 60.Planning.1 and COA 60.Planning.3). Prior to the issuance of a grading permit, PD-A-4681 shall be submitted to the County Archaeologist for confirmation and final filing (COA 60.Planning.4). An Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department prior to final inspection (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.Planning.1). If human remains or inadvertent archaeological resources are identified, appropriate parties shall be notified as identified in COA 10.Planning.1, 10.Planning.2 and 10.Planning.5.

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

According to the County's General Plan, this site is mapped as having a "low potential" for paleontological resources. Previous field surveys and documentation demonstrate a low potential for this site containing significant paleontological resources that are subject to adverse impacts. A less than significant impact is anticipated. However, where fossil remains are encountered, earthmoving shall cease, the County Geologist shall be notified and the applicant shall retain a qualified paleontologist to determine significance of the fossil remains (COA 10.Planning.4). This is a standard condition and not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Riverside County Land Information System (RCLIS), GEO Report No. 1055

Findings of Fact: The applicant is required to submit a geologic/geotechnical investigation report or supplemental letter to the report from a geotechnical expert to address the stability of soils to support the two (2) 48'x100' shade structures proposed.

a-b) According to RCLIS, the site is located within a half mile of the Agua Tibia Mountain Fault and near the Elsinore-Temecula Fault. However, the previous geologic report was cleared to provide structures on the site. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County Land Information System (RCLIS), GEO Report No. 1055

Findings of Fact: The applicant is required to submit a geologic/geotechnical investigation report or supplemental letter to the report from a geotechnical expert to address the stability of soils to support the two (2) 48'x100' shade structures proposed.

a) According to RCLIS, the liquefaction at the site is classified as very high, moderate and very low. However, the previous geologic report done at the site indicated that the liquefaction potential was very low due to the shallow ground water table. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

According to Geo Report No. 1055, the site is in a seismically active region but no active or potentially active fault is known to exist at the site and there are no known active sites in the immediate proximity of the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

The site is not anticipated to be located on unstable soil that would become unstable as a result of the project, including landslide, lateral spreading, collapse or rockfall hazards. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Although the site is located in an area susceptible to subsidence, the project is not anticipated to cause unstable soil that could potentially result in ground subsidence. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) According to Geo Report No. 1055, geologic hazards such as seiche, and tsunami are also considered to be very low due site elevation and distance from an open body of water. Mudflow and volcanic hazard are reasonably low due as there are no known instances whether this has occurred previously at the site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) Since the project site has previously been disturbed, proposed grading for this project is not anticipated to result in a substantial change in the existing topography or ground surface relief features. The impact is considered less than significant.

b) The project does not propose to create cut or fill slopes greater than 2:1 or higher than 10 feet. There will be a less than impact.

c) The project is not anticipated to result in grading that affects or negates subsurface sewage disposal systems. The project is anticipated to have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project is not anticipated to result in substantial soil erosion or the loss of topsoil, or be located on expansive soil, or have soils incapable of supporting septic tanks or waste disposal systems. There is an existing septic system on-site. Condition 10.BS Grade.7 has been applied to the project to reduce the potential impact of soil erosion or loss of topsoil to a level of less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significance. This is a standard condition of approval and is not considered unique for the purposes of CEQA. There impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed project is not anticipated to change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The impact is considered less than significant.

b) Condition 10.BS Grade.7 has been applied to the project to reduce any potential impact of soil erosion into water to a level of less than significance. This is a standard condition of approval and is not considered unique for the purposes of CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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 project will not be significantly impacted by or result in an increase in wind erosion and blowsand, either on or offsite. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation 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: Greenhouse Gas Analysis prepared by Urban Crossroads, dated January 10, 2011

Findings of Fact:

a) Analysis by Urban Crossroads (January 10, 2011) indicates the project's increase in annual GHG emissions will be 1,323.81 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the most stringent threshold under consideration of 1,400 MTY CO₂e for commercial projects suggested by the South Coast Air Quality Management District (SCAQMD). (The project emissions from the previous operation at John Blanche Field in Temecula are being replaced by the emissions anticipated at the sports fields operation proposed Galway Downs Equestrian Facility.) Hence the project will not result in significant generation of GHG either directly or indirectly, and will not have a significant impact on the environment due to GHG emissions. The impact is considered less than significant.

b) The project will be consistent with the policies and plans of Riverside County and AB 32. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions, and that this project's affect on the attainment of these plans is less than significant. The proposed project will reduce GHG emissions with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards and efficient lighting. The project impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<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
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through a foreseeable upset involving the release of hazardous materials into the environment. The project will have a less than significant impact.

c-e) The project will not impair or interfere with an emergency plan, emit hazardous materials or substances within one-quarter mile of an existing or proposed school, or be located on a site included on a list of hazardous materials sites. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: The project is not located in an airport influence area or airport compatibility zone.

a-d) The project will not result in an inconsistency with an Airport Master Plan, require review by the Airport Land Use Commission or result in a safety hazard due to the project's location within an airport land use plan or private airstrip. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) The project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving wildland fires, however, COA 90.Fire.2 requires the installation of fire extinguishers. This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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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)?

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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?

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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?

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g) Otherwise substantially degrade water quality?

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h) Include new or retrofitted stormwater Treatment

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

The plot plan is a proposal for to use grass fields for various sport activities such as soccer, youth football, lacrosse, ultimate Frisbee, cross country running and field hockey. These activities would be in addition to the primary use of this site as an equestrian facility and this proposal would utilize approximately 63-acres of the 241-acre site. Parking areas are also included in this proposal and two shade structures are to be constructed in a vendor area. All existing buildings, structures and facilities are to remain. The site is located in the Temecula area on the southwest corner of Pauba Road and Los Caballos Road.

a-c) The project is not anticipated to alter the drainage pattern of the site, violate water quality standards or waste discharge requirements or substantially deplete ground water supplies. The impact is considered less than significant.

d) With mitigation, the project is not anticipated to 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. The impact is considered less than significant with mitigation.

e) The project does will not include housing. There will be no impact to housing.

f) As shown on the exhibit, the northerly portion of the site is located within a Zone A floodplain as delineated on Map No. 06065C3310G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The remainder of the site, including the area for the 2 shade structures, is designated as Zone X. Even with this significant flood hazard, the public's health and safety should not be compromised due to the type of activities proposed. The impact is considered less than significant.

g-h) This overall project will likely result in disturbing/improving a significant area of the site. The parking areas, the care and maintenance of the fields and the type of activities and use of the site will generate various pollutants of concern which will require mitigation. Before authorizing the operation of this proposal, a final project-specific Water Quality Management Plan (WQMP) shall be prepared consistent with the MS4 permit and this document must be reviewed and approved by the Flood Control District and the mitigation measures implemented. The impact is considered less than significant with mitigation.

Mitigation: Prior to the issuance of permits, the project specific Water Quality Management Plan (WQMP) shall be submitted to the Flood Control District for review and approval (COA 60.Flood RI.1, 80.Flood RI.1, 90.Flood RI.1).

Monitoring: Mitigation monitoring shall occur by the Flood Control District during the Building and Safety Plan Check process.

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

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

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b) Changes in absorption rates or the rate and amount of surface runoff?

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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)?

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d) Changes in the amount of surface water in any water body?

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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-b) The project is not anticipated to substantially alter the existing drainage pattern of the site or increase the rate or amount of surface runoff that would result in flooding on- or off-site. Prior to the issuance of grading permits, all drainage facilities shall be designed in accordance with the Flood Control District's requirements (COA 60.BS Grade.6). This is a standard condition and not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

c) The project is located within an area of significant flood hazard, however, the Flood Control District determined that the public's health and safety should not be comprised due to the type of activities proposed with the project. The impact is considered less than significant.

d) The project is not anticipated to create changes in the amount of surface water in any water body. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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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, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located in the County of Riverside's Valle De Los Caballos Policy Area, which was established to ensure the continuation of equestrian uses along with parcels over 10 acres in southwestern Riverside County. The project is located within the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation, which includes uses such as animal keeping, agriculture activities and limited recreational uses. The project is zoned Residential Agriculture – 10 Acre Minimum (R-A-10). Although the planned land use is recreation/commercial, the project will not substantially alter the area due to there being limited construction on the parcel. The impact is considered less than significant.

b) The project is not located within a city sphere of influence. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project site is zoned Residential Agriculture – 10 Acre Minimum (R-A-10), which allows public parks with a plot plan. This project, proposed sports fields, is considered similar in character and intensity as a park. Surrounding zoning is Rural Residential (R-R) to the north, west and south and Residential Agriculture-10 Acre Minimum (R-A-10) to the north, east and south and Light Agriculture-10 Acre (A-1-10) Minimum to the east. In addition to the R-A zone, the R-R and A-1 zones both allow parks and recreational uses. Therefore, the project is considered consistent and compatible with the existing and surrounding zoning. The impact is considered less than significant.

c) Surrounding land uses include scattered single family residences and vacant land to the north, south, east and west. The site exists as an equestrian facility that hosting events and the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use also proposes events compatible to the existing land use. The impact is considered less than significant.

d) The project site is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation in the Valle De Los Caballos Policy Area. Recreational uses are consistent with the Rural Residential land use designation. The impact is considered less than significant.

e) The site will not disrupt the physical arrangement of an established community. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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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"

Findings of Fact:

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 protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

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. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

The project is not located within an airport land use plan or public airport, nor is it located in the vicinity of a private airstrip. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

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 adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

Findings of Fact: The project site is not located adjacent to a highway. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

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Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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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

☐
☐
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☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
agencies?				
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) The project proposes sports fields with two shade structures and 1,930 parking spaces. Typical noise sources during the operation of the project will come from guests. However, the project must comply with Riverside County Noise Ordinance No. 847. Therefore, the project is not anticipated to create a substantial increase in ambient noise levels. The impact is considered less than significant.

b) During its construction, the proposed project may have temporary or periodic increases in ambient noise levels but due to limited construction proposed, it is anticipated to have a less than significant impact.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. The maximum sound level is 45 Db L_{max} in this area. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local popu-

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
lation 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)?	<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) A single family residence exists and will remain on the project site; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project could encourage additional developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

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.29). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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.29). 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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Source: Temecula Valley Unified, RCLIS

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) 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: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.29). 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: Riverside County General Plan

Findings of Fact:

The project is not anticipated to cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will include private recreational facilities as it proposes 24 grass fields to be utilized for recreational sports activities, however, the County of Riverside development review by departments has not resulted in an indication of an adverse physical effect on the environment from the project to public parks. Also, the project would not include the use of existing neighborhood or regional parks such that substantial physical deterioration of the facility would occur or be accelerated. The impact is considered less than significant.

c) The project is not located within a County Service Area and does not propose a subdivision, as such, is not subject to park and recreation fees (Quimby). There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is required to offer a dedication for the 20 foot regional trail and a 14 foot community trail easement shown on the exhibit as required by the Riverside County Parks Department.

Mitigation: Prior to grading permit issuance, the applicant shall offer the dedication of proposed trails shown on the exhibit and the applicant shall have submitted and received approval of the project's trail plan per COA 60.Parks.1 and 60.Parks.2.

Monitoring: Monitoring shall occur by the Parks Department during the Building and Safety plan check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including

<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
either an increase in traffic levels or a change in location that results in substantial safety risks?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review, California Department of Transportation letter dated January 10, 2011, Riverside County Transportation Department draft letter

Findings of Fact:

a-b) The Transportation Department and California Department of Transportation required a traffic control plan and temporary road closure until a left turn lane is constructed at Los Caballos Road to address traffic generated by the project. With this mitigation, the project is not anticipated to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, nor is it anticipated to 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 impact is considered less than significant with mitigation.

c-d) The project will not result in a change in air traffic patterns, nor impact waterborne or rail traffic. There will be no impact.

e-f) With traffic management and control mitigation imposed by the Riverside County Transportation Department and the California Department of Transportation, the project is not anticipated to substantially increase hazards due to dangerous intersections or incompatible uses. The mitigation will also mitigate any effect upon the maintenance of roads. The impact is anticipated to be less than significant with mitigation.

g) Minimal construction is proposed so the project is not anticipated to cause an effect upon circulation during construction.

h-i) The project is not anticipated to result in inadequate emergency access or access to nearby uses, or conflict with adopted policies, plans or programs regarding public transit. 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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Mitigation: Transportation Department traffic control plan requirements shall be addressed by the applicant prior to the use of the project.

Monitoring: Mitigation monitoring will occur by the Transportation Department during the Building and Safety Plan Check Process.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trail. There will be 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

<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) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to use the existing onsite septic system and will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities which would cause significant environmental effects. The project will not 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. The impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

The proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The impact is considered less than significant.

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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48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

The project will not conflict with any adopted energy conservation plans.

Mitigation:

Monitoring:

OTHER

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: 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:

Geology Report No. 1055
Phase I Cultural Resources survey conducted by BFSA on January 7, 2011, PD-A-4681
HANS02039
Greenhouse Gas Analysis prepared by Urban Crossroads, dated January 10, 2011

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

5. DRT CORRECTIONS REQUIRED

PLANNING DEPARTMENT

5.PLANNING. 4

DRT - GEOLOGIC STUDY

REQUIRED

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$2063.46 for the 241.63-acre proposed project). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

02/01/11
10:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 6

DRT- LANDSCAPE P/C1 1-26-11

REQUIRED

DATE:January 27, 2011

TO:Kinika Hesterly

FROM:Ron Dyo Landscape Planner (951) 955-3158

RE:PP24752 Southwest Soccer Club p/c1

The following are comments concerning this case:

- 1.Landscape to conform to Ordinance No. 859.2 and County of Riverside Guide to CA Friendly Landscaping.
- 2.You are showing irrigation system for this conceptual drawing and so we will add comments for the irrigation also.
- 3.Name turf sod or seed, type and rate of application (if seed)
- 4.Irrigation initial establishment and established irrigation schedule to be on plans.
- 5.Show Landscape Architect stamp and signature on all drawings
- 6.Put in Notes or Specification: No changes or substitution to be made without revision to the plans and the approval by the County Landscape Planners
- 7.Install underground pipe for future recycle water (purple). Install as per water department recycle water standards.
- 8.An Agronomic Soil report statement to be noted on the Landscape Specification.
- 9.Show drinking water, trash enclosures, as part of this conceptual drawing.
- 10.Show backflow detail.
- 11.Do not have full heads water the track. Use half heads watering away from the track. Show half heads around all lawn area.
- 12.What is the water window?
- 13.Some areas for the irrigation do not have 100% coverage.
- 14.Is all lateral pipe 2", 3". Show all pipe sizes.
- 15.What borders the turf on the West side of the track? Is lawn on slope? If regarded, what is planted next to the lawn on the slope? Slope planting has to meet Building and Safety Erosion control.
- 16.After plans have been approved for Landscape Minor Plot Plan, a PDF (CD Disk) copy is to be made and sent to Landscape before final approval of the case can be made. Make sure the Landscape Architects signature is on the plan

02/01/11
10:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 6

DRT- LANDSCAPE P/C1 1-26-11 (cont.)

REQUIRED

in the CD.

17.Please submit an installation cost estimate for the project to the landscape program for review on a separate sheet and not on the plans. You will need the approval of the cost estimate to set up your security deposit with building and safety. Security deposit is only required for commercial, industrial, common areas, and HOA's. Security deposit must be opened and paid before landscape inspections can be scheduled. Open your security deposit after the completion of the Minor Plot Plan review.

Maintenance schedule to be on the landscape drawings shall include but not limited to, routine inspections, adjustments and repair of the irrigation system and its components, replenishing mulch, fertilizing, pruning, weeding in all landscape areas and removing any obstruction to irrigation devices. Repair all irrigation equipment with originally installed components.

Contractor or developer to submit a Soil Management Plan (Report) before the Pre-Landscape Installation Inspection. This report can be sent in electronically. This has to be on file before inspection. This information can be found in the County of Riverside Guide to California Friendly Landscaping page 16, #7. What is Required in a Soil Management Plan?

At the time of the installation inspection request, (see form at http://www.rctlma.org/planning/content/devproc/landscape/inspection_request_form.pdf and example at <http://www.rctlma.org/planning/content/devproc/landscape/inspection%20sheet%20example.pdf>, applicant will be required to deposit \$4800.00 to cover the required site Pre-Landscape Installation Inspection, Landscape Completion Inspection, and the One Year Post-Establishment Inspection

Ron Dyo
Landscape Planner

02/01/11
10:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

5. DRT CORRECTIONS REQUIRED

TRANS DEPARTMENT

5.TRANS. 1 DRT - NEED AMD#1 12-23-10

REQUIRED

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1. Make the following revisions and resubmit Amended No. 1 exhibit including a response letter for each of the following comments accordingly. If you do not agree with our comment(s) please state your reason on the letter. If you do not provide us with a response letter addressing each of the following comments, Transportation Department will not review your map.
2. You may visit the Transportation Department Web site for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.
3. Provide a traffic study for this project. The guidelines and submittal forms are available on the Transportation Department web site at www.rctlma.org/trans. For the fee amount and more information contact Kevin Tsang at (951) 955-6828.
4. Please verify and/or update the exhibit with the current contact information for the applicant and engineer. Please include their respective fax numbers and e-mail addresses.
5. Additional road improvements shall be required based on the findings of traffic study.

Should you have any questions, please contact Tesfu Tadesse at (951) 955-3789. Our fax number is (951) 955-0049.

TT:ft

PLOT PLAN:TRANSMITTED Case #: PP24752

Parcel: 927-160-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. Grass fields will utilize approximately 63 acres and will be in addition to the primary use of the property as an equestrian facility. A vendor area, with two (2) 48'x100' shade structures, will utilize an additional 1.1 acre area. The project will have field lighting and 1,930 parking spaces.

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 Plot Plan No. 24752. 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. 24752 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24752, Exhibit A (Sheets 1-2), Amended No. 1, dated January 5, 2011.

APPROVED EXHIBIT L = Plot Plan No. 24752, Exhibit L.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

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 - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs 5 acres or more are required to keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day when there is a forecast of rain within the next five days, by the National Weather Service or whenever rain is imminent.

Monitoring for erosion and sediment control is required and shall be performed by the person responsible for the SWPPP. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the site Storm Water Pollution Prevention Plan (SWPPP).

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE RECOMMND

Plot Plan#24752 is proposing Rancho California Water District's (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

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10. GENERAL CONDITIONS

10.E HEALTH. 3

DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units, a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

10.E HEALTH. 4

OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

For any new proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU), the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

10.E HEALTH. 5

C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

A complete C42 Certification with a detailed contoured plot plan wet signed by the licensed C42 contractor showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

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10. GENERAL CONDITIONS

10.E HEALTH. 5 C42 CERTIFICATION w/ PLOT PLAN (cont.) RECOMMND

a) Any additional or new plumbing will be connected to an existing septic system(s).

b) The location of the existing septic system(s) is unknown.

c) The existing septic system(s) will be upsized or modified.

d) The existing septic system(s) appears not to be in good working repair.

10.E HEALTH. 6 SDRWQCB PROJECT ASSESSMENT RECOMMND

Commercial projects in the Temecula Wine Country area proposing onsite wastewater treatment exceeding cumulative discharges of wasteflow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards.

Please note that engineering calculations may be requested at time of building plan submittal from the applicant to determine the project's total aggregate daily wastewater flows.

10.E HEALTH. 7 PERMITTED FOOD CARTS/RESTROOMS RECOMMND

All food carts that meet permitting requirements of the Department of Environmental Health (DEH) must operate within 200 feet of an approved restroom facility and hand wash facility. In most cases, permanent restroom facilities are required.

However, at the discretion of DEH under limited circumstances, "executive porta potties" may be utilized. These trailer type restroom facilities contain flushable toilets with adjacent warm water handwashing stations. Moreover, these facilities can be available with pumps, holding tanks and generators so that no permanent or semi-permanent utility hook-ups will be necessary.

The applicant is encouraged to contact the Building and Safety Department to obtain information regarding restroom handicap access and other Americans with Disabilities Act (ADA) restroom requirements. For all other questions related to this issue of restroom requirements for permitted food carts, please contact DEH

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10. GENERAL CONDITIONS

10.E HEALTH. 7 PERMITTED FOOD CARTS/RESTROOMS (cont.) RECOMMND
at (951) 461-0284.

10.E HEALTH. 8 FOOD CARTS - REQUIREMENTS RECOMMND

Per Ordinance 580, food carts permitted by the Department of Environmental Health (DEH) are restricted to sell only the following types of foods: Hot Dogs, Coffee, Shaved Ice, Churros, and prepackaged non-potentially hazardous food items.

All food carts must pass a thorough inspection by DEH to obtain approval prior to its use. A decal will be issued specifically for each approved food cart and must be displayed on the cart at all times. Moreover, DEH staff must be given reasonable access to inspect each approved food cart while in operation to ensure compliance with all applicable State and Local Regulations which includes verification of the food cart's current decal.

10.E HEALTH. 9 NO FOOD BOOTHS/NO FOOD TRUCKS RECOMMND

Plot Plan#24752 is proposing to operate various sporting events at the project's location on a year round basis. As a consequence, these sporting events do not meet the criteria of a community or temporary event. Therefore, no food booths or mobile food trucks will be allowed to operate at these events. For further information, please contact the Department of Environmental Health (DEH) at (951) 461-0284.

EPD DEPARTMENT

10.EPD. 1 EPD- LIGHTING UWIG INEFFECT

ALL PROPOSED LIGHTING FEATURES MUST BE CONSISTANT WITH RIVERSIDE COUNTY ORDINANCE #655 REGULATING LIGHT POLLUTION. ALL LIGHTING FEATURES INSTALLED MUST ALSO BE CONSISTANT WITH SECTION 6.1.4 OF THE MSHCP

FIRE DEPARTMENT

10.FIRE. 1 OPEN FLAME INEFFECT

Open flame or other devices emitting flame, fire or heat or any flammable or combustible liquids, gas, charcoal or other cooking device or any other unapproved devices shall not be permitted inside or located within 20 feet of the

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10. GENERAL CONDITIONS

10.FIRE. 1 OPEN FLAME (cont.) INEFFECT

tent, canopy or membrane structures while open to the public unless approved by the fire code official.

Portable K Class fire extinguishers for commercial Cooking equipment, Portable fire extinguishers shall be provided within a 30-foot travel distance of commercial-type cooking equipment. Extinguishers must have current CSFM service tags affixed; extinguishers shall have current certification affixed and be fully charged

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 24752 is a proposal for to use grass fields for various sport activities such as soccer, youth football, lacrosse, ultimate Frisbee, cross country running and field hockey. These activities would be in addition to the primary use of this site as an equestrian facility and this proposal would utilize approximately 63-acres of the 241-acre site. Parking areas are also included in this proposal and two shade structures are to be constructed in a vendor area. All existing buildings, structures and facilities are to remain. The site is located in the Temecula area on the southwest corner of Pauba Road and Los Caballos Road.

As shown on the exhibit, the northerly portion of the site is located within a Zone A floodplain as delineated on Map No. 06065C3310G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The remainder of the site, including the area for the 2 shade structures, is designated as Zone X. Even with this significant flood hazard, the public's health and safety should not be compromised due to the type of activities proposed.

This overall project will likely result in disturbing/improving a significant area of the site. The parking areas, the care and maintenance of the fields and the type of activities and use of the site will generate various pollutants of concern which will require mitigation. It is not anticipated that grading or building permits will be issued but before authorizing the operation of this proposal, a final project-specific Water

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Quality Management Plan (WQMP) shall be prepared consistent with the MS4 permit and this document must be reviewed and approved by the District and the mitigation measures implemented.

10.FLOOD RI. 2 USE FINAL WQMP ONLY RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

10.FLOOD RI. 4 USE FINAL WQMP ONLY MAINT. RECOMMND

This project may propose BMP facilities that will require maintenance by a public agency or property owner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from

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10. GENERAL CONDITIONS

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

other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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

10.PLANNING. 3 USE - DUST CONTROL RECOMMND

To control dust, the applicant shall apply commonly used chemical additive (dust suppressants) to the surface of

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - DUST CONTROL (cont.)

RECOMMND

dirt parking areas to control and reduce dust generation and improve the road surface stability. Commonly used dust suppressants are chloride compounds $MgCl_2$ and $CaCl_2$. The applicant shall hire a qualified contractor to prepare the road surface and apply the dust suppressant compound according to the industry standard. Minimum of 2 applications per year are required.

10.PLANNING. 4 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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

6.If fossil remains are encountered by earthmoving

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - LOW PALEO (cont.)

RECOMMND

activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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

10.PLANNING. 5 USE - NOT A PART AREA RESTRICT

RECOMMND

The area on the site plan for PP 24752 labeled as "not a part" shall not be utilized for any activity, such as over-flow parking, temporary horse keeping or exercise, or any grading or trenching as there is a documented sensitive resource in this location that shall not be disturbed. Any proposed use of this area will require further resource evaluation and documentation by a professional certified by the County, including consultation with the Pechanga Band of Luiseno Mission Indians.

10.PLANNING. 6 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

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 7 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. 8 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. 11 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7 A.M. to 9 P.M. Monday through Friday and 7 A.M. to 10 P.M. Saturday and Sunday.

10.PLANNING. 12 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b).

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 17 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - PHASE BY NEW PERMIT (cont.) RECOMMND

Department unless so indicated by the affected agency.

10.PLANNING. 18 USE - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 19 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY RECOMMND

No caretaker's residence is permitted as part of Plot Plan No. 24752. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 23 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approvals for food handling as provided by law. Should such licensing be denied, expire or lapse at any time in the future, all food handling and selling of food items shall cease.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 45 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Code Enforcement Department as part of a code enforcement action. Upon written notice from the Code Enforcement Department requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Code Enforcement Department, unless more time is allowed through written agreement by the Code Enforcement Department. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 27 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.

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10. GENERAL CONDITIONS

10.PLANNING. 28 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. 33 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.

10.PLANNING. 35 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 38 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 39 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the use of the property for this project or prior to building permit final inspection, whichever comes first, 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.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 24752 has been calculated to be 22.1 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.

10.PLANNING. 40 USE - ORD 810 O S FEE

RECOMMND

Prior to the use of the property for this project or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24752 is calculated to be 22.1 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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. 3 USE - REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Code Enforcement shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the project may be further restricted.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK

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.

20.PLANNING. 7 USE - COC REQUIRED

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, an application for a Certificate of Land Division Compliance shall be submitted by the permit holder to the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - PARCEL MERGER REQD

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, if the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the applicant does not finalize a reciprocal access easement or lot line adjustment, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department prior to the issuance of a building permit. The Parcel Merger shall merge Assessor Parcel Nos. 927-160-001 and 927-160-002. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Residential Agriculture (R-A) zone.

20.PLANNING. 9 USE - LOT LINE ADJUSTMENT

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, if the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the permit holder does not wish to merge the parcels or record a reciprocal access agreement, the permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 927-160-001 and 927-160-002, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Residential Agriculture-10 Acre Minimum (R-A-10) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

20.PLANNING. 10 USE - CC&R RECIPROCAL EASEMENT

RECOMMND

WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, if the Certificate of Land Division Compliance indicates that there are two parcels and the applicant does not complete a lot line adjustment or certificate of parcel merger, the permit holder shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 10

USE - CC&R RECIPROCAL EASEMENT (cont.)

RECOMMND

concurrent review along with any condition review fee; and
(c) the documents to be submitted by the permit holder to
the Office of the County Counsel shall include all of the
following:

1. A cover letter identifying the project for which
approval is sought referencing the Planning Department case
number;

2. A signed and notarized grant of reciprocal easement
document, which includes, but is not necessarily limited
to, both a legal description of the boundaries of the
reciprocal easement and a scaled map or diagram of such
boundaries, both signed and stamped by a California
registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an
individual lot or unit which provides that the grant of
reciprocal easement is incorporated therein by reference;
and

4. A deposit equaling three (3) hours at the current hourly
rate for the Review of Covenants, Conditions and
Restrictions as established pursuant to Ordinance No. 671
at the time the above documents are submitted for review by
the Office of the County Counsel.

The grant of reciprocal easement document submitted for
review shall (a) provide for no limit to the term of years
or life of the reciprocal easement, (b) provide reciprocal
easements for ingress and egress, parking, drainage and
flood control facilities between property known as
_____ and property known as _____, and (c)
contain the following provision verbatim:

"Notwithstanding any provision in this Grant of Reciprocal
Easement to the contrary, the following provision shall
apply:

This Grant of Reciprocal Easement shall not be terminated,
'substantially' amended, or property deannexed therefrom
absent the prior written consent of the Planning Director
of the County of Riverside, or the County's
successor-in-interest. A proposed amendment shall be
considered 'substantial' if it affects the extent, usage or
maintenance of the reciprocal easement established pursuant

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 10 USE - CC&R RECIPROCAL EASEMENT (cont.) (cont.RECOMMND
to this Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. WITHIN 6 MONTHS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENTS

RECOMMND

Prior to the issuance of any grading permits, the applicant shall offer the dedication of the proposed trails shown on the project plan. The trail easements are to include a 20' Regional Trail to the south of Los Caballos Road, a 14' Community Trail easement to the west of Paiba Road, and a 14' Community trail to the north and to the east of Los

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP - TRAIL EASEMENTS (cont.)

RECOMMND

Corralitos Road. All easements are to be entirely outside of Transportation right-of-way. Said easement dedications will be offered on behalf of the vested interest of Riverisde County.

60.PARKS. 2 MAP - TRAIL PLAN

RECOMMND

Prior to the issuance of any grading permits the applicant shall have submitted and received approval of the project's trail plan. The trail plan is to show all trail with topography, grading, ADA compliance, fencing, cross-sections, signage, pavement markings, street-crossings, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information from the Eastern Information Center, dated December 3, 2010, site record information from the Pechanga Band of Luiseno Mission Indians submitted to the County on December 7, 2010, and results from a Phase I Cultural Resources survey (PD-A-4681) conducted by BFSa on January 7, 2011, it is known that there is a documented sensitive resource site within the parcel boundaries and that there is a high potential for additional subsurface cultural resources within the project boundary that may be associated with a known prehistoric village location. The recent survey did not locate any new cultural resoruces and was unable to relocate the previously recorded site due to disturbance in the vicinity. However, subsurface cultural deposits remain a possibility. Therefore, any clearing, grubbing, grading, trenching or similar earth-disturbing activities shall be subject to archaeological monitoring so that appropriate mitigation can be implemented on any exposed cultural despoits or human remains.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE (cont.) RECOMMND

establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 3 GEN - TRIBAL MONITORING RECOMMND

As a result of communications from the Pechanga Band of Luiseno Mission Indians, it is known that there is a recorded resource site within the parcel boundaries that may be associated with a larger prehistoric Native American villae complex, and that the possibility exists for additional cultural deposits to be subsurface within the parcel.

Prior to the issuance of any clearing, grubbing, or grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN - TRIBAL MONITORING (cont.)

RECOMMND

repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department (County Archaeologist) to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible to the Tribe for facilitating tribal consultation in the event that Native American cultural deposits are exposed during the earth-disturbing phases of construction.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer / permit holder has the burden of demonstrating good faith effort in seeking the agreement with the Tribe.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 4 USE-PD-A-4681 SUBMITTAL REQUIR RECOMMND

Prior to issuance of any clear, grubbing, or grading permit, one paper copy and two copies on disc in PDF format of PD-A-4681 prepared by BFSA in January 2011 shall be submitted to the County Archaeologist for confirmation and final filing.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24752, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 FOOD FACILITY PLAN CHECK RECOMMND

For any proposed new food establishment, a total of 3 complete set of plans must be submitted to the Department of Environmental Health (DEH) Food Plan Check Program for review and approval. Each set of plans must include a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations. For further information, please contact DEH Food Plan Check at (951) 461-0284.

80.E HEALTH. 2 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - LOT LINE ADJUSTMENT

RECOMMND

If the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the permit holder does not wish to merge the parcels or record a reciprocal access agreement, the permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 927-160-001 and 927-160-002, as indicated on approved Exhibit A. The proposed parcels shall comply with the development standards of the Residential Agriculture-10 Acre Minimum (R-A-10) zone. The Planning Department shall approve the lot line adjustment and the permit holder shall thereafter provide proof of recordation of the notice of lot line adjustment and new owner deed(s) to the Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - SUBMIT ELEVATIONS

RECOMMND

Elevations of the two (2) shade structures shall be submitted to the Planning Department for review during the building plan check process. The Planning Department will determine if the design is acceptable.

80.PLANNING. 8 USE - COC REQUIRED (2)

RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 20.PLANNING.7 is satisfied, this condition shall be considered MET.

80.PLANNING. 12 USE - PARCEL MERGR REQD (2)

RECOMMND

If the Certificate of Land Division Compliance indicates that this site consists of two (2) parcels and the applicant does not finalize a reciprocal access easement or lot line adjustment, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department prior to the issuance of a building permit. The Parcel Merger shall merge Assessor Parcel Nos. 927-160-001 and 927-160-002. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Residential Agriculture (R-A) zone.

This condition shall be considered MET if Condition of Approval No. 20.PLANNING.8 is satisfied.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with Riverside County Waste Management Department requirements, in their letter dated January 27, 2011, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 24752, the Planning Department shall determine the status of the deposit based fees for the project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - CC&R RECIPROCAL EASEMNT

RECOMMND

The permit holder shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

reference; and

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between property known as _____ and property known as _____, and (c) contain the following provision verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to this Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment controlled BMPs and/or clearance from the Building and Safety Department. All

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment controlled BMPs for your project before a building final can be obtained.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment controlled BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment controlled BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.Inspection of the WQMP treatment controlled BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the final project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

90.FLOOD RI. 2 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 3 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnpdes@rcflood.org, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 4

USE - PARKING TOTAL

RECOMMND

A minimum of nineteen hundred thirty (1,930) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

90.PLANNING. 5

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of twenty-nine (29) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ACCESSIBLE PARKING (cont.) RECOMMND

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 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. 16 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures which are adequate to enclose the number of bins required by the Riverside County Waste Management Agency, located as shown on APPROVED EXHIBITS, shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - EXISTING STRUCTURES (cont.) RECOMMND

conditions of this permit.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD 810 O S FEE (2) 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. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24752 is calculated to be 85.1 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 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

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90.PLANNING. 29

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 24752 has been calculated to be 85.1 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.

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

DATE: November 22, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D.Geology Section-D. Jones
Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
Riv. Co. EDA- Redevelopment

3rd District Planning Commissioner
Rancho California Water Dist.
Southern California Edison
Verizon
CALTRANS Dist. #8
Eastern Information Center (UCR)

PLOT PLAN NO. 24752– EA42391 – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The proposed plot plan is for multiple use grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running and field hockey. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize 1.1 acres. All existing buildings and facilities will remain. The project proposes 1939 parking spaces. - APNs: 927-160-001 and 927-160-002 – Related Case: CUP0230

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on December 23, 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 **Kinika Hesterly, Project Planner**, at (951) 955-1888 or email at **khesterl@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.

PP24752 – Galway Downs

Conditions of Approval

DRAFT

Prior to any soccer events to be held on-site, the project proponent shall prepare and submit a Traffic Control Plan (TCP) to Caltrans for approval. The TCP shall describe the detour routes related to the closure of Los Caballos Road and also provide the locations of advanced signage. Any aspect of the TCP which affects County roadways shall be reviewed and approved by the Transportation Department. The TCP shall be in effect until a left-turn pocket on eastbound SR-79S at Los Caballos Road is constructed and open to traffic.

During any soccer events with more than three fields in operation, except practices, held on-site, the project proponent shall provide the following in accordance with the approved TCP:

- Closure of the north leg of Los Caballos Road (NS) at SR-79S (EW). The closure shall be enforced through the use of a gate or temporary barricade. The gate or barricade shall span the entire width of Los Caballos Road.

- In conjunction with the closure of Los Caballos Road, access at Pauba Road from SR-79S shall be controlled manually by a qualified traffic control person(s). The traffic control person(s) used shall be approved by the Transportation Department and Caltrans and meet any requirement by the California Highway Patrol.

The Transportation Department reserves the right to review the TCP for effectiveness and make changes as necessary after it is implemented.

The intersection of Los Caballos Road (NS) at SR-79S (EW) shall be improved by the project proponent to provide an eastbound left-turn lane. The project proponent shall be responsible for preparing improvement plans and applying for and obtaining an encroachment permit from Caltrans for the construction of the required improvements. Within twelve (12) months of the effective date of project approval, the project proponent shall have received the encroachment permit from Caltrans. Within eighteen (18) months of the effective date of project approval, the project proponent shall have completed the construction of the left-turn lane on SR-79S. All costs incurred for improvements shall be borne by the project proponent.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 27, 2011

Kinika Hesterly, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 24752 — Addition of Multiple Use Grass Fields to an Existing Equestrian Facility (APN: 927-160-001)

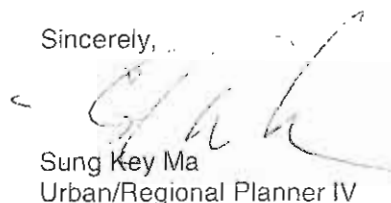
Dear Ms. Hesterly:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located northerly of Highway 79, southerly of Los Caballos, and westerly of Pauba Road in Rancho California. This facility will host many large public events, and thus it can generate substantial quantities of refuse and recyclables. It is recommended that the facility operator make every effort to recycle waste that is generated in large events. In addition, the RCWMD recommends the following conditions for approval of PP 24752:

1. **Prior to issuance of a grading permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final site inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Urban/Regional Planner IV

PD #98584



**Rancho
Water**

January 20, 2011

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District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Kinika Hesterly, Project Planner

County of Riverside

Riverside County Planning Department

Post Office Box 1409

Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY
PLOT PLAN NO. 24752 (COUNTY PROJECT EA42391)
APNS 927-160-001 AND 927-160-002
[TRIP HORD ASSOCIATES]**

Dear Kinika:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 14-inch diameter water pipeline (1380 Pressure Zone) within Los Caballos Road, Los Corralitos Road, and Pauba Road.

Water service to the subject project/property exists under Account No. 10021672. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner. Where private (on-site) facilities are required for water service, fire protection, irrigation, or other purposes, RCWD requires recordation of a *Reciprocal Easement and Maintenance Agreement* for such on-site private facilities, where private on-site water facilities may cross (or may be shared amongst) multiple lots/project units, and/or where such 'common' facilities may be owned and maintained by a Property Owners' Association (proposed now or in the future).

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this available resource in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

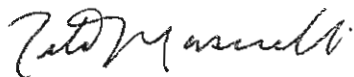
As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration and sewer pretreatment requirements. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Peter Muserelli
Engineering Project Coordinator

cc: Corey Wallace, Engineering Manager
Warren Back, Engineering Planning Manager
Ken Cope, Construction Contracts Manager
Laurie Williams, Engineering Services Manager



DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!
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January 10, 2011

Kinika Hesterly
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

Traffic Assessment for the proposed Soccer Complex at Galway Downs. Riv-79-PM 3.325

Dear Ms. Hesterly,

We have completed our review for the above noted Traffic Assessment. The project is located north of State Route 79 (SR-79) east of Los Caballos Road and west of Pauba Road in the Unincorporated Riverside County. This project comprises of multiple use grass fields to be used for outdoor sport activities. The project will be in addition to the primary use of the property as an equestrian facility.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have the following comments:

Traffic Operation

1. The traffic assessment has identified that the following intersections along State Route 79 (SR-79) will be potentially impacted by the proposed project.
 - a. Butterfield Stage Road and Temecula Parkway (SR-79)
 - b. Anza Road and SR-79
 - c. Los Caballos Road and SR-79
 - d. Pauba Road and SR-79
2. Intersection Analysis for existing plus project conditions (Table 5) shows that the level of service (LOS) for the intersection of Los Caballos Road and SR-79 will be LOS F. Exhibit E, Existing Plus Project Saturday Peak Hour Intersection Volumes, shows 502 vehicles making a left turn from SR-79 to Los Caballos Road, 318 vehicles going east on

"Caltrans improves mobility across California"

SR-79 and 365 going west on SR-79. The project must improve this intersection by the addition of a left turn lane on eastbound SR-79 going north to Los Caballos Rd.

3. The Traffic Management Plan proposed restricting left turning movements at the south leg of Los Caballos Road and SR-79 intersection to right turns only. Please clarify. The south leg of the intersection has minimal traffic and would not mitigate the heavy left turning traffic from eastbound SR-79 to northbound Los Caballos Rd. SR-79 is only one lane in each direction, the left turning traffic will block the through eastbound traffic on SR-79.
4. Los Caballos Road is the most direct access to the project site. Detouring traffic by making a left turn at Anza Road and SR-79 to access the site via De Portola Road to Pauba Road to Los Caballos Road is a very long detour that passes through residential and winery areas. The implementation and success of this plan is uncertain. Motorists will take the most direct route. Also, the installation and removal of temporary traffic control devices is a concern.
5. The high traffic volumes generated by the proposed project would be difficult to handle by using manual traffic control. This will require law enforcement support every week at additional expense.
6. The additional traffic generated by the proposed project may increase the probability of accidents and state liability on SR-79 if no improvements are implemented as part of the project.
7. Please verify the following inconsistent numbers shown in the Exhibits and those used in the Traffix analysis:
 - a. At the intersection of Pauba Road/Temecula Pkwy (SR-79) for the existing condition - The Traffix analysis input volume for WBT (333 vhp) do not match with the volume shown in Exhibit C (362vph).
 - b. At the intersection of Butterfield Stage Road/Temecula Pkwy (SR-79) for the existing plus project - The Traffix analysis input volumes for SBL, EBT, WBT, WBR (56 vph, 526 vph, 517 vph, 44 vph, respectively) do not match with the volumes shown in Exhibit E (104 vph, 936 vph, 828 vph, 81 vph, respectively).
 - c. At the intersection of Anza Road/Temecula Pkwy (SR-79) for the existing plus project - The Traffix analysis input volumes for SBL, EBT, WBT, WBR (10 vph, 332 vph, 374 vph, 8 vph, respectively) do not match with the volumes shown in Exhibit E (34 vph, 790 vph, 722 vph, 26 vph, respectively).

Ms. Hesterly
January 10, 2011
Page 3

- d. At the intersection of Los Caballos Road/Temecula Pkwy (SR-79) for the existing plus project - The Traffix analysis input volumes for SBR, EBL (11 vph, 20 vph) do not match with the volumes shown in Exhibit E (377 vph, 502 vph).
8. Please include the heavy vehicle factor used in all the traffic analysis.
9. Please revise the intersection traffic and queue analysis with the corrected traffic volumes.

These comments are not to be considered complete, final or inclusive. Additional comments may be provided after we have reviewed the next submittal.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

December 7, 2010

Kinika Hesterly

Project Planner

P.O. Box 1409

Riverside, CA 92502-1409

Review for Plot Plan No. 24752 CUP0230. Riv-79-PM 3.325

Dear Ms. Hersterly,

We have completed our review for the above noted Plot Plan. The project is located north of State Route 79 (SR-79) east of Los Caballos Road and west of Pauba Road in the Unincorporated Riverside County. This project comprises of multiple use grass fields to be used for outdoor sport activities. The project will be in addition to the primary use of the property as an equestrian facility.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We anticipate that the proposed development will increase traffic circulation to the SHS and we therefore have the following comments:

Traffic Operations

1. A Traffic Study (see below) is needed to identify any traffic concerns that will have the potential to create adverse significant impacts to the transportation and circulation system, especially at the intersection of Pauba Road and Los Caballos Road with SR-79.
2. In cooperation with County of Riverside, appropriate road improvements must be planned to mitigate increased in traffic as a result of proposed and other developments in the area.
3. Subsequent submittals of Site Plans should show any proposed improvements at the intersection of SR-79 with Pauba Road and Los Caballos Road to mitigate the increase in traffic generated by the proposed equestrian facility.

Traffic Study

- A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf> Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

EASTERN INFORMATION CENTER
CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu
Inyo, Mono, and Riverside Counties

December 3, 2010

TO: Kinika Hesterly
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review
Case: PP-24752/EA No. 42391

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- ☐ The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- ☐ Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- ☒ A Phase I cultural resource study (RI-5587) identified one cultural resource.
- ☐ The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- ☐ A Phase I cultural resource study (RI-) identified no cultural resources. Further study is not recommended.
- ☐ There is a low probability of cultural resources. Further study is not recommended.
- ☐ If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- ☐ Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- ☒ The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
 - ☐ Phase I Records search and field survey
 - ☒ Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
 - ☐ Phase III Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
 - ☐ Phase IV Monitor earthmoving activities

COMMENTS:

It is recommended that the site (33-013281) undergo an evaluation of its significance and identify appropriate mitigation measures.

If you have any questions, please contact us.

Eastern Information Center

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

Set ID# CC006071

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24752 DATE SUBMITTED: 10-25-10

APPLICATION INFORMATION

Applicant's Name: Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502 Street

City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (951) 789-4951

Engineer/Representative's Name: Keller Consulting Inc E-Mail: jkeller@kellercci.com

Mailing Address: 6753 Brockton Ave
Riverside CA 92506 Street

City State ZIP

Daytime Phone No: (951) 684-1800 Fax No: (951) 684-6431

Property Owner's Name: SFT Realty Rockaway LLC E-Mail: kens@southwesttraders.com

Mailing Address: 44040 Jeramie Dr
Temecula CA 92592 Street

City State ZIP

Daytime Phone No: (951) 232-1880 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.

EA 42391 / CFG 05755

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

PAR 01291

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.

TRIP HORD ASSOCIATES
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. 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.

SFT REALTY ROCKAWAY, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Kenneth Smith manager
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 927-160-001; 927160-002

Section: 7,18,12 & 13 Township: 8 South Range: 1 West & 2 West

Approximate Gross Acreage: 241.63 Gr.Acres ; Project Area is appx. 80 Acres

General location (nearby or cross streets): North of Highway 79 (South), South of Los Caballos Rd, East of _____, West of Pauba Rd.

Thomas Brothers map, edition year, page number, and coordinates: 980 D-1

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):

Multi-Use Grass Fields in conformance with ORD 348 Section 6.50 (b-3)

The subject property is used as a major equestrian facility (Galway Downs) as approved by C.U.P. No.2303-W.

The proposed multiple use fields project is intended to augment and support the ongoing equine activities.

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). CUP 2303-W; TR 30115 (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: MSHCP and Traffic Mgmt.

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No Grading is proposed

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes ☐ No ☒

Import Export Neither

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

N/A

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 ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Whitewater 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

9/29/10

Owner/Representative (2) _____

Date

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	Galway Downs Multi Use Grass fields
Project Location:	38801 Los Corrolitos Rd, Temecula
Project Description:	Grass fields at existing equestrian recreation facility
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

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. 24752 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trip Hord Associates – Engineer/Representative: Keller Consulting, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and the Valle De Los Caballos Policy Area – Location: Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road. – 241.63 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey and other similar recreational activities. The project will be in addition to the primary use of the property as an equestrian facility. The grass fields will utilize approximately 63 acres. A vendor area, with two (2) 4,800 square foot shade structures, will utilize an additional 1.1 acre area. In addition, the project proposes to host regional tournaments. The project also proposes field lighting and 1,930 parking spaces. - APNs: 927-160-001 and 927-160-002. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: February 7, 2011
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Kinika Hesterly at 951-955-1888 or e-mail khesterl@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

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: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/11/2011.

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

APN (s) or case numbers PP24752 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

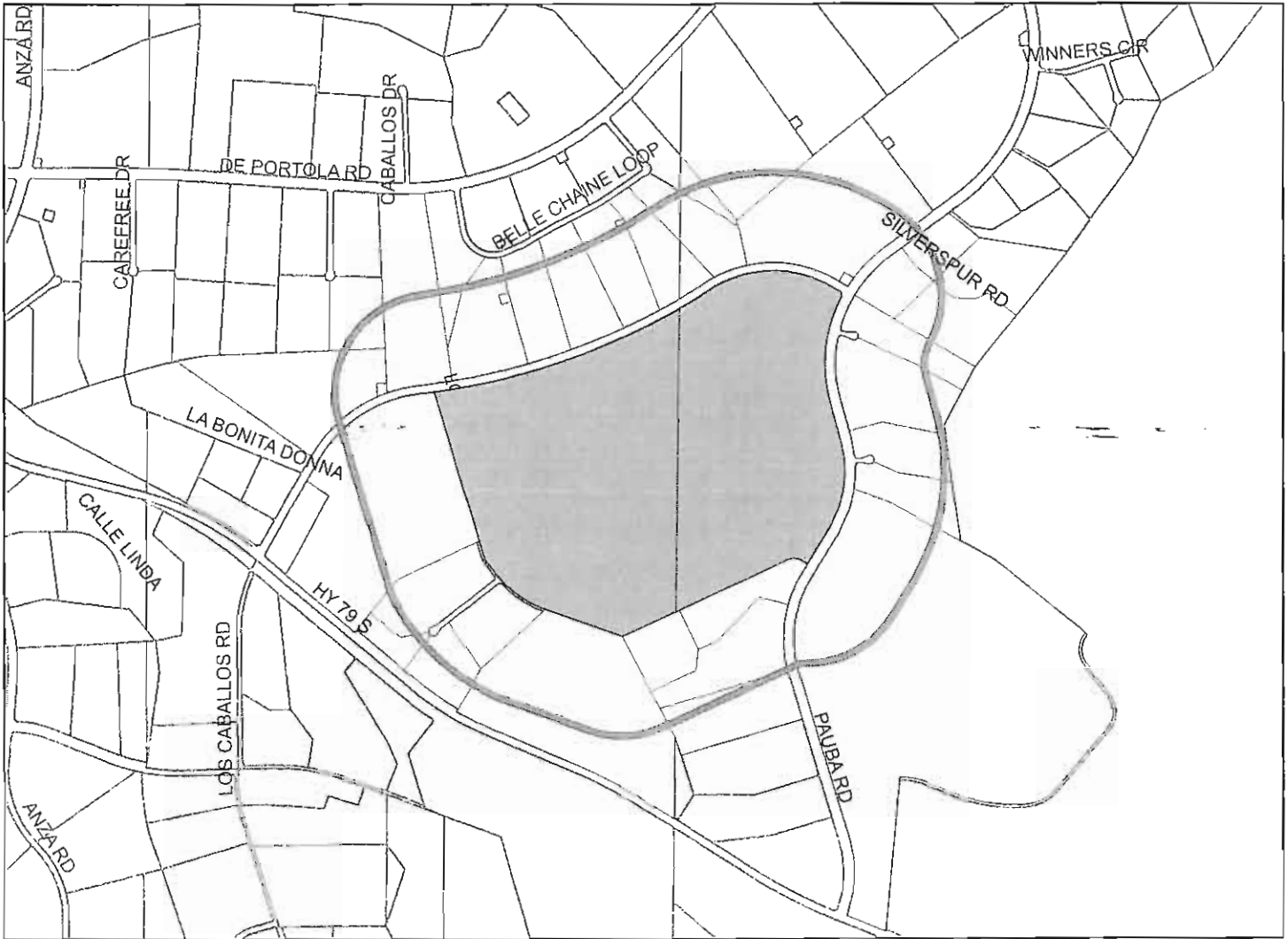
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/11/2011 
EXPIRES 7/11/2011

1000 feet buffer



Selected Parcels

927-160-037	927-160-036	927-690-019	927-160-005	927-690-006	927-690-018	927-690-012	927-690-009	927-690-010	927-140-011
927-170-006	927-690-011	927-690-017	927-170-007	927-170-008	927-170-009	927-570-012	927-160-035	927-160-043	927-580-009
927-690-007	927-690-008	927-160-031	927-160-023	927-140-012	927-690-004	927-690-002	927-580-010	927-170-001	927-170-003
927-170-002	927-170-004	927-140-028	927-690-005	927-160-021	927-160-001	927-160-002	927-160-042	927-160-039	927-170-010



2,000 1,000 0 2,000 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: 927160036, ASMT: 927160036
BILL DICKINSON, ETAL
43240 LOS CORRALITOS RD
TEMECULA CA 92592

APN: 927140011, ASMT: 927140011
DONNA K DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

APN: 927690019, ASMT: 927690019
BRADEN J STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

APN: 927170006, ASMT: 927170006
ERIC R CARSON
39100 PAUBA RD
TEMECULA CA. 92592

APN: 927160005, ASMT: 927160005
CHENG HUEI LIN, ETAL
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

APN: 927690017, ASMT: 927690017
FIRST UNION HOLDINGS
P O BOX 2454
RANCHO SANTE FE CA 92067

APN: 927690006, ASMT: 927690006
CHERYL TAYLOR BELL, ETAL
35355 LINDA ROSEA RD
TEMECULA CA 92592

APN: 927170009, ASMT: 927170009
HORSE 50
6085 TARRANT RANCH RD
LAS VEGAS NV 89131

APN: 927690012, ASMT: 927690012
CHEVAL CREEK INC
6016 RUBY RIDGE CV
SALT LAKE CITY UT 84121

APN: 927570012, ASMT: 927570012
HOWARD WEDERTZ, ETAL
43540 AVENIDA FELICITA
TEMECULA CA. 92592

APN: 927690009, ASMT: 927690009
DAVID WAYNE ROBERTS, ETAL
6432 MONARCH HILLS DR
FORT WORTH TX 76132

APN: 927160035, ASMT: 927160035
JEROME T AMERMAN, ETAL
38951 PAUBA RD
TEMECULA CA 92592

APN: 927690010, ASMT: 927690010
DON MOSCO, ETAL
7211 VIA MARIPOSA NORTE
BONSALL CA 92003

APN: 927160043, ASMT: 927160043
JESSE LOPEZ, ETAL
30000 YNEZ RD
TEMECULA CA 92591



APN: 927160036, ASMT: 927160036
BILL DICKINSON, ETAL
43240 LOS CORRALITOS RD
TEMECULA CA 92592

APN: 927140011, ASMT: 927140011
DONNA K DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

APN: 927690019, ASMT: 927690019
BRADEN J STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

APN: 927170006, ASMT: 927170006
ERIC R CARSON
39100 PAUBA RD
TEMECULA CA 92592

APN: 927160005, ASMT: 927160005
CHENG HUEI LIN, ETAL
18774 MT CIMARRON ST
FOUNTAIN VALLEY CA 92708

APN: 927690017, ASMT: 927690017
FIRST UNION HOLDINGS
P O BOX 2454
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TEMECULA CA 92591

APN: 927580009, ASMT: 927580009
JUDITH ANN GARFI PARTRIDGE
22860 SAVI RANCH PKWY
YORBA LINDA CA 92887

APN: 927580010, ASMT: 927580010
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

APN: 927690007, ASMT: 927690007
LANCE STEINMANN, ETAL
41305 CRESTA VERDE CT
TEMECULA CA 92592

APN: 927170001, ASMT: 927170001
RAY R RICH, ETAL
36540 SILVER SPUR RD
TEMECULA CA 92592

APN: 927690008, ASMT: 927690008
MICHAEL D AINBINDER, ETAL
6702 GATE HILL CIR
HUNTINGTON BEACH CA 92648

APN: 927170003, ASMT: 927170003
RAY R RICH, ETAL
36540 SILVER SPUR DR
TEMECULA CA. 92592

APN: 927160031, ASMT: 927160031
P A OMMERT, ETAL
400 W RIVERSIDE DR UNT 19
BURBANK CA 91506

APN: 927170004, ASMT: 927170004
RAY R RICH, ETAL
36540 SILVER SPUR RD
TEMECULA CA 92592

APN: 927160023, ASMT: 927160023
PAUL H STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

APN: 927140028, ASMT: 927140028
RENE LAMBERT, ETAL
P O BOX 6399
BURBANK CA 91510

APN: 927690004, ASMT: 927690004
RANCHO CALIF WATER DIST
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TEMECULA CA 92589

APN: 927690005, ASMT: 927690005
RICKIE E TAYLOR, ETAL
C/O WILLIAM J HERRICK
35325 DE PORTOLA RD
TEMECULA CA. 92592

APN: 927690002, ASMT: 927690002
RANCHO CALIF WATER DIST
0
CA. 0

APN: 927160021, ASMT: 927160021
ROBERT C MCKAY, ETAL
44130 MAGGIE WEED LN
TEMECULA CA. 92592

APN: 927580009, ASMT: 927580009
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CA. 0

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ROBERT C MCKAY, ETAL
44130 MAGGIE WEED LN
TEMECULA CA. 92592

APN: 927160002, ASMT: 927160002
SFT REALTY ROCKAWAY
44040 JERAMIE DR
TEMECULA CA 92592

APN: 927160042, ASMT: 927160042
TERREL E PAINE, ETAL
43750 LOS CABALLOS
TEMECULA CA. 92592

APN: 927160039, ASMT: 927160039
VICTOR M HERNANDEZ, ETAL
C/O VICTOR & DALIA HERNANDEZ FAMILY TRU
2521 VIEWRIDGE DR
CHINO HILLS CA 91709

APN: 927170010, ASMT: 927170010
WAGONWHEEL RIDGE
6085 TARRANT RANCH RD
LAS VEGAS NV 89131

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Applicant:
Trip Hord Associates
P.O. Box 1235
Riverside, CA 92502

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Eng-Rep:
Keller Consulting Inc.
6753 Brockton Ave.
Riverside, CA 92502

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Owner:
SFT Realty Rockaway, LLC
44040 Jeramie Dr.
Temecula, CA 92592



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CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
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Riverside, CA 92517-1968

Applicant:
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Riverside, CA 92502

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

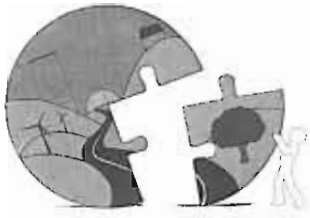
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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Keller Consulting Inc.
6753 Brockton Ave.
Riverside, CA 92502

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P.O. Box 9017
Temecula, CA 92590-4800

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9 South 4th St.,
Redlands, CA 92373

Owner:
SFT Realty Rockaway, LLC
44040 Jeramie Dr.
Temecula, CA 92592



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP24752/EA42391

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: Kinika Hesterly Title: Project Planner Date: February 13, 2011

Applicant/Project Sponsor: Trip Hord Associates Date Submitted: October 25, 2010

ADOPTED BY: Other

Person Verifying Adoption: Kinika Hesterly Date: February 7, 2011

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 Kinika Hesterly at (951) 955-1888.

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

Please charge deposit fee case#: ZEA42391 ZCFG05755

FOR COUNTY CLERK'S USE ONLY

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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.

EA42391/PP24752

Project Title/Case Numbers

Kinika Hesterly

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Trip Hord Associates

Project Applicant

P.O. Box 1235, Riverside, CA 92502

Address

Northerly of Highway 79, southerly of Los Caballos and westerly of Pauba Road

Project Location

The plot plan proposes grass fields to be used for soccer, youth football, lacrosse, ultimate frisbee, cross country running, field hockey, other similar recreational activities and regional tournaments. Grass fields will utilize approximately 63 acres and will be in addition to the primary use of the property as an equestrian facility. A vendor area, with two (2) 48'x100' shade structures, will utilize an additional 1.1 acre area. The project also proposes field lighting and 1,930 parking spaces.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on February 7, 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 (\$2,044.00 + \$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.

Signature

Urban Regional Planner IV

Title

February 7, 2011

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP24752\DH-PC-BOS Hearings\DH-PC\2.07.11 DH\NOD PP24752.docx

Please charge deposit fee case#: ZEA42391 ZCFG05755 .

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1011623

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: TRIP HORD ASSOCIATES \$64.00
paid by: CK 9768 & 9769
paid towards: CFG05755 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42391
at parcel #:
appl type: CFG3

By _____ Oct 25, 2010 10:54
MGARDNER posting date Oct 25, 2010

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

* VOID *

COPY 1-CUSTOMER

* REPRINTED *

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * I1100190

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: TRIP HORD ASSOCIATES \$2,044.00
paid by: MC 27119P
CA FISH AND GAME FEE FOR EA42391
paid towards: CFG05755 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 24, 2011 12:07
JCMITCHE posting date Jan 24, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

Agenda Item No.: 2.8
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Damaris Abraham
Director's Hearing: February 7, 2011
Continued From: 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' high live pine trees are also proposed to be planted within 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.

FURTHER PLANNING CONSIDERATIONS:

January 24, 2011

On January 24, 2011, the Planning Director continued the project to allow additional time for a neighbor who requested continuance in order to review project materials.

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
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
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
Lease Area: 800 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

D.M.

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 Nuvew 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.

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
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
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
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:

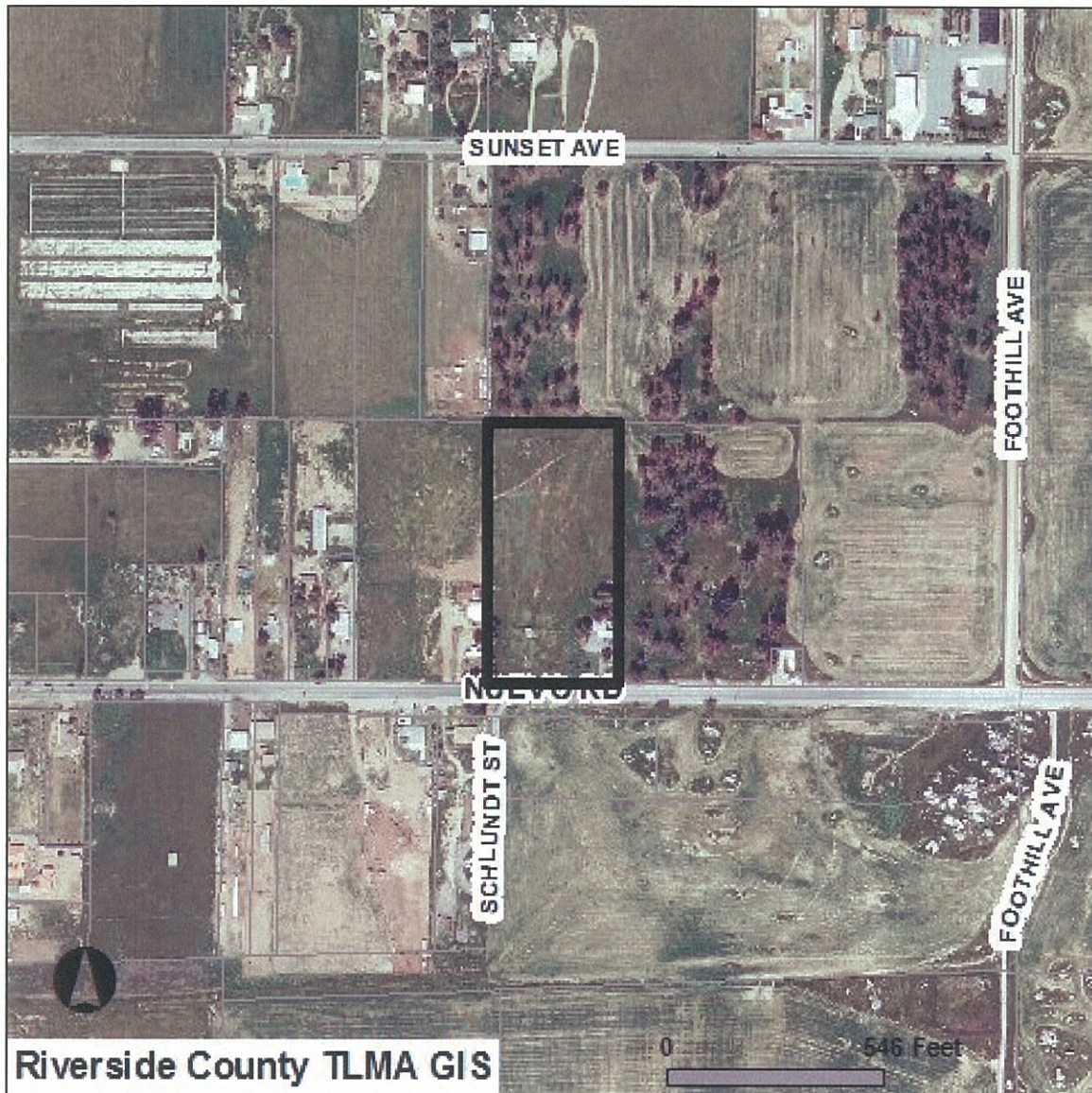
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- b) Biological Resources
- c) Cultural Resources
- d) Hydrology/Water Quality

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:
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 - c. A High Fire area.
 - d. A City Sphere of Influence.
3. The project site is located within:
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 - 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 Nuvview 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

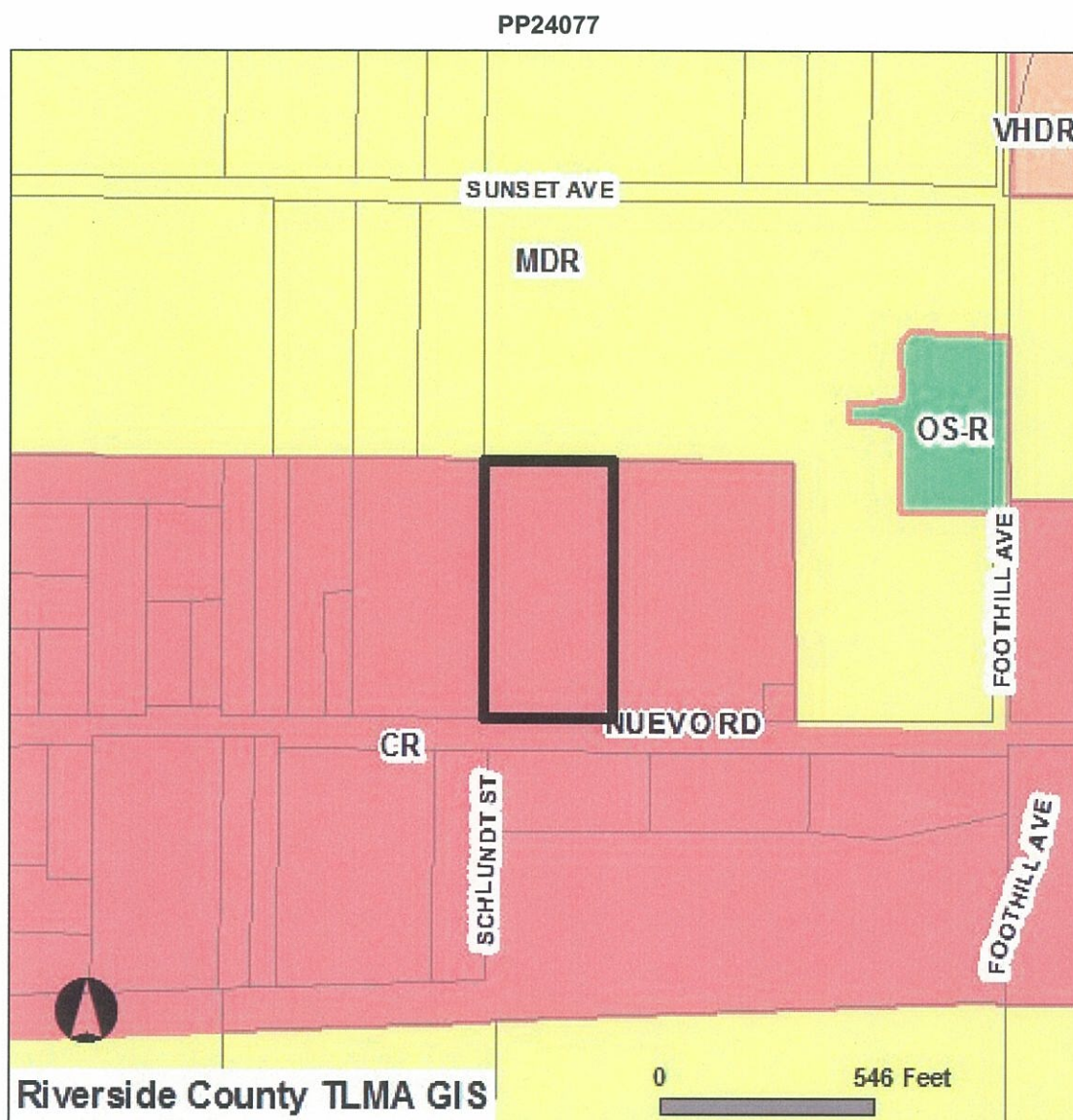
 PARCELS

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 Nov 01 15:39:25 2010

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 | | | |

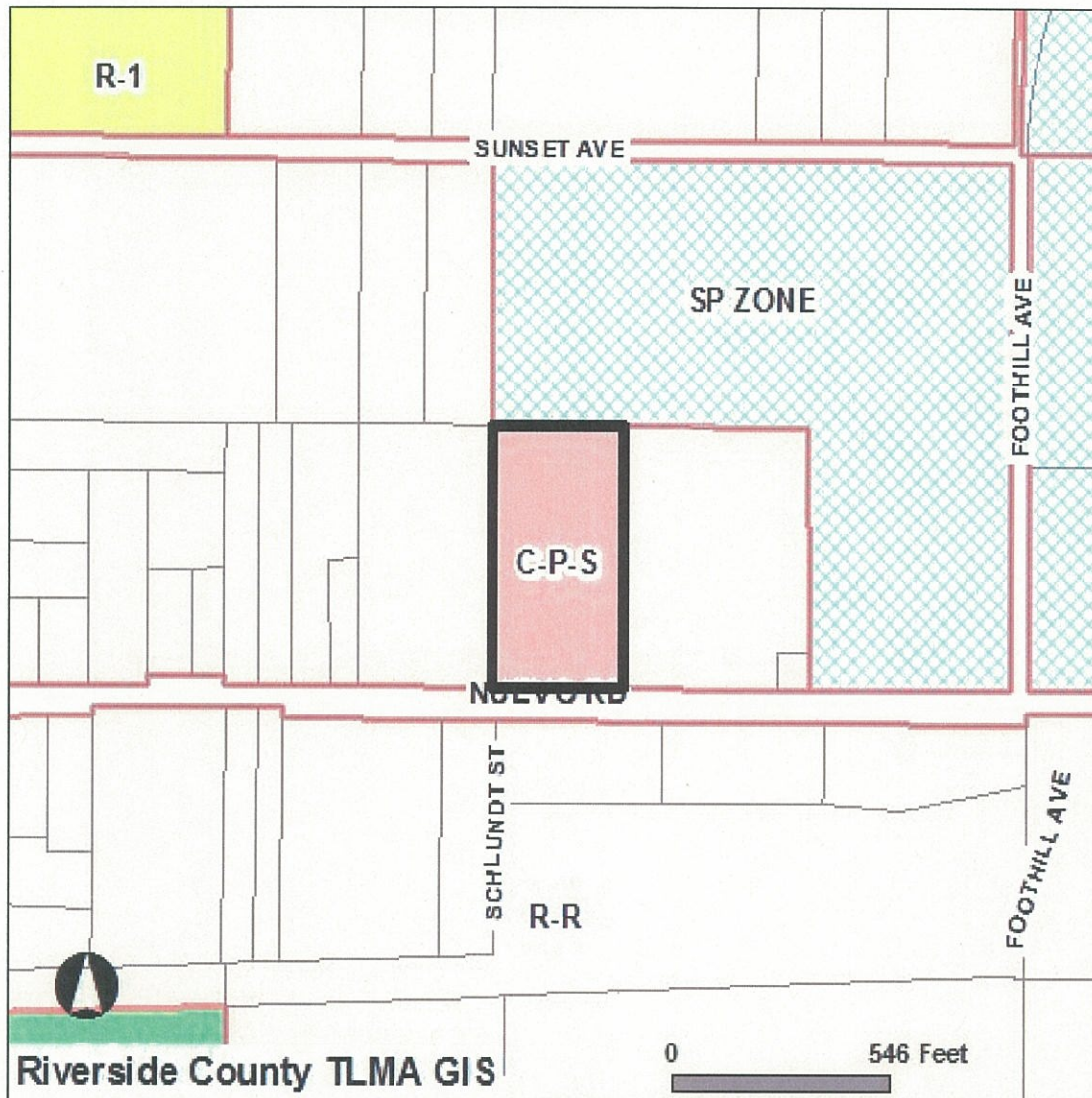
IMPORTANT

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 Nov 01 15:40:08 2010

Version 100826

PP24077



Selected parcel(s):
307-270-020

ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1-20	C-P-S
R-1	R-R	SP ZONE	

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 Nov 01 15:40:47 2010

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

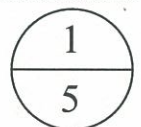
SHEET CONTENT

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

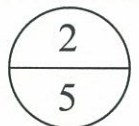
SITE LOCATION

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

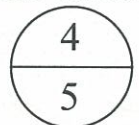
APPLICANT
ROYAL STREET COMMUNICATIONS
CALIFORNIA, LLC
2913 El Camino Real #561
Tustin, CA 92782

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

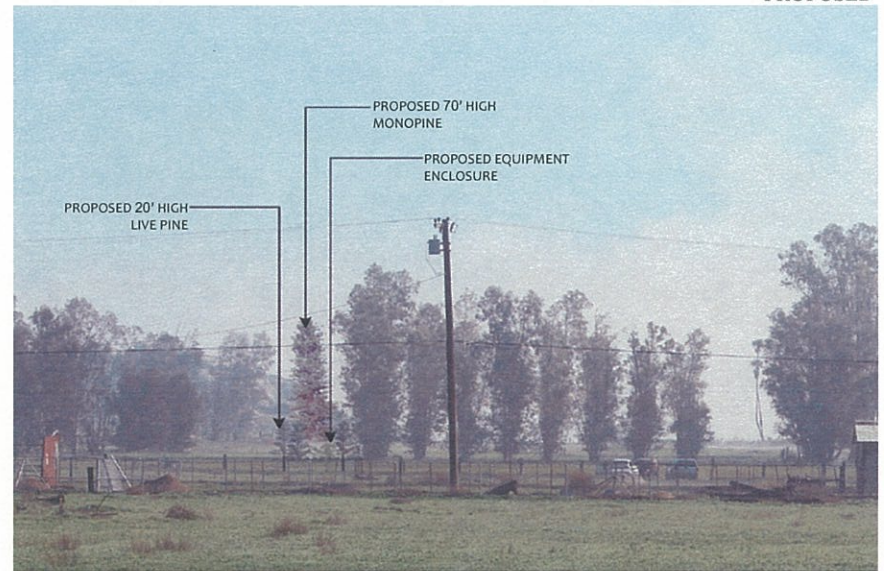
NUEVO PERRIS

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

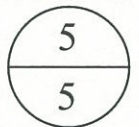
SITE LOCATION

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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2007 CALIFORNIA BUILDING CODE
3. 2007 CALIFORNIA MECHANICAL CODE
4. 2007 CALIFORNIA PLUMBING CODE
5. 2007 CALIFORNIA ELECTRIC CODE
6. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
7. 2008 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 11B, SECTION 1103B.

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'x MICROWAVE ANTENNA AND SIX (6) PANEL ANTENNAS MOUNTED ON PROPOSED 70' HIGH COLLAPSCABLE 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 IVY 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 IRYAN AVE.
5. TURN LEFT ONTO CULVER DR.
6. TURN LEFT ONTO IRVINE 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	6
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	6
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
POMAY, CA 92064
PHONE: (858) 668-2828
FAX: (858) 668-2827
EMAIL: ronald@pdc.com
CONTACT: RONALD, SHAN, PE

APPLICANT/SITE ACQUISITION:
CORE COMMUNICATIONS
2903-H SATURN STREET
BREA, CA 92821
PHONE: (951) 880-5740
FAX: (951) 956-1650
EMAIL: mgeoff@corecomgroup.com
CONTACT: MICHELLE GEORFFSON

RF ENGINEER:
METRO PCS
350 COMMERCE, SUITE 200
IRVINE, CA 92602
PHONE: (714) 730-3162
EMAIL: talanad@metropcs.com
CONTACT: TAREK ALSADI

APPLICANT/LESSEE:
ROYAL STREET COMMUNICATIONS, LLC
2913 EL CAMINO REAL, #501
TUSTIN, CA 92782
PHONE: (714) 730-3242
EMAIL: jclark@metropcs.com
CONTACT: JEFF CLARKE

ZONING MANAGER:
CORE COMMUNICATIONS
2903-H SATURN STREET
BREA, CA 92821
PHONE: (714) 728-8404
FAX: (951) 956-1650
EMAIL: alex@corecomgroup.com
CONTACT: ALEXANDER LEW

CONSTRUCTION MANAGER:
METRO PCS
350 COMMERCE, SUITE 200
IRVINE, CA 92602
PHONE: (951) 541-8905
EMAIL: steve@taglieritelem.com
CONTACT: STEVE JOHNSON

PROJECT INFORMATION

SITE ADDRESS: 27304 NUEVO RD.
PERRIS, CA 92571

APN: 307-270-020

PROPERTY/LAND OWNER: ISMAIL, NAZI ABDEL
920 W. LINCOLN ST. #14
RIVERSIDE, CA
PHONE: (951) 312-9278
CONTACT: ISMAIL NAZI ABDEL

LATITUDE: 33° 48' 09.93" N

LONGITUDE: 117° 11' 09.44" W

ZONING: C-P-5 (SCENIC HIGHWAY COMMERCIAL)

JURISDICTION: COUNTY OF RIVERSIDE

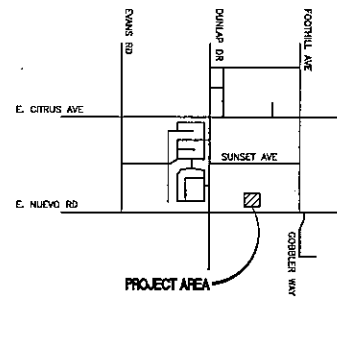
TELEPHONE: VERIZON
VERIZON TEMECULA

POWER: SCE
KIM GERBER
(919)-421-5455

PLOT PLAN: #24077

VICINITY MAP

THOMAS BROTHERS RIVERSIDE, PAGE 778 B-7



**Royal Street
Communications
California, LLC**
2913 EL CAMINO REAL, #501
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	05/02/10	UPDATED LANDSCAPING PLAN	MI
7	09/23/10	UPDATED LANDSCAPING PLAN	SVF

PLANS PREPARED BY:

PDC

13225 DANIELSON ST., SUITE 200
POMAY, CA 92064
TEL: (858) 668-2828
FAX: (858) 668-2827

CONSULTANT:

DRAWN BY: CHK. BY: APV. BY:

MI/CC SVF SAS

LICENSER:

SHEET TITLE:

TITLE SHEET

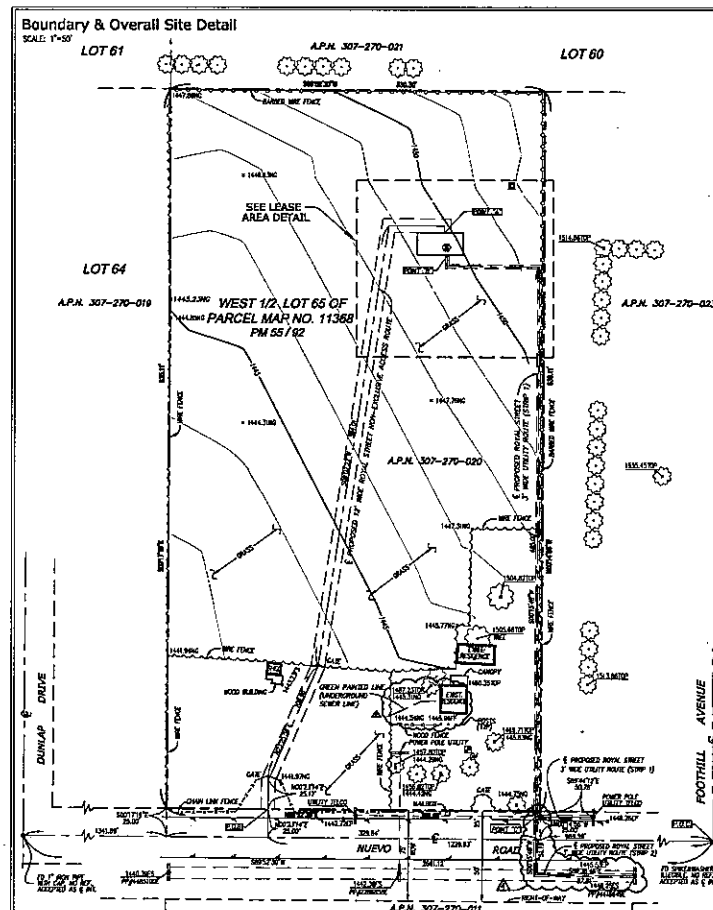
SHEET NUMBER:



T-1



THENCE S00°15'48"W, 483.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE S89°44'12"E, 50.76 FEET TO THE END OF SAID STRIP.

FEBRUARY 18, 2008
 JUNE 3, 2010



REVISION:		
REVISION	DATE BY:	DESCRIPTION:
	07/25/99 ABD	PRELIMINARY
1	05/03/00 FEB	LEASE AREA, ACCOUNTING AND UTILITY EXPANDED
2	03/27/00 LMI	TITLE REPORT (FINAL)
	04/01/00 ICI	CLIENT'S COMMENTS (PROJECT TERM)
	04/03/00 ICI	UPDATED UTILITY TERN
3	04/21/00 FEB	UPDATED LEASE AREA & ACCOUNTING & UTILITY TERN
4	02/19/00 FEB	UPDATED LEASE AREA & ACCOUNTING & UTILITY TERN
	05/04/00 HP	ADDITIONAL TERN
5	07/24/00 HP	CORRECTIONS

LA3165B
NUEVO PERRIS
27304 NUEVO ROAD
PERRIS, CA 92571
RIVERSIDE COUNTY

**TOPOGRAPHIC
SURVEY**

SHEET NUMBER

LS-1
SHEET 1 OF 1

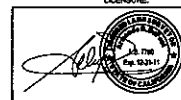
13225 DANIELSON ST., SUITE 200
POWAY, CA 92084
TEL: (858) 668-2828
FAX: (858) 668-2827

CONSULTANT:

CAL VADA
SURVEYING, INC.

411 Jaring Cir., Suite 202, Compton, CA 90221
Phone: 361-290-8880 Fax: 361-290-8880
Toll Free: 800-CAL-VADA

LICENSEE



REVISION

SCALE NOTE:

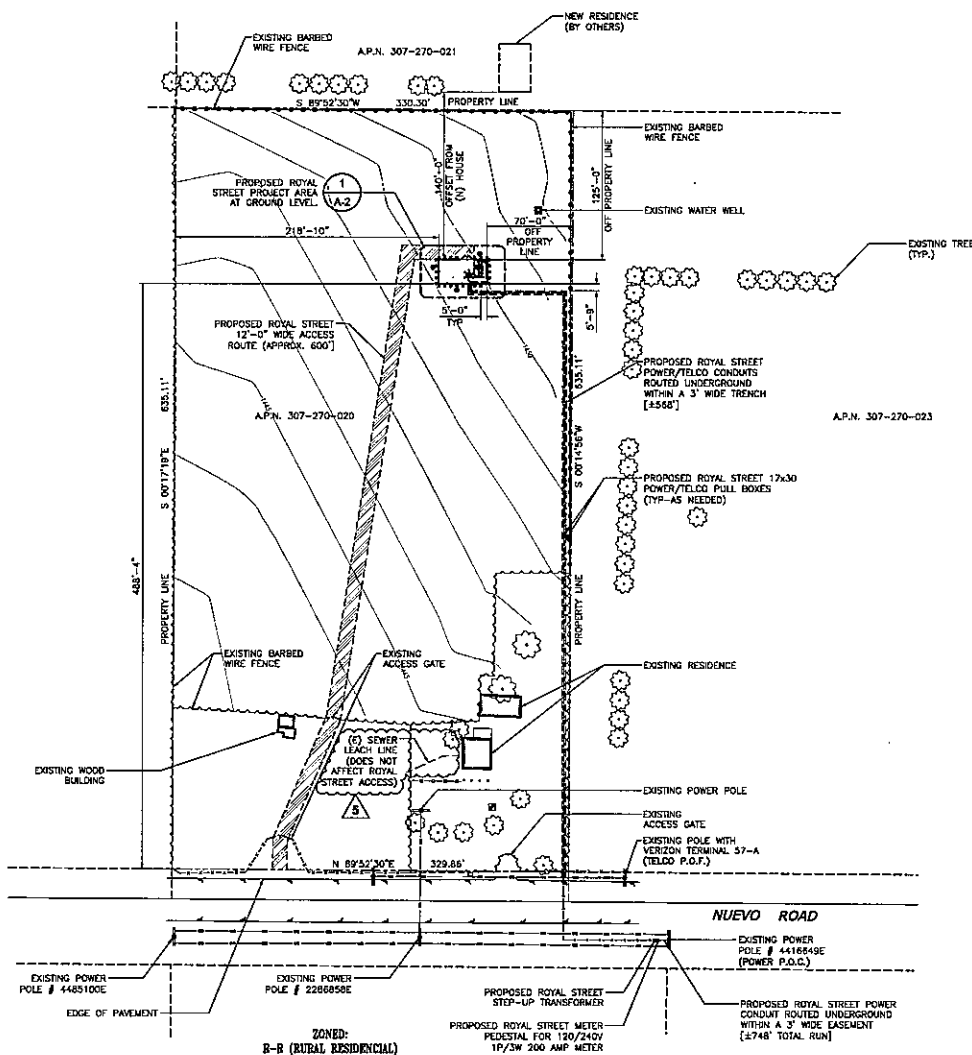
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

ZONED:
SP-ZONE (LAKE NUEVO
VILLAGE PLAN #251)

A.P.N. 307-270-019

ZONED:
R-R (RURAL RESIDENTIAL)

ZONED:
R-R (RURAL RESIDENTIAL)



RF SCHEDULE						
SECTOR	AZIMUTH	CABLE LENGTH	SIZE	NO. OF COAX	COLOR CODE	
1	ALPHA	0'	±80"	7/8"	2	RED
2	BETA	120'	±80"	7/8"	2	BLUE
3	GAMMA	240'	±80"	7/8"	2	GREEN
4	DELTA	60'	±80"	7/8"	2	YELLOW
5	EPSILON	180'	±80"	7/8"	2	WHITE
6	ZETA	300'	±80"	7/8"	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, #261
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 05/18/10	ADDED SEWER LINE LOCATION	M

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:

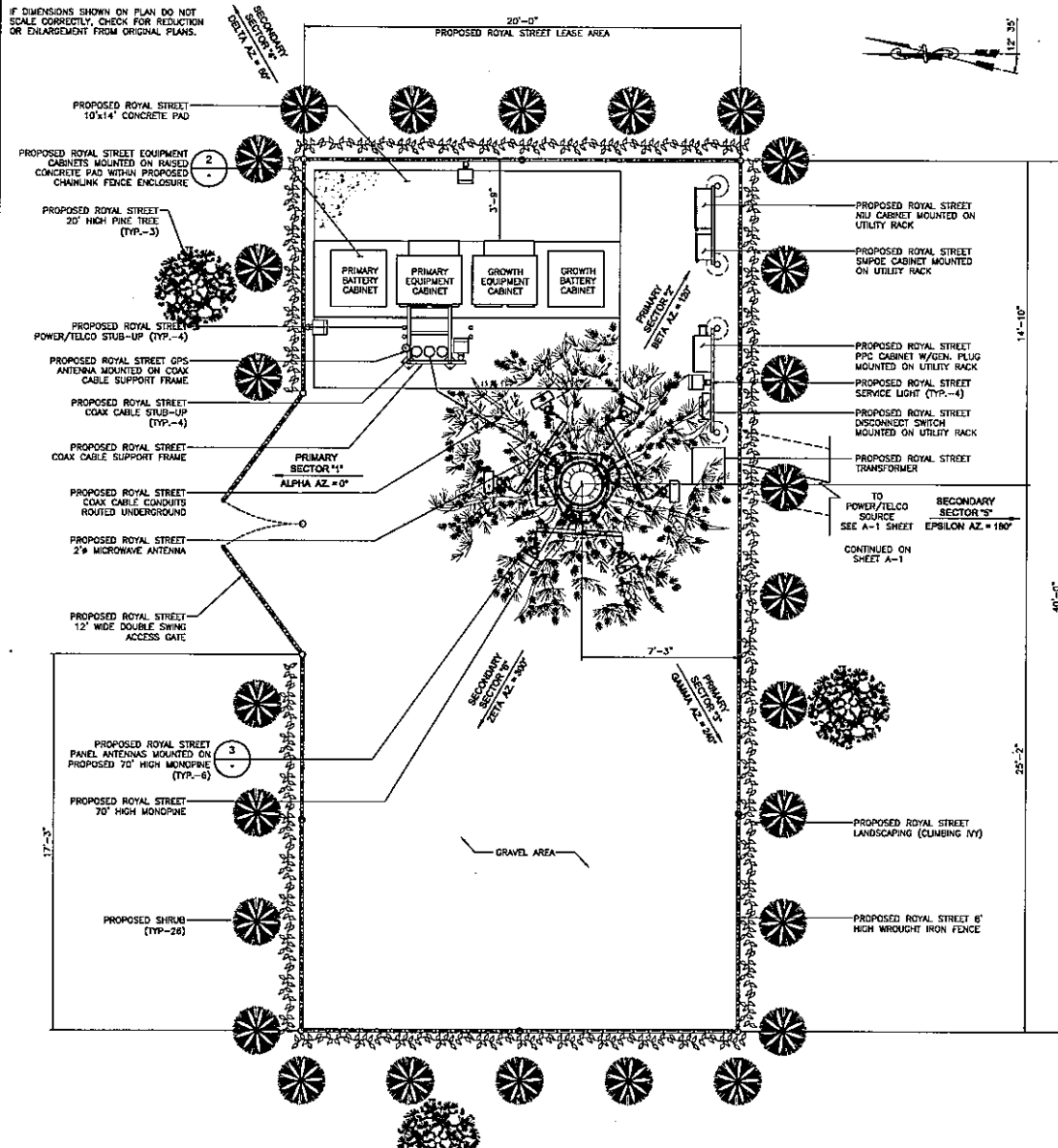
SITE PLAN

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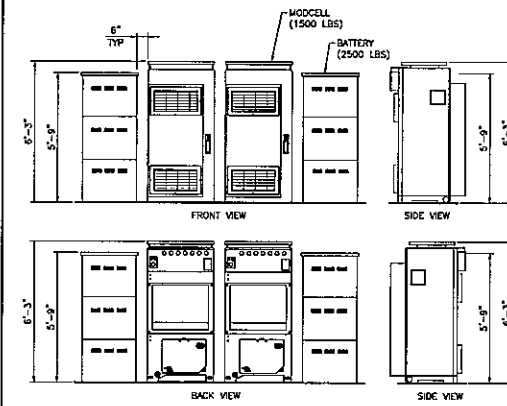
A-1

SCALE NOTE:

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



ENLARGED SITE PLAN

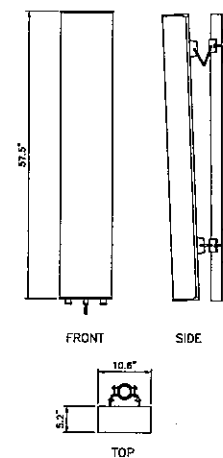


MODELL 4.0 SPECIFICATIONS	BATTERY CABINET SPECIFICATIONS
CABINET DIMENSIONS: HEIGHT: 72 in. (1828 mm) WIDTH: 35.4 in. (900 mm) DEPTH: 43 in. (1016 mm)	CABINET DIMENSIONS: HEIGHT: 60 in. (1524 cm) WIDTH: 31 in. (78.7 cm) DEPTH: 30 in. (76.2 cm)
APPROXIMATE WEIGHT: 1500 lbs. FS (INSTALLED)	APPROXIMATE WEIGHT: 435 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

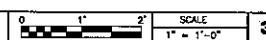
SCALE
3/8" = 1'-0"

2



MODEL #: ANDREW HBB-3318DS-VIM
FREQUENCY RANGE: 1710-1850 MHz
1850-1950 MHz
1920-2170 MHz
WEIGHT: 29 LBS
STD. MOUNTING HARDWARE: 60089BA-2
COLOR: OFF WHITE

ANTENNA DETAIL



Royal Street Communications California, LLC
2913 EL CAMINO REAL, #501
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:

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. BY: APV. BY:

MI/CC SVF SAS

LICENSER:

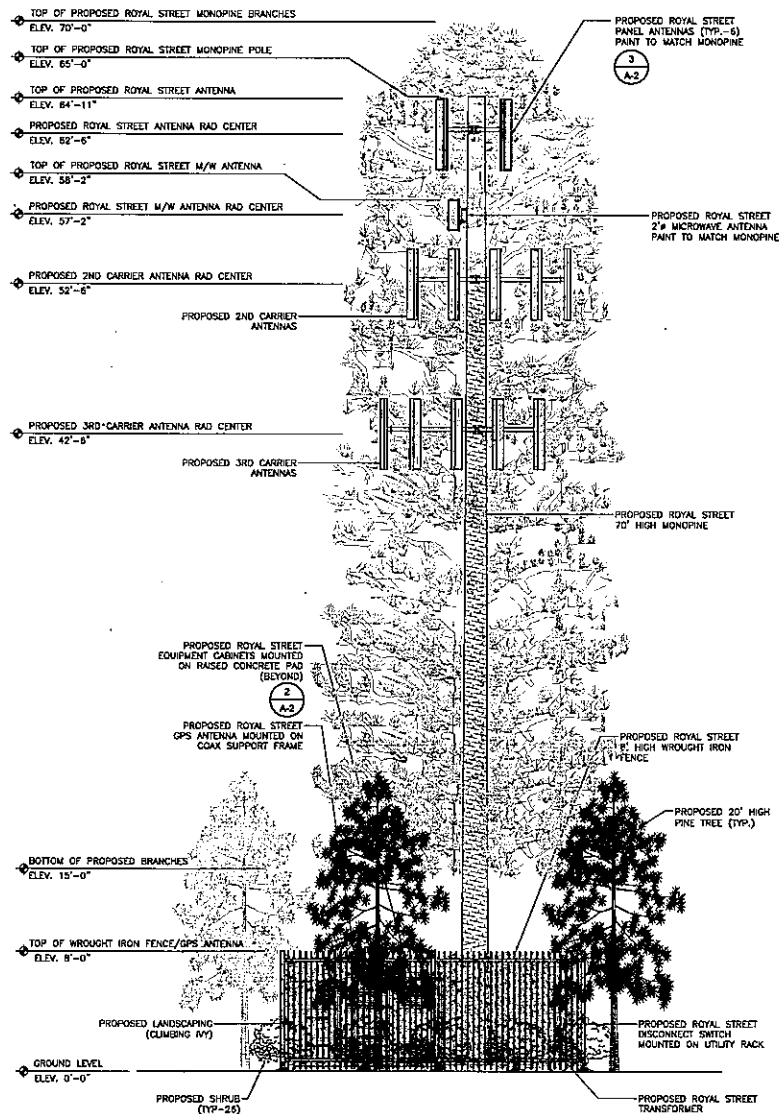
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EQUIPMENT LAYOUT, ANTENNA PLAN AND DETAILS

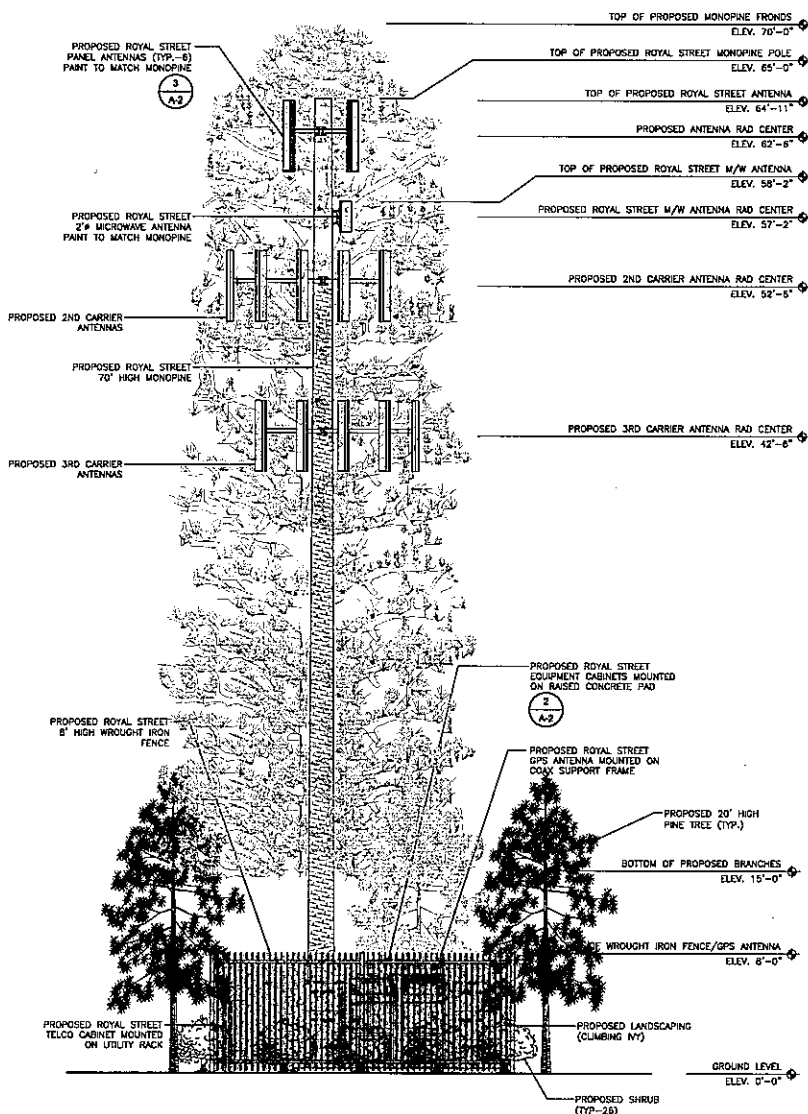
SHEET NUMBER:

A-2

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



WEST ELEVATION



EAST ELEVATION



**Royal Street
Communications
California, LLC**
2913 E. CHANNING 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: (858) 668-2828
FAX: (858) 668-2827

CONSULTANT:

DRAWN BY: CHK. APV.

MI/CC SVF SAS

LICENSER:

SHEET TITLE:

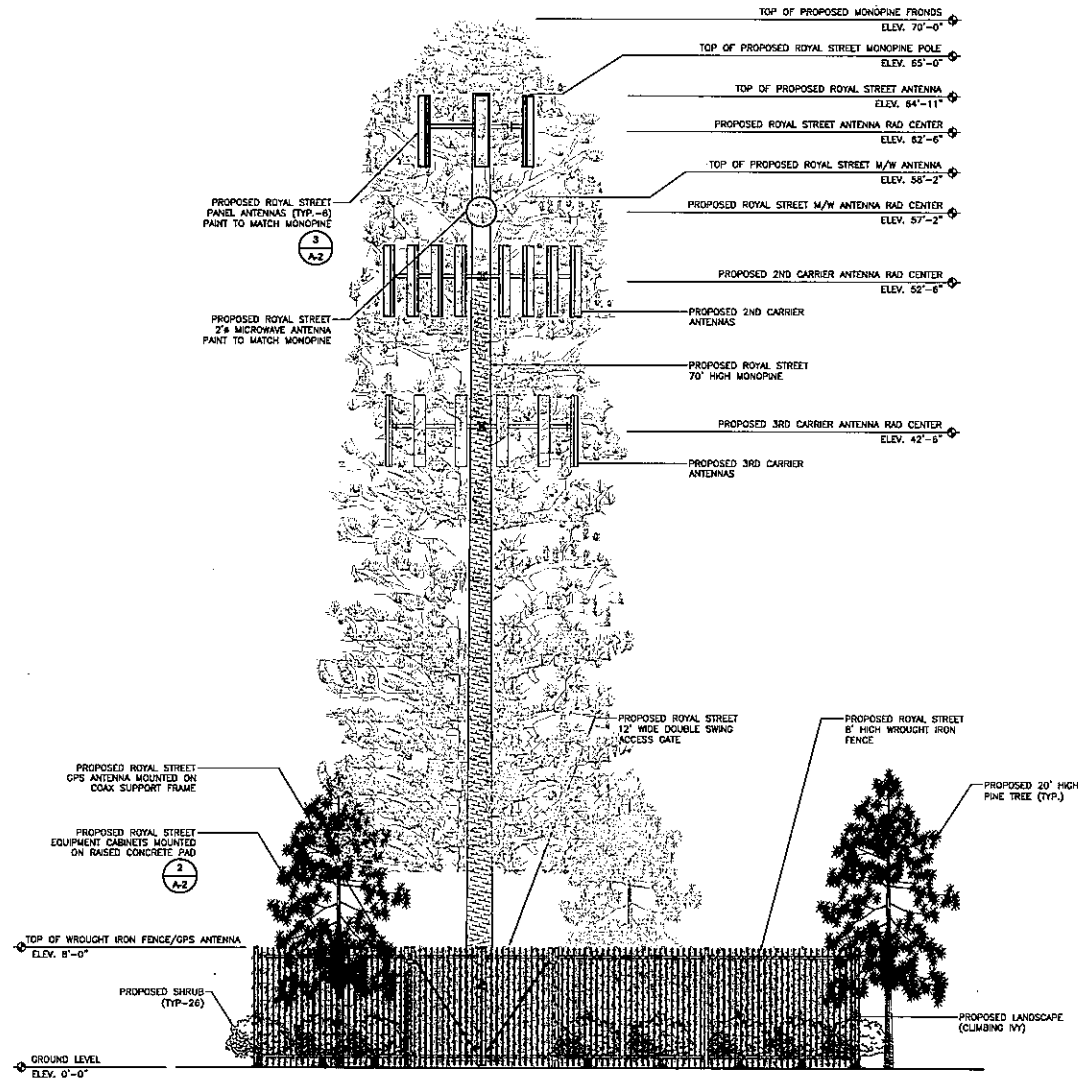
**EAST AND WEST
ELEVATIONS**

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 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: (656) 668-2828
FAX: (656) 668-2827

CONSULTANT:

DRAWN BY: CHK: APV:

MI/CC SVF SAS

LICENSER:

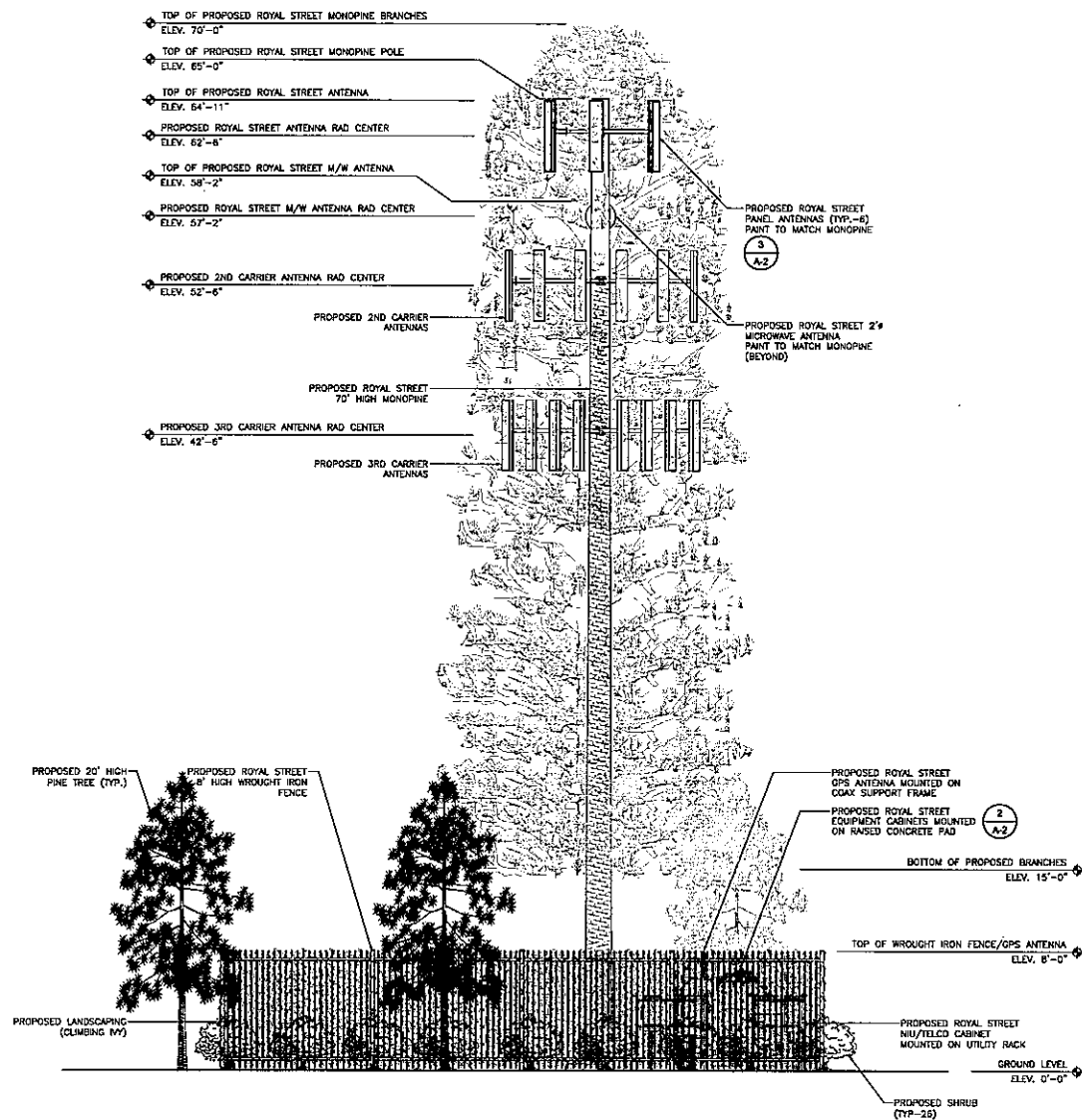
SHEET TITLE:

**NORTH
ELEVATION**

SHEET NUMBER:

A-4

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



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

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

LA-3165B

NUEVO PERRIS

27304 NUEVO ROAD
PERRIS, CA 92571

CURRENT ISSUE DATES

09/02/10

ISSUED FOR:

100% ZONING DRAWING

REV.	DATE	DESCRIPTION	BY
2	04/02/09	REVISED SITE PLAN	C
3	01/25/10	REVISED SITE PLAN	P
4	02/18/10	ADDED LANDSCAPING SHEETS	S

PLANS PREPARED BY:

PDC

13225 DANIELSON ST., SUITE 200
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CONSULTANT:

DRAWN BY: _____ CHK.: _____ APV.: _____

MI/CC	SVF	SAS
-------	-----	-----

LICENSER:

SHEET TITLE:

**SOUTH
ELEVATION**

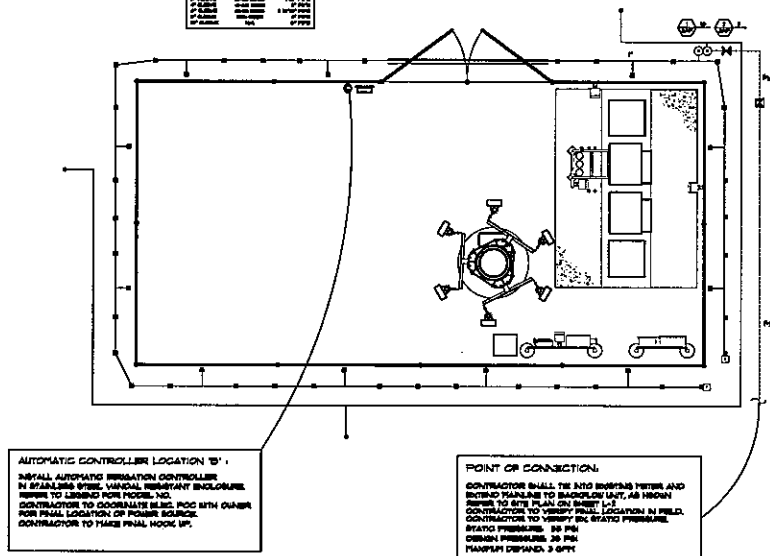
SHEET NUMBER:

A-5

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

INDICATES VALVE STATION NO.
INDICATES GPM
INDICATES VALVE SIZE

BCH-48 PFG IN MEMORY DIARY		
1st of month	1st of month	1st of month
2nd of month	2nd of month	2nd of month
3rd of month	3rd of month	3rd of month
4th of month	4th of month	4th of month
5th of month	5th of month	5th of month
6th of month	6th of month	6th of month
7th of month	7th of month	7th of month
8th of month	8th of month	8th of month
9th of month	9th of month	9th of month
10th of month	10th of month	10th of month
11th of month	11th of month	11th of month
12th of month	12th of month	12th of month

[illegible]

Nuevo Road - Puerto, CA
PP-24077

1 Maximum Annual Water Allocation (MAWA)

INPUT the total water allocation of **MAWA** = 350 ac-ft.
 INPUT the Max. (Ex: 70 Percent) for the state = 85.4%
 MAWA = 11 on B./F.

2 Estimated Annual Water Use (EAUW)

Hydrozone # 1

INPUT Plant Factor = 0 0.8 (Use)
 INPUT Irrigation Schedule of hydrozone = 5
 INPUT hydrozone irrigation efficiency = 0.8
 EAUW = 0 gwa/f/yr

Hydrozone # 2

INPUT Plant Factor = 0 0.8 (Use)
 INPUT Irrigation Schedule of hydrozone = 5
 INPUT hydrozone irrigation efficiency = 0.8
 EAUW = 0 gwa/f/yr

Hydrozone # 3

INPUT Plant Factor = 0 0.8 (Use)
 INPUT Irrigation Schedule of hydrozone = 35
 INPUT hydrozone irrigation efficiency = 0.8
 EAUW = 0 gwa/f/yr

Hydrozone # 4

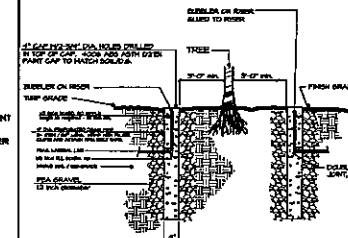
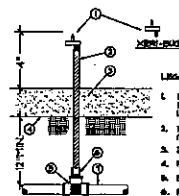
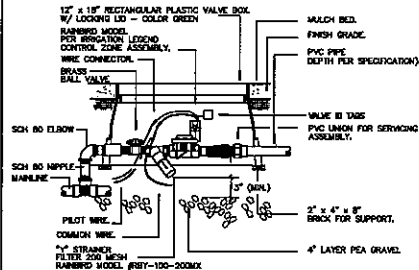
INPUT Plant Factor = 0 0.8 (Use)
 INPUT Irrigation Schedule of hydrozone = 275
 INPUT hydrozone irrigation efficiency = 0.8
 EAUW = 0 gwa/f/yr

Hydrozone # 5

INPUT Plant Factor = 0 0.1 (Very Low)
 INPUT Irrigation Schedule of hydrozone = 0
 INPUT hydrozone irrigation efficiency = 0
 EAUW = 0 gwa/f/yr

Sub-Total EAUW = 8 ac-ft/yr
 Input Irrigation System Operation Factor = 0.85
 Total EAUW = 0
 EAUW + MAWA = 0 on B./F.
 (this number cannot 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 ARE TESTING, REPAIR OR REPLACEMENT OF ALL NON-WORKING 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 FEATURES OR UNFORESEEN 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. MANHOLE-PVC SCH. 40, 18" Ø COVER, LATERAL LINES-PVC SCH. 200, 2 1/2" COVER, (SCH. 40 UNDER PAVING).
9. DIRECT WATER PATTERNS AWAY FROM PAVING, STRUCTURES OR EQUIPMENT.
10. INSTALL NEW WORK TO MEET FIELD CONDITIONS AND INSURE EARTH EROSION 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 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, WEEDS, TRASH FROM CONSTRUCTION SITE.



C DEEP TREE WATERING

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

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
1	01/10/2010	Initial Issue	XXX
2	02/10/2010	Revised	XXX
3	03/10/2010	Revised	XXX
4	04/10/2010	Revised	XXX
5	05/10/2010	Revised	XXX
6	06/10/2010	Revised	XXX
7	07/10/2010	Revised	XXX
8	08/10/2010	Revised	XXX
9	09/10/2010	Revised	XXX
10	10/10/2010	Revised	XXX
11	11/10/2010	Revised	XXX
12	12/10/2010	Revised	XXX
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86	25/12/2010	Revised	XXX
87	26/12/2010	Revised	XXX
88	27/12/2010	Revised	XXX
8			

7	9/27/10	REVISED PLANTING	JE
2	04/02/09	REVISED SITE PLAN	CC
3	01/25/10	REVISED SITE PLAN	PK
4	02/18/10	ADDED LANDSCAPING SHEETS	SVF
6	9/3/10	UPDATED LANDSCAPING	JE

PLANS PREPARED BY:

PDC

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CONSULTANT:

JE DESIGN CONSULTANTS, INC.
IRRIGATION DESIGN
6956 INDIANA AVE - S
RIVERSIDE, CA 92506
TEL (951) 782-9330
FAX (951) 782-9331

DRAWN BY: CHK: APV:

MI/CC	SVF	SAS
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LICENSER



SHEET TO F3

IRRIGATION PLAN

SHEET NUMBERS

L-1

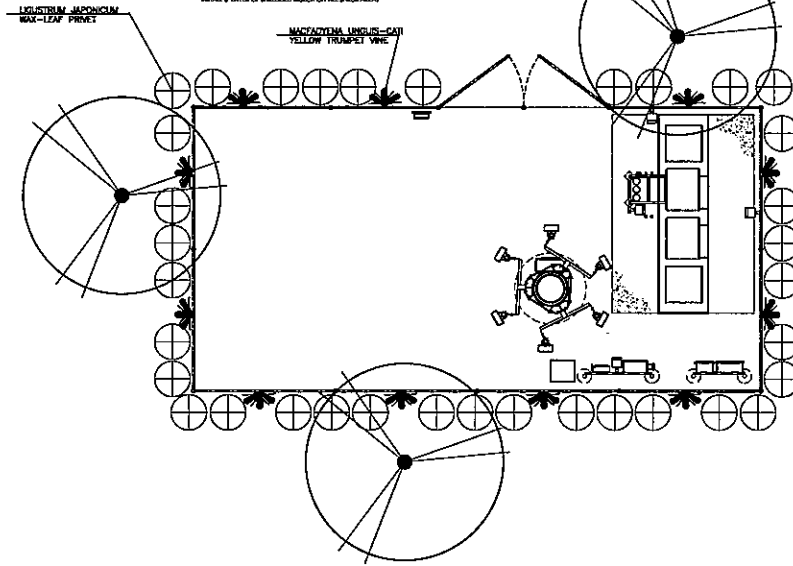
SCALE NOTE:

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

PLANT LIST:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FACTOR* (WATER GRADE)
2	THELIDAEANUM	DANIEL BLADE TREE	30 GAL.	1.0
10	LEUCOPHYLLUM NEROLIA	LEAFY BRUSH	10 GAL.	1.0
10	MAZANTHUS UNDOLEGAS	CANE CLIMBER	10 GAL.	1.0

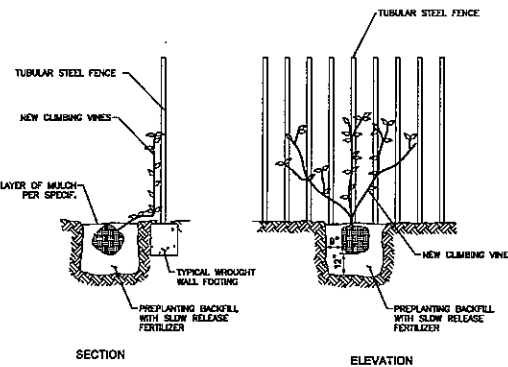
*NEAR PLANT OF SHREDDED BARK MULCH ON ALL SHRUB AREAS



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 BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, DAMAGE AND REPLACEMENT OF SAID UNDERGROUND ELEMENTS.
- 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 DEER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PILING, CONCRETE, 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 SCHEDULING WORK IS STARTED. ANY WORK COVERED BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE SUBCONTRACTOR'S EXPENSE.

- THE SCOPE OF LANDSCAPE WORK INCLUDES: ALL NECESSARY DEMOLITION AND CLEAN-UP, NEW PLANTINGS, GRADING, IRRIGATION SYSTEM AND ALL SITE RESTORATION DUE TO THE INSTALLATION OF COMMUNICATION EQUIPMENT AT THE LEASE AREA.
- RESTORE ALL ELEVATIONS, ROUGH AND FINE GRADING, SLOPE AWAY FROM ALL STRUCTURES.
- EXISTING PLANT MATERIAL AT COMMUNICATION SITE SHALL BE REMOVED WITH EXCEPTION OF PLANTS SPECIFICALLY NOTED ON PLAN.
- APPLY HERBICIDE PER MFG. RECOMMENDATIONS AT LEASE AREA OR AS NOTED.
- REMOVE WEEDS, GRASSES AND ROOTS (6") BELOW GRADE, FINE GRADE AREA (1") BELOW ADJACENT PAVING. REMOVE OFF SITE ALL DEBRIS.
- FOLLOWING PLANT INSTALLATION BEGIN A SCHEDULED ROUTING OF WEED ABATEMENT AT LEASE AREA.
- SOIL CONDITIONING: INCORPORATE BY ROTOTILLING 10-10-10 SLOPE RELEASE FERTILIZER, (4) CU. YDS. OF NITROGENIZED WOOD SHAVINGS PER 1000 SQU. FT. AND 100 LBS. OF CHIPPED PER 1000 SQU. FT.
- FOLLOWING PLANT INSTALLATION "TREAT" ALL PLANTED AREAS WITH WOOD SHAVINGS.
- MAINTENANCE: BEGIN (90) DAY PERIOD OF SCHEDULED WEEKLY SITE VISITS TO REVIEW PLANTINGS, 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 SCHEDULES AND DETAILS FOR LANDSCAPE INSTALLATION.



GENERAL NOTES

2

SITE SPECIFIC PLANTING NOTES

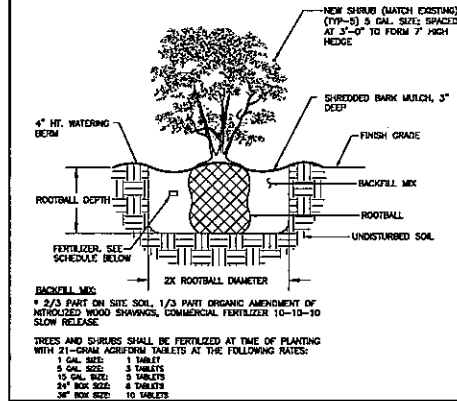
3

VINE PLANTING DETAIL

4

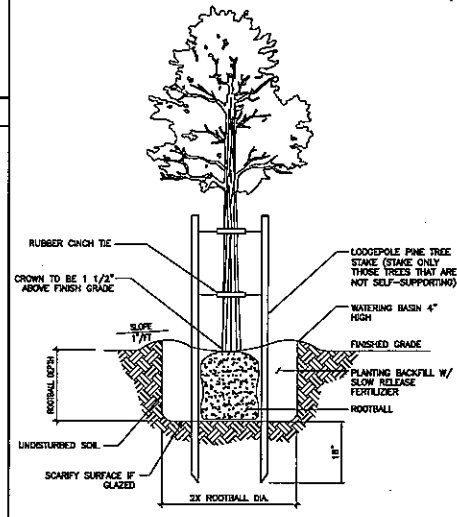
TYPICAL TREE PLANTING DETAIL

5



SHRUB PLANTING DETAIL

5



Royal Street Communications California, LLC
2913 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

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100% ZONING DRAWING

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7 8/27/10	REVISED PLANTING	JE
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4 02/18/10	ADDED LANDSCAPING SHEETS	SVF
6 8/22/10	UPDATED LANDSCAPING	JE

PLANS PREPARED BY:

PDC

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DESIGNER
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PERRIS, CA 92506
TEL: (951) 782-9330
FAX: (951) 782-9336

DRAWN BY: CHK: APV:
MI/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

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a pine tree and three live trees are also proposed to be planted in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the proposed landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 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.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

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?

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

	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.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

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. 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)?

☐ ☒ ☐ ☐

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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 (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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

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?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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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

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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?

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

Source: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

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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)?

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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?

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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?

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g) Otherwise substantially degrade water quality?

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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:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of 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	<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
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 in effect, 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
33. Other 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"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is a 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	<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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Source: Nuview 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 Nuview 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?

☐
☐
☐
☒

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

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

44. Bike Trails

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

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<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"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- 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 - 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.

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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.

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.

10.PLANNING. 24 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 25 USE - MAINTAIN SOCKS/BRANCHES 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.

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461)

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

PLANNING DEPARTMENT

60.PLANNING. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP * MONITOR (cont.)

RECOMMND

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - RVW BLDNG PLNS/SOCKS/BRN

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated October 5, 2010.

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - SKR FEE CONDITION (cont.)

RECOMMND

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.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE- LC LANDSCAPE INSPECT DEP

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE- LANDSCAPE INSPECT REQ (cont.)

RECOMMND

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 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.

90.PLANNING. 10 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24077 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated October 5, 2010.

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90. PRIOR TO BLDG FINAL INSPECTION

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
Nuvew 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@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

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
CF 605513*

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

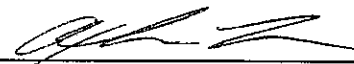
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 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

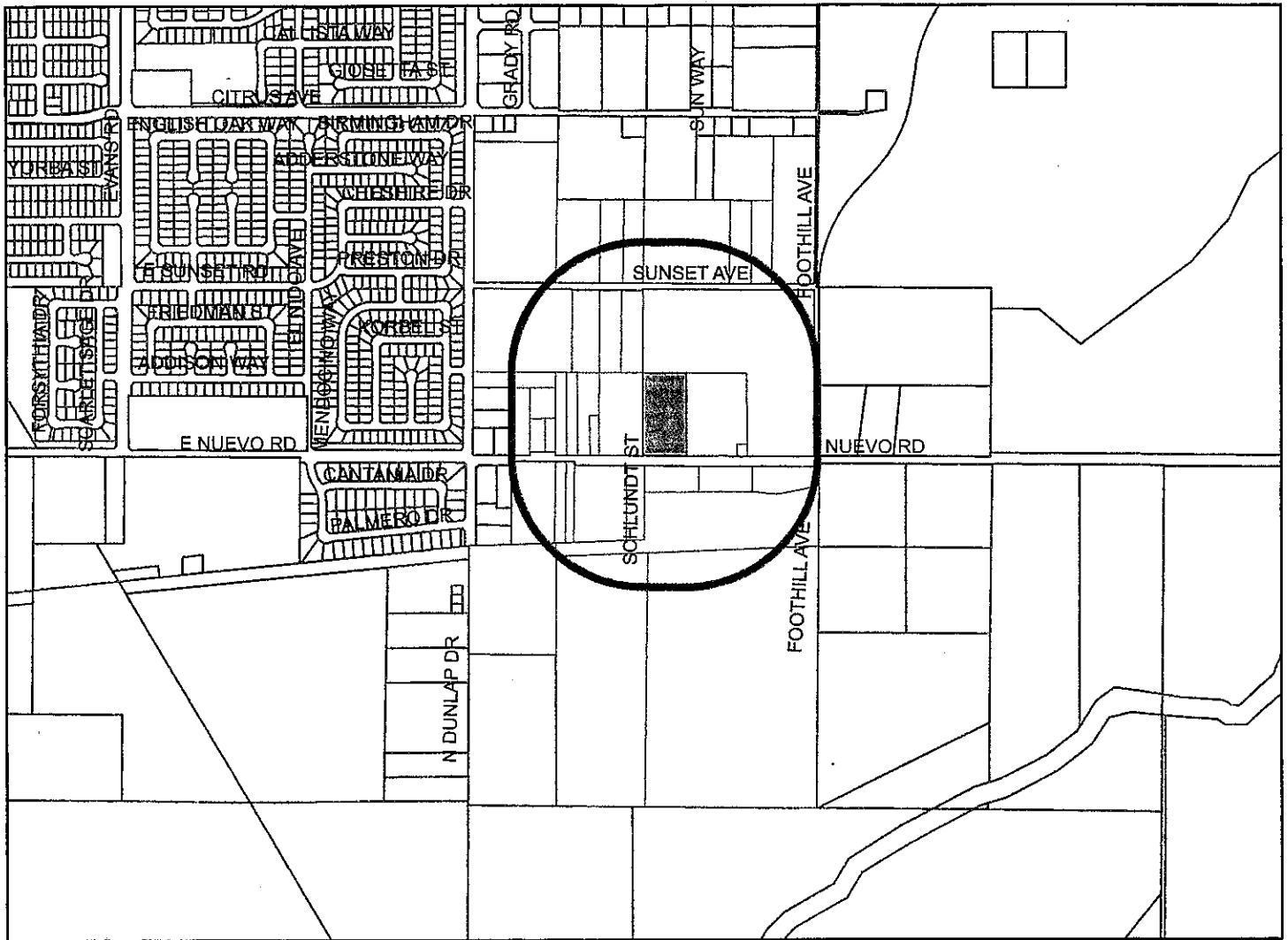
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 11/2/10 gk
Expires: 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

Nuview 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



MITIGATED NEGATIVE DECLARATION

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 \$64.00
paid by: CK 574102
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

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

Received from: ROYAL STREET COMMUNICATION \$1,993.00
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

By _____ Jun 25, 2009 13:50
SBROSTRO posting date Jun 25, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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