



# PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

FEBRUARY 28, 2011

## AGENDA

### RIVERSIDE COUNTY PLANNING DEPARTMENT

#### 4080 LEMON STREET

#### 1<sup>st</sup> FLOOR CONFERENCE ROOM 2A

#### RIVERSIDE, CALIFORNIA 92501

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

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

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

#### 1.0 CONSENT CALENDAR:

##### 1.1 **NONE**

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

2.1 **PLOT PLAN NO. 24794** – CEQA Exempt – Applicant: Allen Asada – Owner: Michael Tomas – First Supervisorial District – Woodcrest District – Lake Mathew/Woodcrest Area Plan – Rural Community: Very Low Density Residential (1 Acre Minimum) (RC:VLDR) - Located Southerly of Safe Avenue, westerly of Porter Avenue, northerly of Van Buren Boulevard, easterly of Gardner Avenue – .98 Acre – Zoning: Residential Agricultural (R-A) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to a 3,200 square foot detached garage on .98 acres, associated with the 1,440 square foot residence with attached 598 square foot garage and a 2,400 square foot existing detached garage located at 17399 Sage Avenue in Riverside. APN: 274-060-028. (Continued from January 24, 2011) Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.2 **PLOT PLAN NO. 24796** – CEQA Exempt – Applicant: Walter Bieszczad – Owner: Lisa and Walter Bieszczad – First Supervisorial District – Gavilan Hills District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Sandra Lane, southerly of Santa Rosa Mine, easterly of Piedras, westerly of Via Refugio – 10 Acres – Zoning: Residential Agricultural (R-A-2 1/2) (2 1/2 acres minimum) – **REQUEST:** The Plot Plan is permit an unpermitted 1,296 square foot barn on 10 acres, associated with the 3,416 square foot residence and 1,120 square foot detached garage located at 18225 Santa Rosa Mine Road in Perris, CA. APN: 321-180-044). Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

2.3 **PLOT PLAN NO. 24812** – CEQA Exempt – Applicant: Scott Teter Construction – Owner: Brenton

and Sharon Smith - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R: RM) - Located Northerly of Avenida Bonita, southerly of Calle Centro, easterly of Hitt Lane – 20 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – REQUEST: The Plot Plan is a proposal to construct a 18,300 square foot 17 stall horse barn with two (2) end floor loft/storage areas and a 3,040 square foot detached hay barn on 20 acres, associated with the 8,845 square foot main residence, 2,117 square foot guest dwelling, 4,760 square foot equipment storage barn, 6,590 square foot horse stall barn and 550 square foot electric building located at 38185 Avenida La Cresta in Murrieta. APN: 929-290-002. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)

- 2.4 **PLOT PLAN NO. 24835** – CEQA Exempt – Applicant: Richard McNamara – Owner: Richard McNamara - First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Located Northerly Mockingbird Canyon, southerly of Van Buren, easterly of Canyon View, westerly of Washington Street – Zoning: Light Agricultural (A-1-1) (1 Acre minimum) – REQUEST: The Plot Plan is a proposal to construct a 840 square foot detached garage on 1.47 acre, associated with the 2,162 square foot residence located at 16465 Holcomb Way in Riverside. APN: 273-030-054. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)
- 2.5 **PLOT PLAN NO. 24809** – CEQA Exempt – Applicant: Rod Arsalan – Owner: Clyde Pope – Fifth Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural Community: Medium Density Residential (2-5 DU/AC) (RC:MDR) - Located Northerly of Highway 74, southerly of Ellis Avenue, easterly of Dehavin Court, westerly of McPherson Road – .61 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – REQUEST: The Plot Plan is proposal to construct a 2,000 square foot detached metal storage building on .61 acre, associated with the 1,152 square foot mobile home (under construction) located at 24063 Highway 74 in Perris, CA. APN: 342-071-019. Project Planner, Bahelila Boothe, at 951-955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-Judicial)
- 2.6 **TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2. The Variance is a proposal to allow parcels 1 and 2 reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. Specifically, the 92.93 foot average lot width of parcel 1 reduces the 100 foot minimum average lot width by 7.07 feet and the 76.67 foot average lot width of parcel 2 reduces the 100 foot minimum average lot width by 23.33' feet. – APN(s): 157-092-004 and 157-092-005. Project Planner Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Quasi-judicial)
- 2.7 **PLOT PLAN NO. 23642/VARIANCE NO. 1875** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of East Benton Road and westerly of De Portola Road, more specifically 38920 E. Benton Road – 4.57 Gross Acres - Zoning: Residential Agricultural - 5 Acres Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within the project area. The variance proposes to increase the height of the wireless



communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet and to reduce the setback requirements from 50 feet to 19 feet from the property line due to the topography of the project's location. - APN: 924-110-011. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

- 2.8 **PLOT PLAN NO. 24373** – Intent to Adopt a Mitigated Negative Delcaration - Applicant: OC Feed - Engineer/Representative: PMC Consulting - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Highway 79 – 6.97 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** The Plot Plan proposes to a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces. - APN: 917-170-001. Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:

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

Plot Plan Number: 24794  
Applicant: Allen Asada  
Directors Hearing: February 28, 2011  
CEQA Exempt

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

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

### **ISSUES OF RELEVANCE:**

There are no issues of relevance at this time.

### **FURTHER PLANNING CONSIDERATIONS:**

January 24, 2011

The project was continued from the January 24, 2011 Director's Hearing for Planning Staff to perform a site inspection on the site regarding complaints from adjacent neighbor regarding fencing and location of proposed accessory structure. Due to lot sizes and terrain of parcels Planning Staff was not able to make an accurate determination regarding the neighbors issues. Staff has been in contact with both parties; they are trying to resolve issues but had not come to an agreement at the time of writing this staff report. Applicant and neighbor are advised to attend the February 28, 2011 meeting to allow Hearing officer to make final decision.

### **RECOMMENDATIONS:**

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

### **CONCLUSIONS:**

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

SA  
2/15/11

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

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

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

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

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

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



12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

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

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page:

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1

PPA - EXPIRATION DATE-PP (cont.)

RECOM

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

20.PLANNING. 2

PPA - EXISTING STRUCTURE (1)

RECOM

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOM

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

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOM

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

12/14/10  
09:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24794

Parcel: 274-060-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

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





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: 17399 Sage Rd.  
Riverside**

**COMMENTS: PP 24794**

**Date: 12/09/10**

---

The plot plan submittal reflects a 3,200 square foot detached private garage. This structure would be classified as a group "U" occupancy per the 2007 California Building Code (CBC). Group "U" private garages are limited in size to 3,000 square feet in area; however area increases are permitted if fire separation requirements per section 705 within the 2007 CBC are met. This would include a two hour fire separation with any door assemblies within the fire partition having a minimum 1½ hour rating.

There is an existing detached garage on the property with a permit number designation of 311395, which is still shown as being in "Issued" status. Please contact the Building & Safety records department for any information, including a possible inspection history to determine the future course of action on this structure.

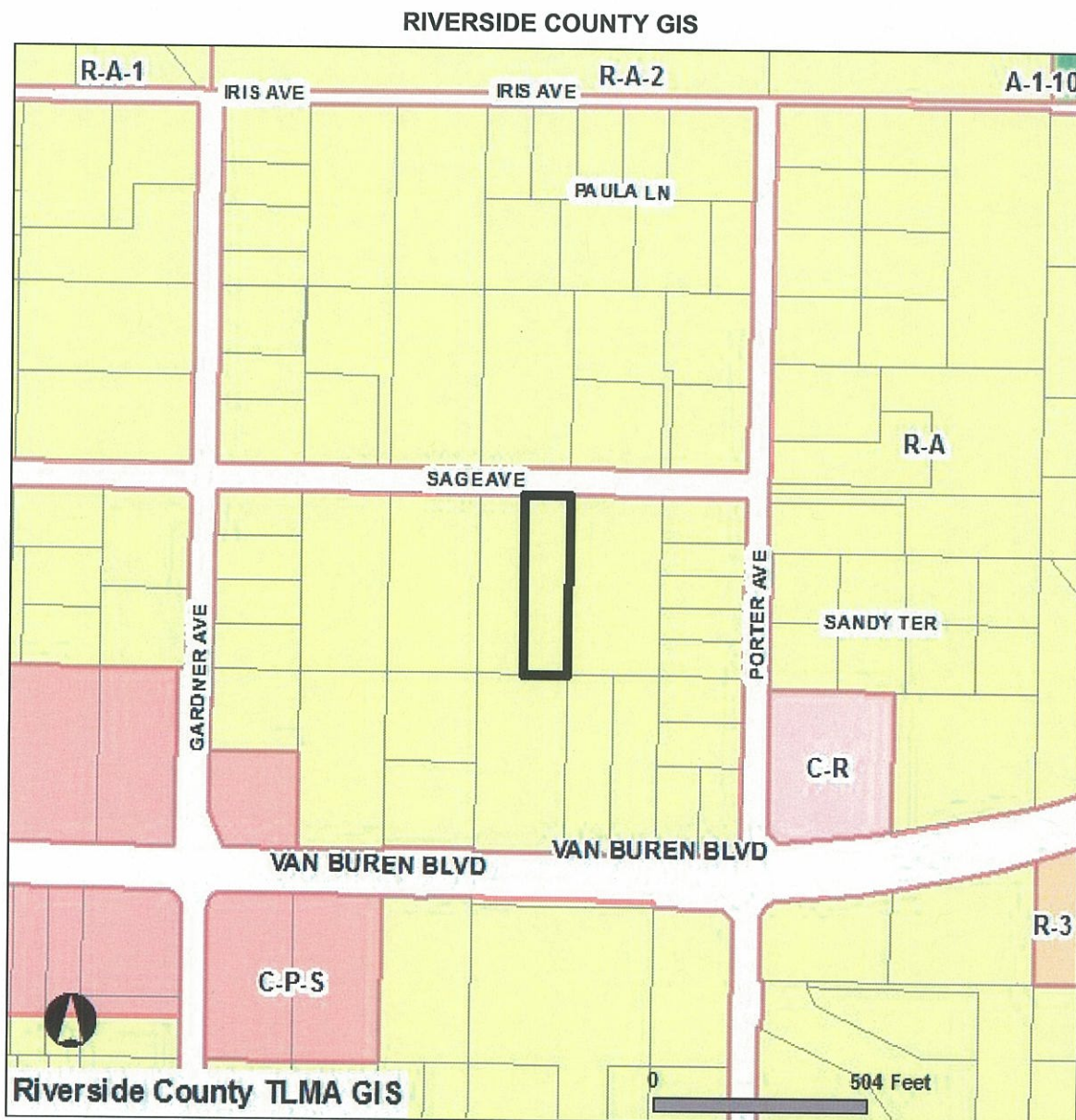
This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building

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

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

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

plans, structural calculations, supporting documents and fees.  
All requirements can be found on the building department web-  
site.



**Selected parcel(s):**  
274-060-028

**\*IMPORTANT\***

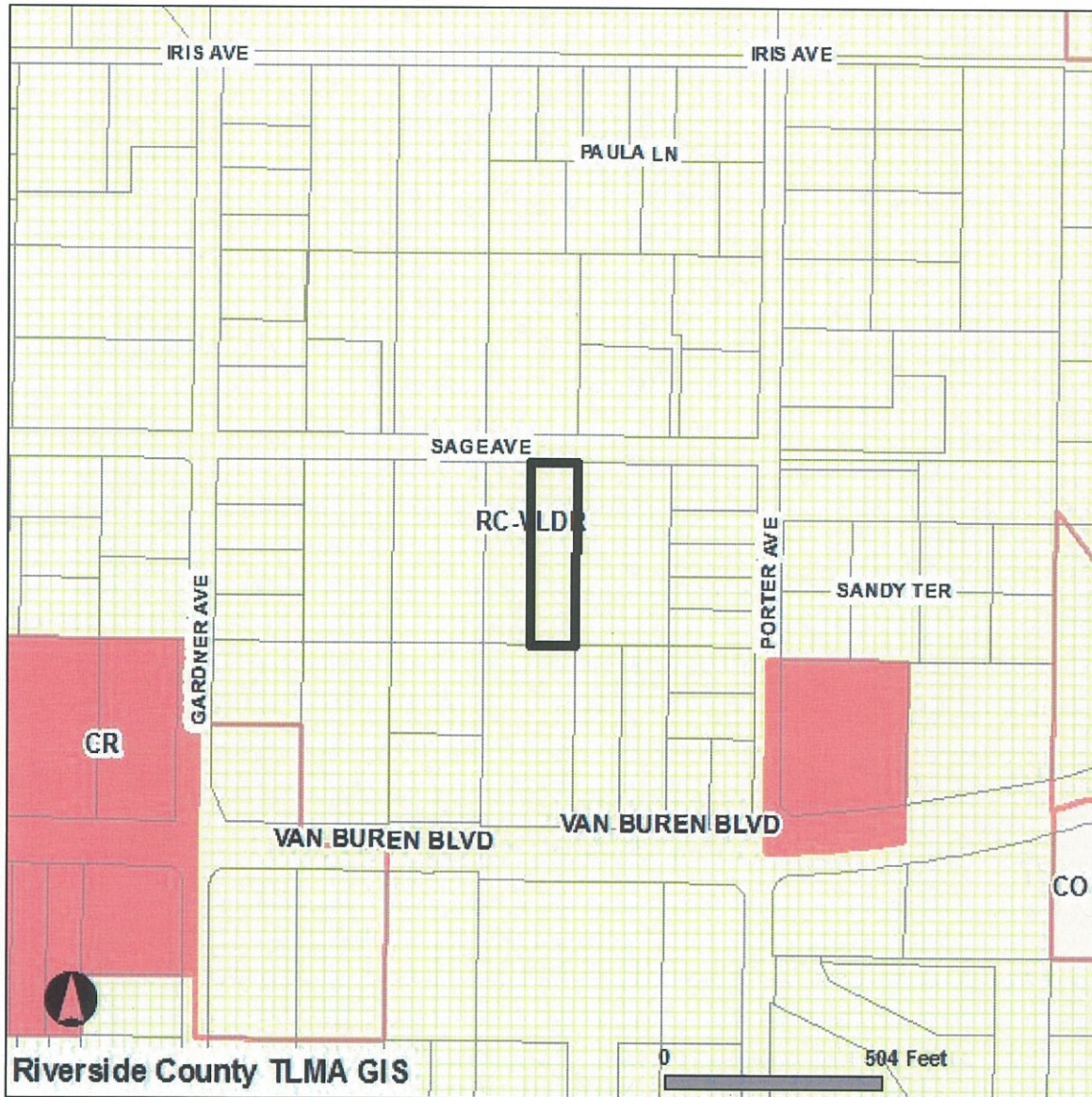
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Thu Dec 09 10:02:56 2010

Version 101124



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
274-060-028

**\*IMPORTANT\***

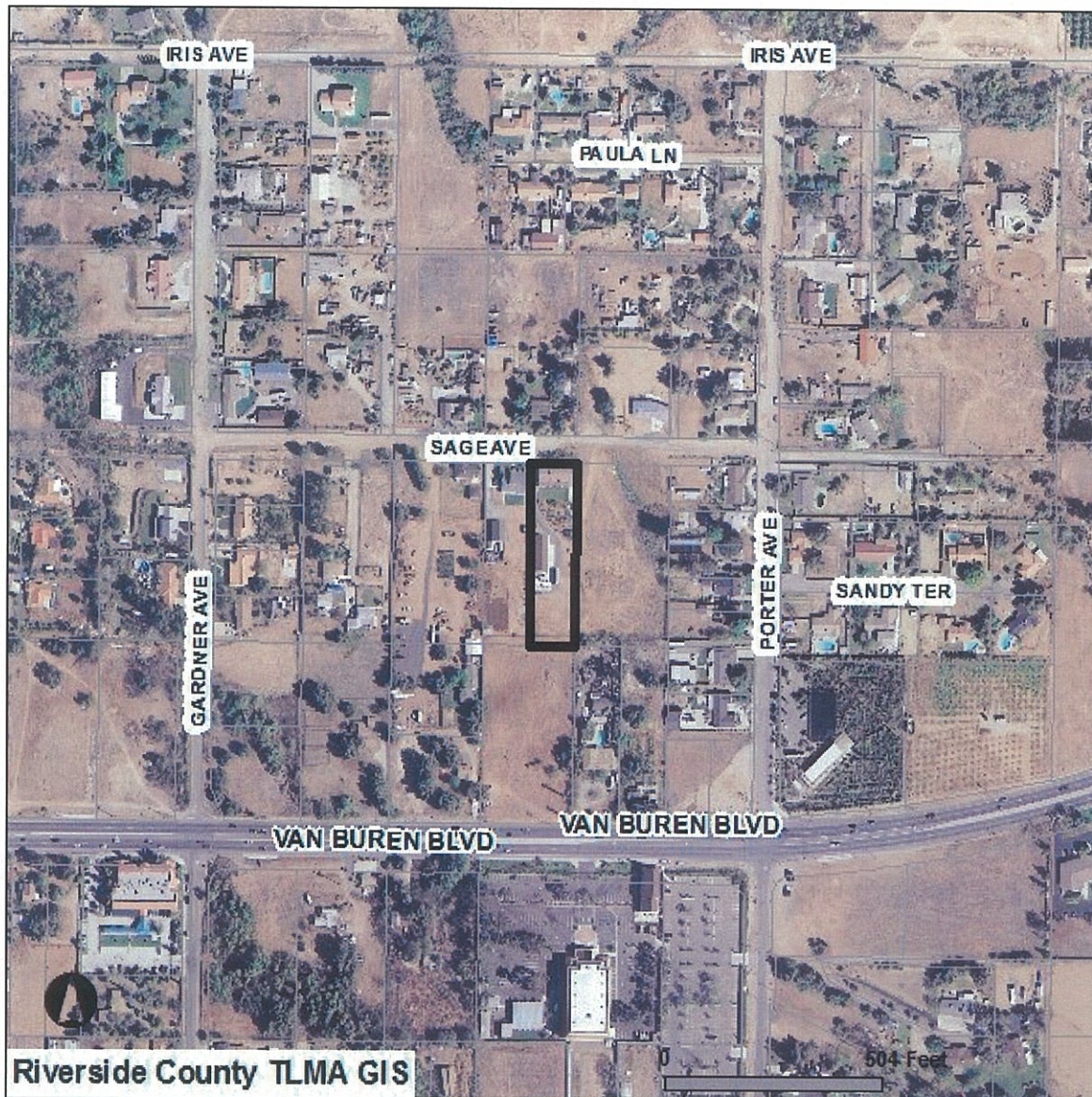
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Thu Dec 09 10:03:21 2010

Version 101124



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
274-060-028

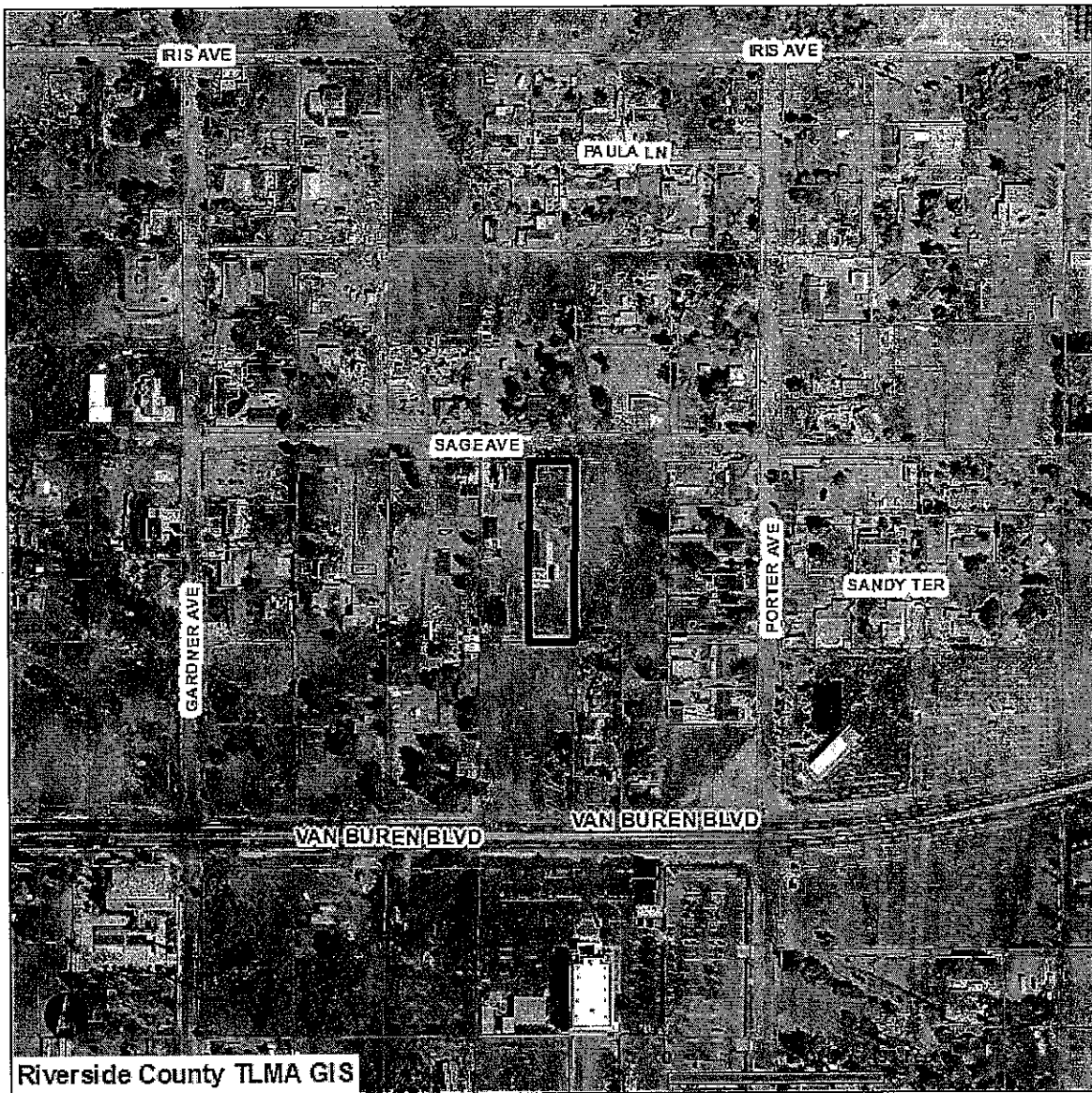
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Dec 09 10:05:27 2010

Version 101124

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
274-060-028

**\*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**

274-060-028-3

**OWNER NAME / ADDRESS**

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

**MAILING ADDRESS**

(SEE OWNER)  
17399 SAGE AVE  
RIVERSIDE CA.. 92504



**LEGAL DESCRIPTION**

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

**LOT SIZE**

RECORDED LOT SIZE IS 0.98 ACRES

**PROPERTY CHARACTERISTICS**

274-060-028  
NO PROPERTY DESCRIPTION AVAILABLE

274-060-028

WOOD FRAME, 1441 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(598 SQ. FT), CONST'D 1985TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 746 GRID: A3

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 25

**ELEVATION RANGE**

1512/1516 FEET

**PREVIOUS APN**

274-060-007

---

***PLANNING***

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A

**ZONING DISTRICTS AND ZONING AREAS**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

---

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

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

Developed/Disturbed Land

---

**FIRE**

---

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

---

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

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

LAKE MATHEWS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

27



NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
WMWD

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

**WATERSHED**  
SANTA ANA RIVER

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

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

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
RIVERSIDE UNIFIED

**COMMUNITIES**  
WOODCREST

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
NOT APPLICABLE, 46.17 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042004

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
088-007  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• FLOOD CONTROL ADMINISTRATION  
• FLOOD CONTROL ZONE 2  
• GENERAL  
• GENERAL PURPOSE  
• METRO WATER WEST 1302999  
• N.W. MOSQUITO & VECTOR CONT DIST  
• RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

#### **SPECIAL NOTES**

NO SPECIAL NOTES

#### **CODE COMPLAINTS**

NO CODE COMPLAINTS

#### **BUILDING PERMITS**

Case #	Description	Status
BZ429369	DWELLING AND ATTACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
311395	DET GAR PRIGRY1 M-1 WOOD 2400 23760	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
374442	GARDEN WALL WALL490 M-2 WALL 552 1104	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
068776	DWLG & ATT GAR DWELL R-3 WOOD 1725 55200	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ425753	PLAN CHECK (DWELLING AND ATTACHED GARAGE).	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

#### **ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

#### **PLANNING PERMITS**

Case #	Description	Status
PM20888	NOT AVAILABLE	NOTINLMS

REPORT PRINTED ON...Wed Dec 01 08:30:10 2010  
Version 101124

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman • Planning Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24794

DATE SUBMITTED: 12/1/10

### APPLICATION INFORMATION

Applicant's Name: ALLEN ASADA

E-Mail: AASADA@SBCGLOBAL.NET

Mailing Address: 5389 JASPER LN  
RIVERSIDE CA 92506  
City State ZIP

Daytime Phone No: (951) 452-4840 Fax No: (951) 684-2108

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

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: MIKE TOMAS E-Mail: \_\_\_\_\_

Mailing Address: 17399 SAGE AVE  
RIVERSIDE CA ~~92504~~ 92504  
City State ZIP

Daytime Phone No: (951) 201-7222 Fax No: ( ) \_\_\_\_\_

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

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

## APPLICATION FOR MINOR PLOT PLAN

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

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

ALLEN ASADA

PRINTED NAME OF APPLICANT

✓   
SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

✓ MIKE TOMAS

PRINTED NAME OF PROPERTY OWNER(S)

✓ 

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

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

PROPOSED DETACHED ACCESSORY STRUCTURE . GARAGE (3200 SQ FT.)

REF. 348 — 348.4647

Related cases or underlying case:

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 274-060-028

Section: 25 Township: 35 Range: 5W

Approximate Gross Acreage: 1.05 ACS

General location (nearby or cross streets): North of VAN BUREN BLVD., South of

## APPLICATION FOR MINOR PLOT PLAN

IRIS AVE, East of GARDNER ~~PORTER~~ AVE, West of PORTER AVE

Thomas Brothers Map, edition year, page no., and coordinates: 2009, P 9746 A-3

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

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

#### **COMMERCIAL/INDUSTRIAL**

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

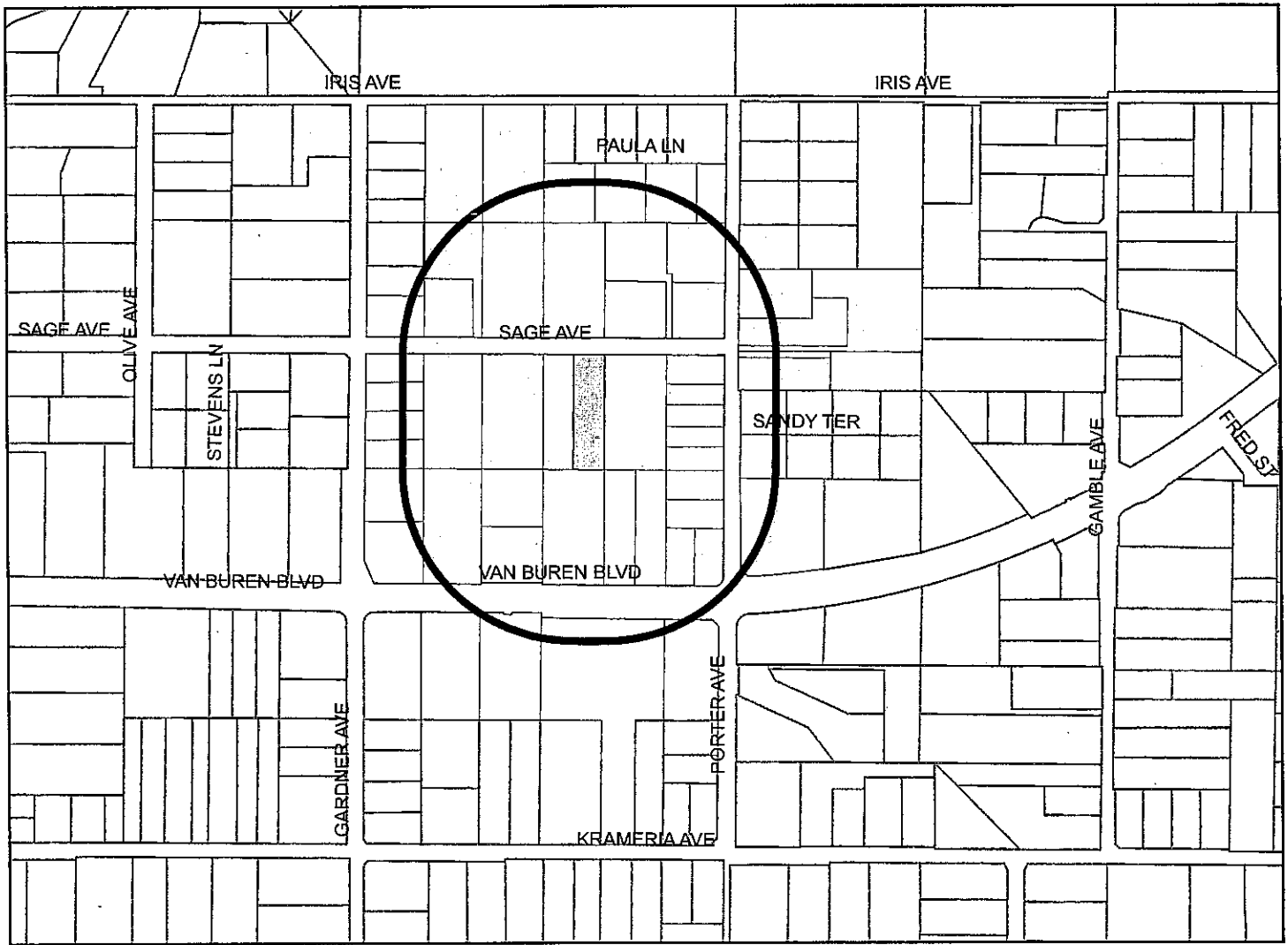
#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

## 600 feet buffer



### Selected Parcels

274-050-017	274-060-023	274-050-024	274-090-025	274-090-032	274-060-027	274-060-021	274-090-017	274-050-005	274-090-001
274-050-015	274-050-018	274-060-020	274-050-014	274-060-025	274-060-022	274-060-026	274-060-003	274-060-012	274-050-007
274-050-006	274-060-009	274-070-003	274-070-002	274-060-005	274-101-006	274-060-013	274-060-011	274-050-023	274-050-019
274-050-011	274-090-003	274-050-021	274-050-020	274-060-028	274-060-015	274-060-008	274-060-004	274-060-019	274-060-024
274-090-021	274-050-016	274-080-004	274-050-012	274-090-015	274-060-010	274-060-017	274-060-006	274-060-018	274-070-032
274-070-035	274-050-022	274-060-016	274-060-002	274-060-001					



720 360 0 720 Feet

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

APN: 274050017, ASMT: 274050017  
ALLEN J CORNWELL, ETAL  
17440 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274090017, ASMT: 274090017  
ENRIQUE J PADILLA  
3410 LA SIERRA STE F115  
RIVERSIDE CA 92503

APN: 274060023, ASMT: 274060023  
ALVA J REILLY, ETAL  
16275 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274050005, ASMT: 274050005  
FLOYD R HERGENREDER, ETAL  
17303 IRIS AVE  
RIVERSIDE CA. 92504

APN: 274050024, ASMT: 274050024  
CALVIN E FOLAND, ETAL  
16116 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274090001, ASMT: 274090001  
FOWLER MAYFIELD, ETAL  
C/O REGINALD F MAYFIELD  
12177 FINEVIEW ST  
EL MONTE CA 91733

APN: 274090025, ASMT: 274090025  
CHRIS L BJORNBERG, ETAL  
8082 DENVER ST  
VENTURA CA 93004

APN: 274050018, ASMT: 274050018  
FRANK E TRUJILLO, ETAL  
16105 PORTER AVE  
RIVERSIDE CA 92504

APN: 274090032, ASMT: 274090032  
CVN ENTERPRISES  
19069 VAN BUREN 114 494  
RIVERSIDE CA 92508

APN: 274060020, ASMT: 274060020  
GEORGE F HOANZL, ETAL  
16090 RAWHIDE LN  
RIVERSIDE CA 92504

APN: 274060027, ASMT: 274060027  
DANIEL MARTINI, ETAL  
C/O SARAWAN SINGH  
17375 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274050014, ASMT: 274050014  
GLEN JENSEN, ETAL  
16091 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060021, ASMT: 274060021  
ELIAS ALFATA  
6626 WILDING PL  
RIVERSIDE CA 92506

APN: 274060026, ASMT: 274060026  
HASSAN TAHERI, ETAL  
16790 TREETOP LN  
RIVERSIDE CA 92503

APN: 274060003, ASMT: 274060003  
HECTOR CABALLERO  
776 HIGHRIDGE ST  
RIVERSIDE CA 92506

APN: 274060005, ASMT: 274060005  
JOSE LUIS GONZALEZ, ETAL  
17307 SAGE ST  
RIVERSIDE CA 92504

APN: 274060012, ASMT: 274060012  
JAMES L LANG, ETAL  
16225 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274101006, ASMT: 274101006  
JUANITA C FERNANDEZ  
16310 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274050007, ASMT: 274050007  
JAMES RUIZ, ETAL  
16085 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060013, ASMT: 274060013  
JULIE GRIEGO  
17855 TWIN LAKES DR  
RIVERSIDE CA 92508

APN: 274050006, ASMT: 274050006  
JOAN B PEGADIOTES  
5566 SAN ANTONIO ST  
PLEASANTON CA 94566

APN: 274060011, ASMT: 274060011  
KELLEN CHAFFEE, ETAL  
16219 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060009, ASMT: 274060009  
JOHN F MOUW, ETAL  
16187 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274050023, ASMT: 274050023  
KENNETH H HODGDON, ETAL  
16140 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274070003, ASMT: 274070003  
JOHNNIE L FRANKES, ETAL  
19450 SPALDING AVE  
RIVERSIDE CA 92508

APN: 274050019, ASMT: 274050019  
KEVIN CRAVER, ETAL  
17386 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274070002, ASMT: 274070002  
JONA L ANDERSON  
17315 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274050011, ASMT: 274050011  
KIMBER KERR, ETAL  
16075 PORTER AVE  
RIVERSIDE CA. 92504



APN: 274090003, ASMT: 274090003  
LEE KANO, ETAL  
16176 PORTER AVE  
RIVERSIDE CA 92504

APN: 274060019, ASMT: 274060019  
PETER PHAM  
17354 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274050021, ASMT: 274050021  
MANOAH V MAIDEN, ETAL  
17330 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274060024, ASMT: 274060024  
RICHARD L LONG, ETAL  
16285 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274050020, ASMT: 274050020  
MARTHA HERGENREDER, ETAL  
C/O RICHARD K HERGENREDER  
17354 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274090021, ASMT: 274090021  
ROBERT J LUEBKE, ETAL  
17515 SANDY TER  
RIVERSIDE CA. 92504

APN: 274060028, ASMT: 274060028  
MICHAEL J TOMAS, ETAL  
17399 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274050016, ASMT: 274050016  
ROBERT MCDANIEL, ETAL  
17480 SAGE AVE  
RIVERSIDE CA. 92504

APN: 274060015, ASMT: 274060015  
NHO XUAN LE, ETAL  
17440 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274080004, ASMT: 274080004  
RONALD A WHITE, ETAL  
16108 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060008, ASMT: 274060008  
NOBUO ISHII, ETAL  
3047 N WILLARD AVE  
ROSEMEAD CA 91770

APN: 274050012, ASMT: 274050012  
SANTIAGO RODRIGUEZ, ETAL  
16055 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060004, ASMT: 274060004  
OTIS M FOX, ETAL  
16230 GARDNER AVE  
RIVERSIDE CA. 92504

APN: 274090015, ASMT: 274090015  
SANTIAGO SANDOVAL, ETAL  
1025 S HALLADAY ST  
SANTA ANA CA 92701



APN: 274060010, ASMT: 274060010  
SOCORRO FLORES  
16201 PORTER AVE  
RIVERSIDE CA. 92504

APN: 274060001, ASMT: 274060001  
YGNACIO F RIVERA, ETAL  
16190 GARDNER AVE  
RIVERSIDE CA 92504

APN: 274060017, ASMT: 274060017  
SOMEREST INC  
17241 VAN BUREN BLV  
RIVERSIDE CA 92504

APN: 274060018, ASMT: 274060018  
STEVEN J GOMBER, ETAL  
17356 VAN BUREN BLV  
RIVERSIDE CA. 92504

APN: 274070032, ASMT: 274070032  
VINE LIFE CHRISTIAN FELLOWSHIP INC  
16445 PORTER AVE  
RIVERSIDE CA 92504

APN: 274070035, ASMT: 274070035  
VINE LIFE CHRISTIAN FELLOWSHIP INC  
17421 VAN BUREN BL  
RIVERSIDE CA 92504

APN: 274050022, ASMT: 274050022  
WALTER MAJER, ETAL  
18062 BLAIR DR  
YORBA LINDA CA 92886

APN: 274060016, ASMT: 274060016  
WILLIS G MOORE, ETAL  
17408 VAN BUREN BLV  
RIVERSIDE CA. 92504

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

Plot Plan Number: 24796  
Applicant: Walter Bieszczad  
Directors Hearing: February 28, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to permit an unpermitted 1,296 square foot barn on 10 acres, associated with the 3,416 square foot residence and 1,120 square foot detached garage located at 18225 Santa Rosa Mine Road in Perris. APN: 321-180-044

### ISSUES OF RELEVANCE:

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

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24796**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
1/31/11

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 1,296 square foot barn 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.

01/27/11  
17:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24796

Parcel: 321-180-044

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. 24796 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24796, Exhibit A, dated January 18, 2011.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

DRAFT

The use hereby permitted is a proposal to permit an unpermitted 1,296 square foot barn on 10 acres, associated with the 3,146 square foot residence and 1,120 square foot detached garage located at 18225 Santa Rosa Mine Road in Perris. APN: 321-180-044

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 PP24796. 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.

01/27/11  
17:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24796

Parcel: 321-180-044

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, which must be available before any combustible material is placed on the job site.

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

RECOMMND

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. 24796 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

01/27/11  
17:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24796

Parcel: 321-180-044

10. GENERAL CONDITIONS

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

10.PLANNING. 3                    PPA - NO HOME OCCUPATIONS                    RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign, 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.

01/27/11  
17:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24796

Parcel: 321-180-044

10. GENERAL CONDITIONS

10.PLANNING. 5

PPA - SETBACKS IN HIGH FIRE

RECOMMND

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

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

10.PLANNING. 6

USE - CAUSES FOR REVOCATION

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

PPA - EXPIRATION DATE-PP

RECOMMND

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



01/27/11  
17:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24796

Parcel: 321-180-044

20. PRIOR TO A CERTAIN DATE

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated December 8, 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 8, 2010.

01/27/11  
17:28

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24796

Parcel: 321-180-044

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#27-EXTINGUISHERS

RECOMMND

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



Mike Lara  
Director

## COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

### PLOT PLAN REVIEW

---

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

---

**SITE: 18225 Santa Rosa      COMMENTS: PP 24796      Date: 12/08/10**  
**Mine Rd. Perris**

---

The plot plan submittal is for a 1,296 sq. ft. detached metal barn constructed without a building permit. This structure would be classified as a group "U" occupancy per the 2007 California Building Code (CBC).

This structure is located in a high fire severity zone and may be required to comply with fire resistive construction requirements per chapter 7A within the 2007 (CBC).

In addition to the minimum Building Department plan submittal requirements, where a structure(s) is built without a 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** letter or report for the following:

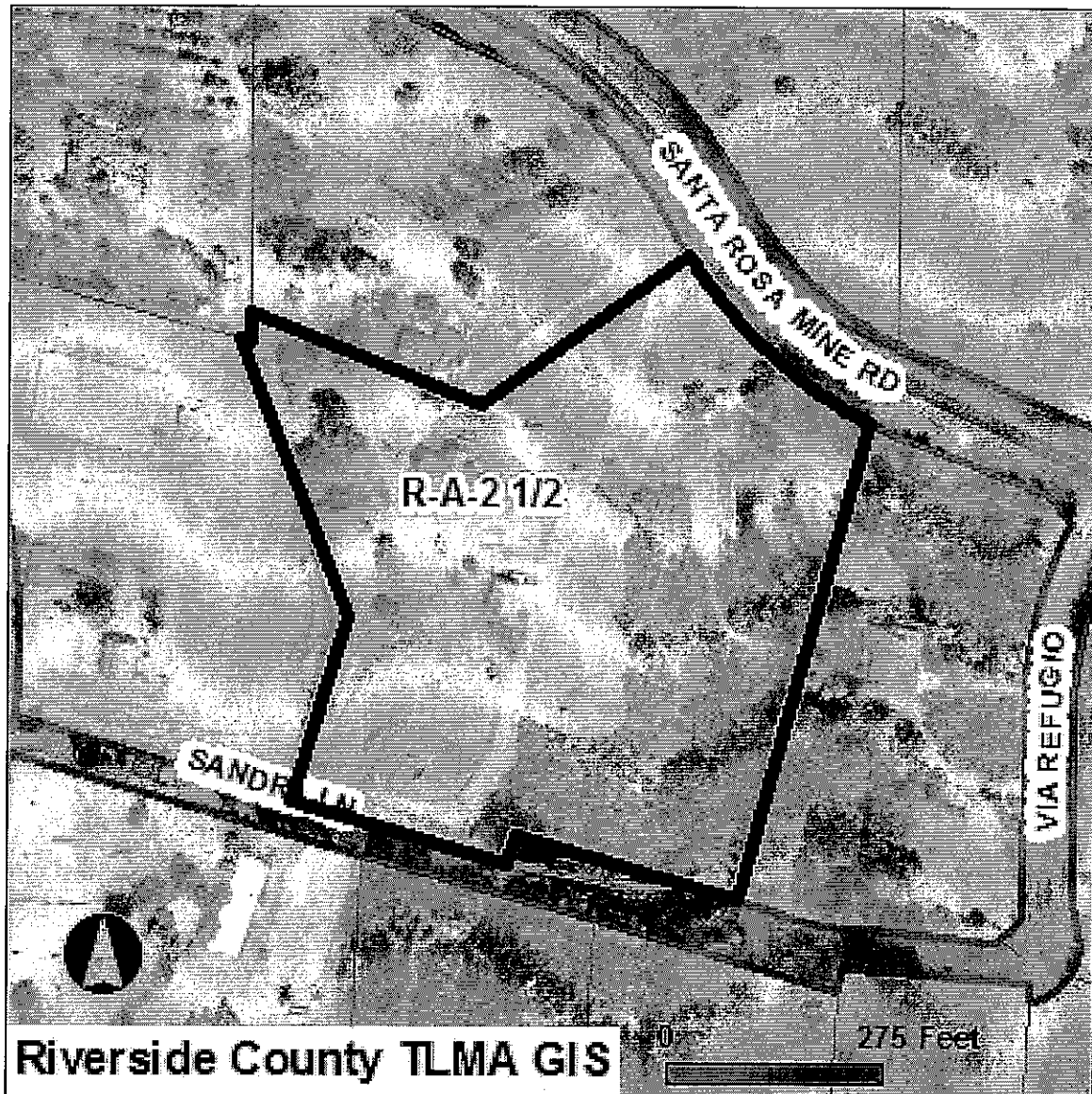
1. Foundation width and depth.
2. Rebar size, placement, and spacing.
3. Anchor bolt size, spacing and embedment depth.
4. If applicable, all holdown types, and requirements.
5. Any connection or application not visible.

6. The METHOD of how all verification was achieved MUST be documented by the design professional.
7. Be aware that in addition to the written verification, per section 109 of the 2007 California Building Code, "It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material to allow inspection."
8. Be prepared to remove all interior drywall 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):  
321-180-044

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

321-180-044-3

**OWNER NAME / ADDRESS**

WALTER JOSEPH BIESZCZAD  
LISA BIESZCZAD  
18225 SANTA ROSA RD  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
18225 SANTA ROSA RD  
PERRIS CA. 92570



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
321-180-044

**\*IMPORTANT\***

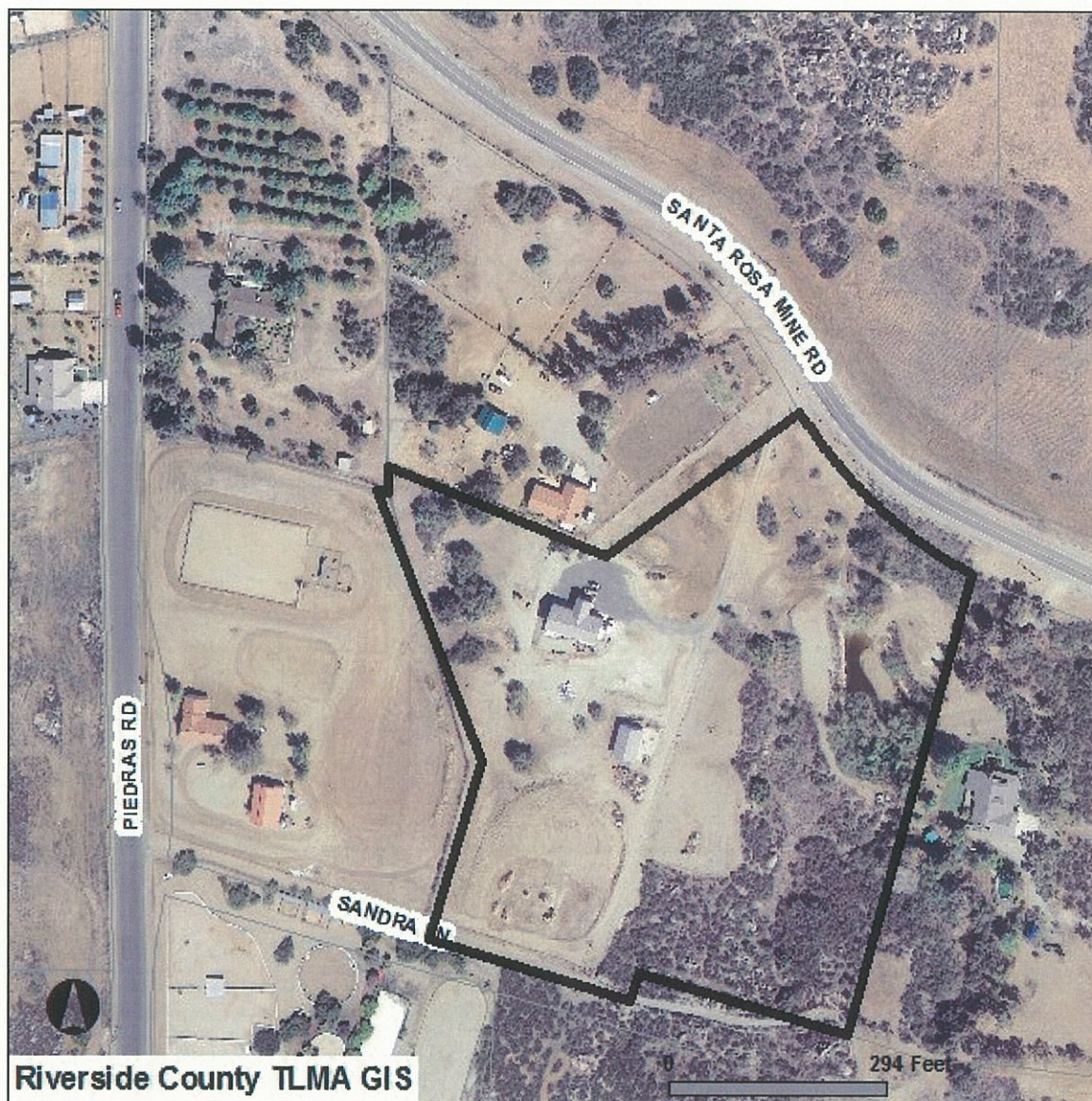
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Wed Dec 15 10:41:51 2010

Version 101124



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
321-180-044

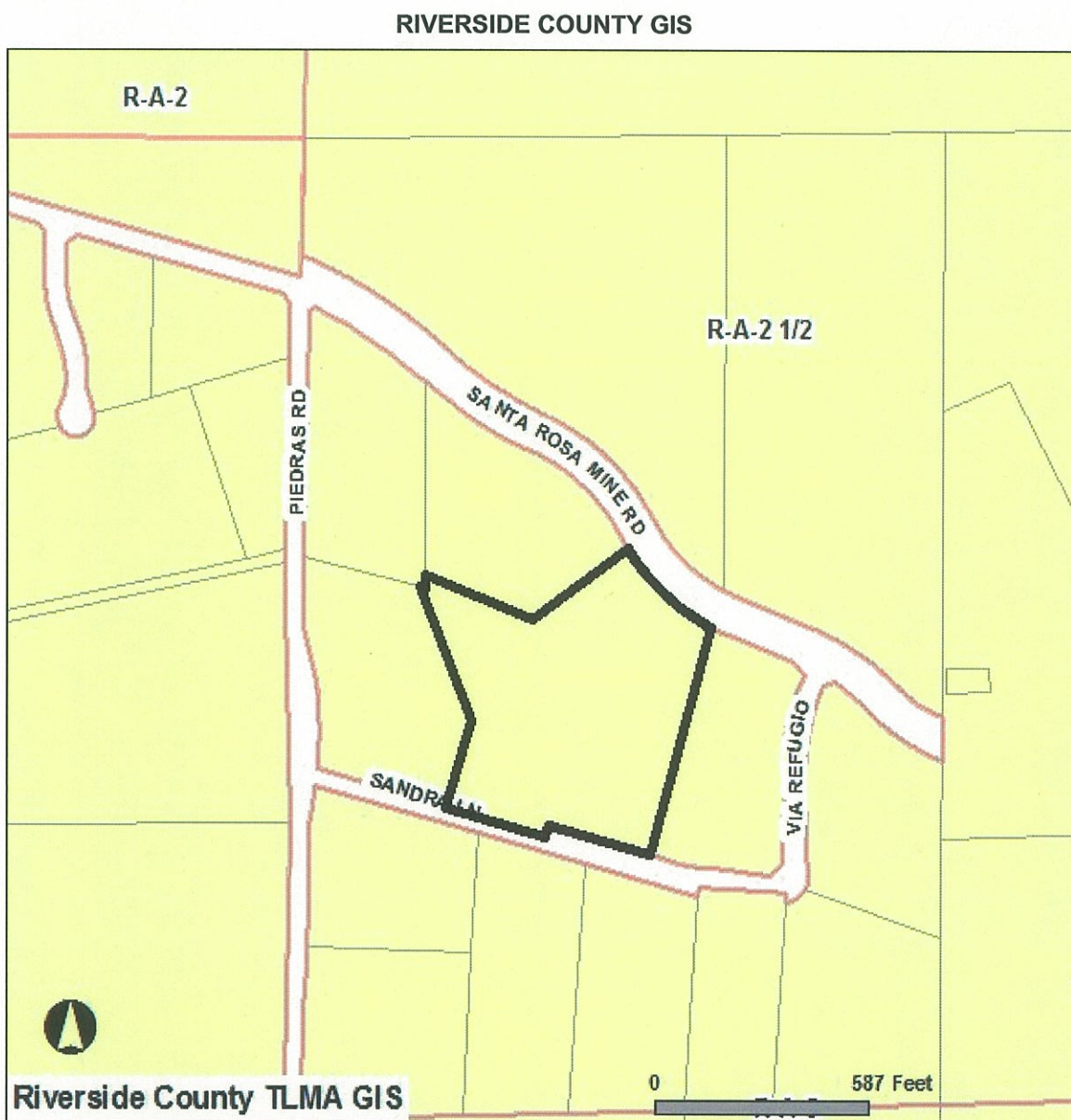
**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Dec 15 10:42:40 2010

Version 101124



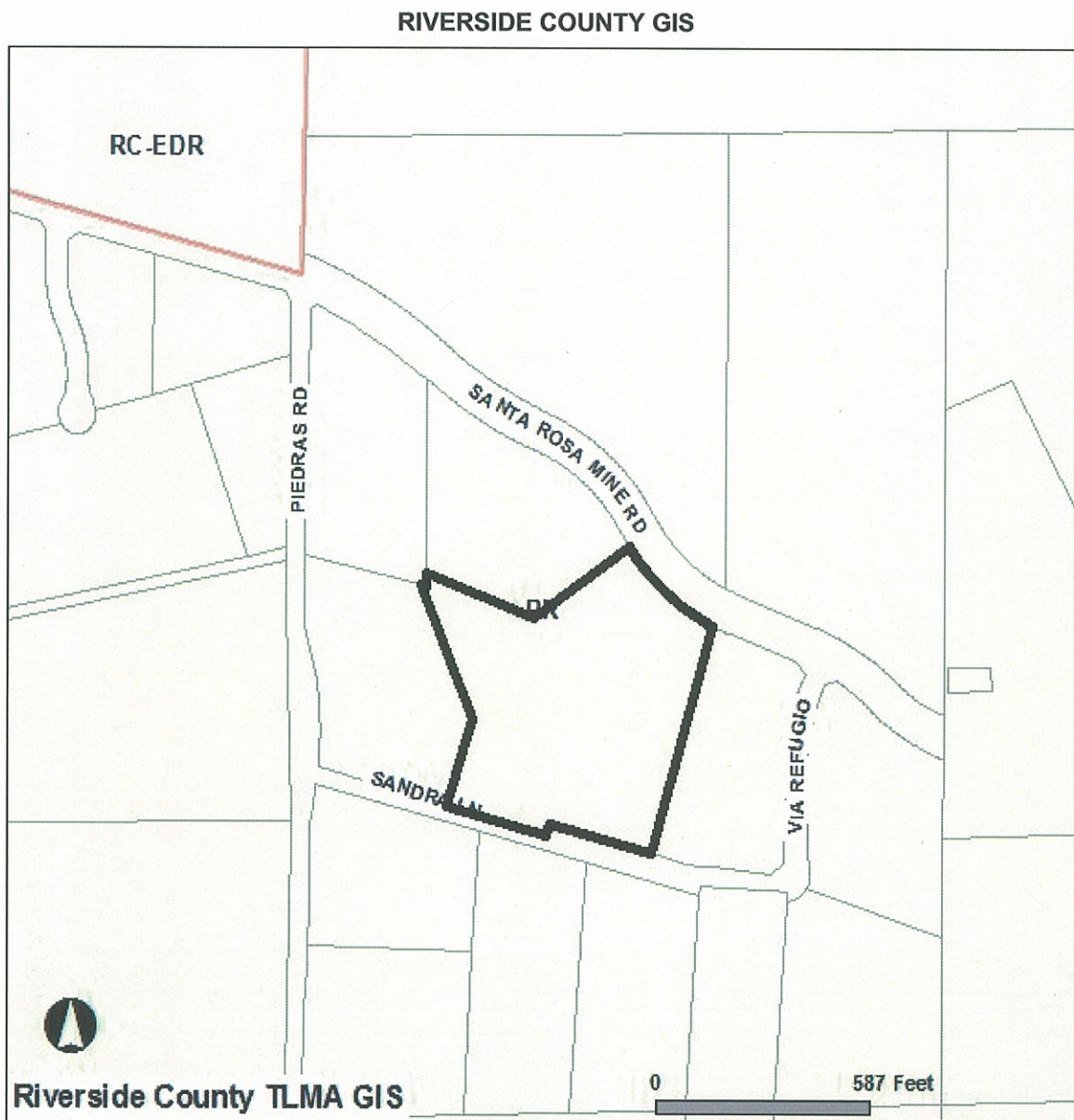


**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Dec 15 10:43:22 2010

Version 101124



**Selected parcel(s):**  
321-180-044

**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Dec 15 10:43:51 2010

Version 101124

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 124/90  
 SUBDIVISION NAME: PM 19570  
 LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
 , Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.47 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3416 SQFT., 4 BDRM/ 2.5 BATH, 2 STORY, ATTACHED GARAGE(1120 SQ. FT), CONST'D 1985 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 806 GRID: C2, C3

**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**

T4SR4W SEC 30

**ELEVATION RANGE**

2124/2164 FEET

**PREVIOUS APN**

321-180-037

---

**PLANNING**
**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
 RR

**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-2 1/2 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

GAVILAN HILLS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**



NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## ENVIRONMENTAL

---

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

**WRMSHCP CELL NUMBER**  
2951

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

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

---

## FIRE

---

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

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

---

## DEVELOPMENT FEES

---

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

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

**ROAD & BRIDGE DISTRICT**  
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)**  
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**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**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**  
PERRIS & PERRIS UNION HIGH

**COMMUNITIES**  
LAKE MATHEWS

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 40.50 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042902

**FARMLAND**  
GRAZING LAND  
OTHER LANDS

**TAX RATE AREAS**  
087-025  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• FLOOD CONTROL ADMINISTRATION  
• FLOOD CONTROL ZONE 4  
• GENERAL

- GENERAL PURPOSE
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- WESTERN MUN WATER 3RD FRINGE
- WESTERN MUN WATER IMP DIST 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0806792	NEIGHBORHOOD ENFORCEMENT	Aug. 6, 2008

**BUILDING PERMITS**

Case #	Description	Status
BPL010452	REPLACE LEACH LINES	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
LLA03982	ADJUST LOT LINE BETWEEN TWO PARCELS	APPROVED

REPORT PRINTED ON...Thu Dec 02 09:48:48 2010  
Version 101124

#510.00  
\$2040.00

**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: PP24796 DATE SUBMITTED: 12-2-10

**APPLICATION INFORMATION**

Applicant's Name: WALT BIESZCZAD E-Mail: disaster911@verizon.net  
Mailing Address: 18225 SANTA ROSA MINE ROAD  
(GAVILAN HILLS) PERRIS CA 92570  
City State ZIP

Daytime Phone No: (951) 940-4842 Fax No: ( )

Engineer/Representative's Name: N/A E-Mail:

Mailing Address:   
Street  
  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: WALTER BIESZCZAD E-Mail: SAME ABOVE  
Jane Bieszczad  
Mailing Address: SAME  
Street

City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

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

**APPLICATION FOR MINOR PLOT PLAN**

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

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

WALT BIESZCZAD

PRINTED NAME OF APPLICANT

Walt Bieszczad

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):

WALT BIESZCZAD

PRINTED NAME OF PROPERTY OWNER(S)

Walt Bieszczad

SIGNATURE OF PROPERTY OWNER(S)

Lisa Bieszczad

PRINTED NAME OF PROPERTY OWNER(S)

Lisa Bieszczad

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):

CWP BARN STRUCTURE (ACCESSORY BUILDING)  
1,296 sq ft

Related cases or underlying case:

CV 08 06793

**PROPERTY INFORMATION**

Assessor's Parcel Number(s):

APN 321180044-3

Section:

30

Township:

45

Range:

4W

Approximate Gross Acreage:

10

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

## APPLICATION FOR MINOR PLOT PLAN

SANTA ROSA MINE RD. <sup>WEST</sup> East of VIA REFUGIO, <sup>EAST</sup> West of PIEDRAS.

Thomas Brothers Map, edition year, page no., and coordinates: 1997, PAGE 806 C243

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

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

#### **COMMERCIAL/INDUSTRIAL**

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

#### **ACCESSORY BUILDING**

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

#### **GUEST HOUSE**

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

## NOTICE OF PUBLIC HEARING

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

**PLOT PLAN NO. 24796** – CEQA Exempt – Applicant: Walter Bieszczad – Owner: Lisa and Walter Bieszczad – First Supervisorial District – Gavilan Hills District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential (5 Acres Minimum) (R:RR) - Located Northerly of Sandra Lane, southerly of Santa Rosa Mine, easterly of Piedras, westerly of Via Refugio – 10 Acres – Zoning: Residential Agricultural (R-A-2 1/2) (2 1/2 acres minimum) – **REQUEST:** The Plot Plan is permit an unpermitted 1,296 square foot barn on 10 acres, associated with the 3,416 square foot residence and 1,120 square foot detached garage located at 18225 Santa Rosa Mine Road in Perris, CA. APN: 321-180-044. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: February 28, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/18/2011,

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

APN (s) or case numbers PP 24796 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

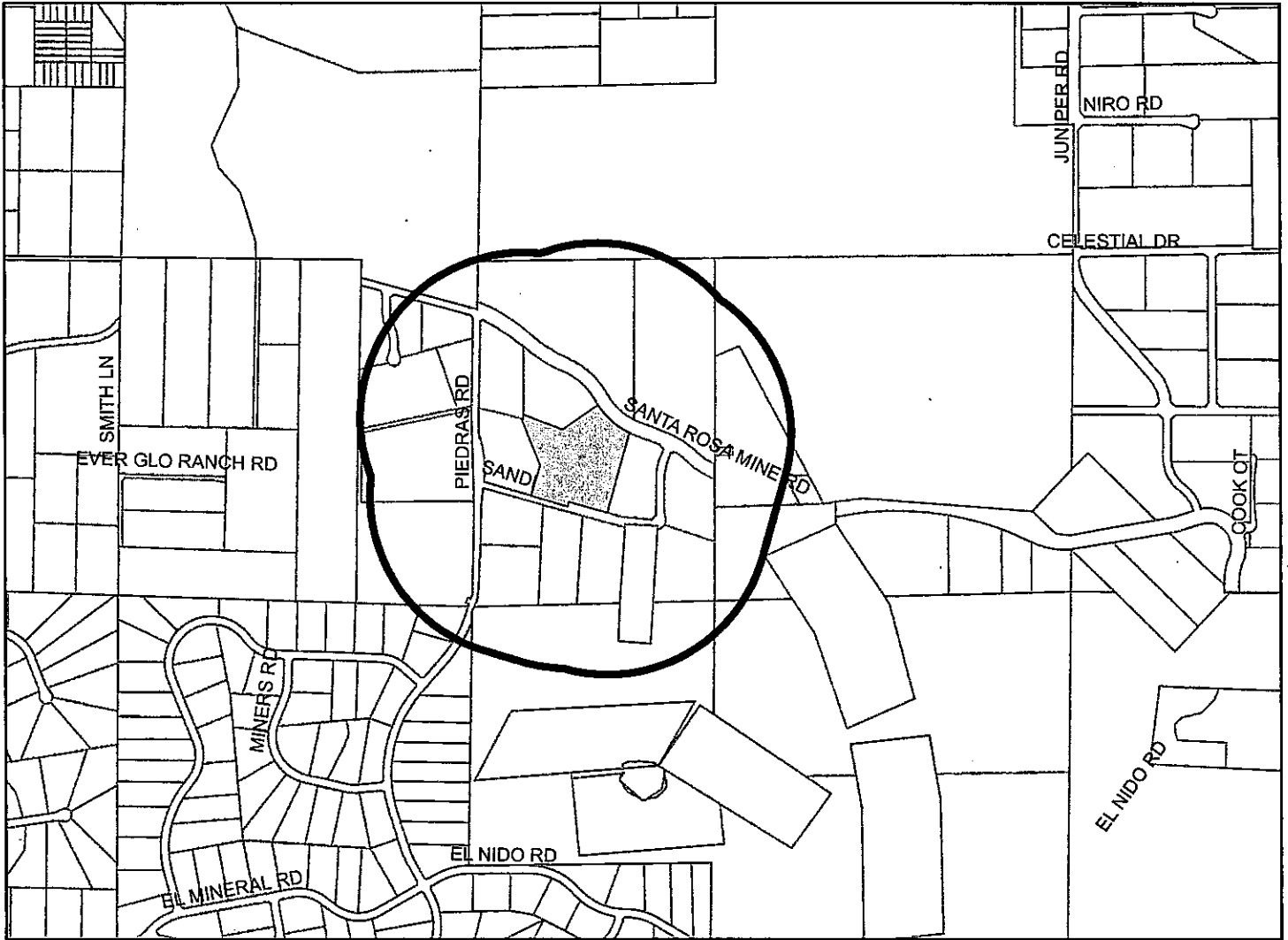
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



## **1200 feet buffer**



### **Selected Parcels**

321-180-043	289-490-008	321-180-036	321-180-003	321-180-009	289-320-005	321-180-033	321-180-006	321-180-034	321-180-035
289-490-004	321-180-029	289-430-016	321-180-039	289-430-003	321-180-005	321-180-004	289-490-007	321-220-015	321-220-011
321-180-038	289-490-006	321-180-023	321-180-040	289-490-005	321-180-027	321-180-024	321-170-047	321-180-007	289-430-002
321-180-044	289-490-002	289-490-003							



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: 321180043, ASMT: 321180043  
ARTHUR SANCHEZ, ETAL  
18135 SANTA ROSA RD  
PERRIS CA. 92570

APN: 321180006, ASMT: 321180006  
JORGE R HERNANDEZ, ETAL  
2621 W LA HABRA BLV  
LA HABRA CA 90631

APN: 289490008, ASMT: 289490008  
CHRISTINA B MERRITT  
22525 PIEDRAS RD  
PERRIS CA 92570

APN: 321180034, ASMT: 321180034  
JOSEPH R VIGO, ETAL  
22820 PIEDRAS  
PERRIS CA 92570

APN: 321180036, ASMT: 321180036  
DANIEL KEITH JAGGERS, ETAL  
17276 KAISON CIR  
RIVERSIDE CA 92508

APN: 321180035, ASMT: 321180035  
JOSEPH RANDY VIGO, ETAL  
22820 PIEDRAS RD  
PERRIS CA. 92570

APN: 321180003, ASMT: 321180003  
DARLEEN WOOLDRIDGE  
18325 SANDRA LN  
PERRIS CA. 92570

APN: 289490004, ASMT: 289490004  
LARRY COCKRELL, ETAL  
17989 SANTA ROSA RD  
PERRIS CA. 92570

APN: 321180009, ASMT: 321180009  
DAVID CHAVEZ, ETAL  
18501 SANTA ROSA MINE RD  
PERRIS CA. 92570

APN: 321180029, ASMT: 321180029  
LAWRENCE L KLEINFELTER, ETAL  
23030 MINERS RD  
PERRIS CA 92570

APN: 289320005, ASMT: 289320005  
IDALEONA ESTATES  
C/O MARTIN PARTNERS  
444 S FLOWER ST STE 1200  
LOS ANGELES CA 90071

APN: 289430016, ASMT: 289430016  
LENORE BOOKER  
110 N LINCOLN AVE NO 100  
CORONA CA 92882

APN: 321180033, ASMT: 321180033  
JOHN C SAMANO, ETAL  
P O BOX 685  
CORONA CA 92878

APN: 321180039, ASMT: 321180039  
LINDA D HATFIELD  
19069 VAN BUREN NO 114  
RIVERSIDE CA 92508

APN: 289430003, ASMT: 289430003  
MICHELLE D GOMEZ  
23045 PIEDRAS RD  
PERRIS CA. 92570

APN: 321180040, ASMT: 321180040  
SAM CAM, ETAL  
641 SANDCASTLE AVE  
LEMOORE CA 93245

APN: 321180004, ASMT: 321180004  
MICHELLE QUECANO, ETAL  
18400 SANTA ROSA MINE RD  
PERRIS CA. 92570

APN: 289490005, ASMT: 289490005  
STEVEN JARED  
2651 AVALON ST  
RIVERSIDE CA 92509

APN: 289490007, ASMT: 289490007  
MIKE JARED, ETAL  
2651 AVALON ST  
RIVERSIDE CA 92509

APN: 321180007, ASMT: 321180007  
SUSAN EMILY SCHULTZ, ETAL  
25 CALLE VIVIANA  
SAN CLEMENTE CA 92673

APN: 321220011, ASMT: 321220011  
PANAYIOTIS N KATELARIS, ETAL  
17341 SANTIAGO RD  
SILVERADO CA 92673

APN: 289430002, ASMT: 289430002  
THOMAS E LUDWIG, ETAL  
4800 CAMINO COSTADO  
SAN CLEMENTE CA 92673

APN: 321180038, ASMT: 321180038  
PATRICK DELAHUNTY, ETAL  
22855 VIA REFUGIO  
PERRIS CA. 92570

APN: 321180044, ASMT: 321180044  
WALTER JOSEPH BIESZCZAD, ETAL  
18225 SANTA ROSA RD  
PERRIS CA. 92570

APN: 289490006, ASMT: 289490006  
PETER ROSEN  
P O BOX 1551  
RANCHO CUCAMONGA CA 91729

APN: 289490003, ASMT: 289490003  
WILLIAM ABBODD, ETAL  
C/O PETER M PLACEY  
6 MAR DEL REY  
SAN CLEMENTE CA 92673

APN: 321180023, ASMT: 321180023  
SALVADOR GONZALEZ  
18015 SANTA ROSA RD  
PERRIS CA. 92570

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

Plot Plan Number: 24812  
Applicant: Scott Teter Construction  
Directors Hearing: February 28, 2011  
CEQA Exempt

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

This plot plan is a proposal to construct a 18,300 square foot 17 stall horse barn with two (2) 480 square foot 2<sup>nd</sup> floor loft/storage areas and 3,040 square foot detached hay barn on 20 acres, associated with the 8,845 square foot main residence, 2,117 square foot guest dwelling, 4,760 square foot equipment storage barn, 6,590 square foot horse stall barn and 550 square foot electric building located at 38185 Avenida La Cresta in Murrieta. APN: 929-290-002

### **ISSUES OF RELEVANCE:**

The property is located in a High Fire Area, the project has been reviewed and conditioned by Riverside County Fire Department. The project has also been reviewed by Riverside County Flood Control and Riverside County Health Department for other areas of concern and both department has placed conditions of approval on this property. Planning staff would like to mention that based on the lot size and zoning of this property the maximum amount of animals allowed on site is forty-two (42).

### **RECOMMENDATIONS:**

**APPROVAL** of **PLOT PLAN NO. 24812**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### **CONCLUSIONS:**

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

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

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

2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Southwest Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Residential Agricultural zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A zone.
6. The proposed 18,300 square foot 17 stall horse barn and 3,040 square foot detached hay barn 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  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

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. PP24812 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. PP24812, Exhibit A, dated December 22, 2010.

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct a 18,300 square foot 17 stall horse barn with two (2) 2nd floor loft/storage area and a 3,040 square foot detached hay barn on 20 acres, associated with the 8,845 square foot main residence, 2,117 square foot guest dwelling, 4,760 square foot equipment storage barn, 6,590 square foot horse stall barn and 550 square foot electric building located at 38185 Avenida La Cresta in Murrieta. APN: 929-290-002.

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 PP24812. 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP#24812 - COMMENTS

RECOMMND

Plot Plan#24812 is proposing to install a horse barn (2,560 sf ft containing 17 stalls) with plumbing. Please note that the site address is located within a potential

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

10.E HEALTH. 1 PP#24812 - COMMENTS (cont.)

RECOMMND

high groundwater and/or critical soils area. The applicant is encouraged to contact the Department of Environmental Health (DEH) Land Use Section at (951) 955-8980 to obtain information regarding special soils testing and groundwater monitoring criteria.

10.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation report conducted in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual is required.

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

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) 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.

10.E HEALTH. 3 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS), and/or Advanced Treatment Units (ATU), 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.\*\*

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

10.E HEALTH. 4

OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (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

RCWD POTABLE WATER SERVICE

RECOMMND

Plot Plan#24812 is proposing Rancho California Water District (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.

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.

10.FIRE. 2

USE-#005-ROOFING MATERIAL

RECOMMND

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



01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

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, which must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#20-STANDARD FIRE HYDRANT RECOMMND

A standard fire hydrants (6"x4"x 2-2 1/2") shall be located at the access easement 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 24812 is a proposal to construct a detached hay barn and 17 stall horse barns on a 20-acres in the Murrieta area.

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The project site is located on the southeast corner of Avenida La Cresta and Avenida Bonita.

The proposed site is impacted by the runoff from approximately 290-acres from the east. The tentative map shows the proposed barn and a horse stall to be located on a ridge and as such, the proposed structures do not receive offsite storm runoff. The topography of the property consists of well-defined ridges and minor natural watercourses that traverse the site. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

Based on the exhibit received by the District it appears that the proposed development is considered "Significant Redevelopment". The Significant Redevelopment is the addition or creation of 5000 or more square feet of impervious area on an existing developed site also if the redevelopment results in an increase of more than fifty percent of the impervious surface, then a Water Quality Management Plan (WQMP) is required for the entire development. Since the proposed barn creates more than 5000 sq. ft of impervious area and is more than fifty percent of the existing development mitigation for water quality will be required for the entire site. No preliminary WQMP has been submitted but it appears that there is enough area to construct a treatment control BMP if needed. The developer shall submit a final WQMP prior to the issuance of permits.

Please see the District's Stormwater Quality Best Management Practice Design Handbook for BMP design criteria and procedures at:

<http://www.rcflood.org/NPDES>

All on-site runoff shall be directed into the BMP facility and the outlet shall be designed to respect current drainage patterns.

The site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,139 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

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

Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 4                   USE SUBMIT FINAL WQMP =PRELIM                   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/NPDES](http://www.rcflood.org/NPDES) 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 has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet 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. 6                   USE WQMP ESTABL MAINT ENTITY                   RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

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. 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. 24812 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

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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. 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

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

10. GENERAL CONDITIONS

10.PLANNING. 6 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

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.

60.FLOOD RI. 3

USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 4

USE MURRIETA VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 24812 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.3 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.



01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE  
ISSUANCE OF THIS BUILDING PERMIT.

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."

FLOOD RI DEPARTMENT

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.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to  
the District for review and approval.

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4

USE MURRIETA VALLEY ADP FEES

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 24812 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.3 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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 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, dated December 22, 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

01/31/11  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

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-#12A-SPRINKLER SYSTEM

RECOMMND

(HORSE BARN)

Install a complete fire sprinkler system per NFPA 13 2010 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP24812

Parcel: 929-290-002

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), 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.

90.FLOOD RI. 3 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. 4 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 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.



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: 38185 Avenida La Cresta, Murrieta**      **COMMENTS: PP 24812**      **Date: 01/05/11**

---

The plot plan submittal is for a 18,300 horse barn and a 3,040 sq.ft. detached hay barn. Both structures shall be classified as a group "U" agricultural building. The area size of the structures will comply with size limitations within the 2007 California Building Code(CBC) so long as the structures are equipped with an approved automatic sprinkler system as noted on the plan exhibit.

These structures are located in a high fire severity zone and may be required to comply with fire resistive construction requirements per chapter 7A within the 2007 (CBC).

Please revise and clarify a few items on the plan exhibit:

1. The loft areas shall be labeled as storage areas.
2. The "lunch rooms" shall be labeled as Tack rooms.
3. The rooms labeled as tack room#2 and the owners lunch room have man doors leading out to the lattice patio cover (Labeled as a covered porch), yet a deck with guards are not shown. Typically a deck off the second story is not permitted with group "U" or group "S" occupancies, please revise.

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):**  
929-290-002

**\*IMPORTANT\***

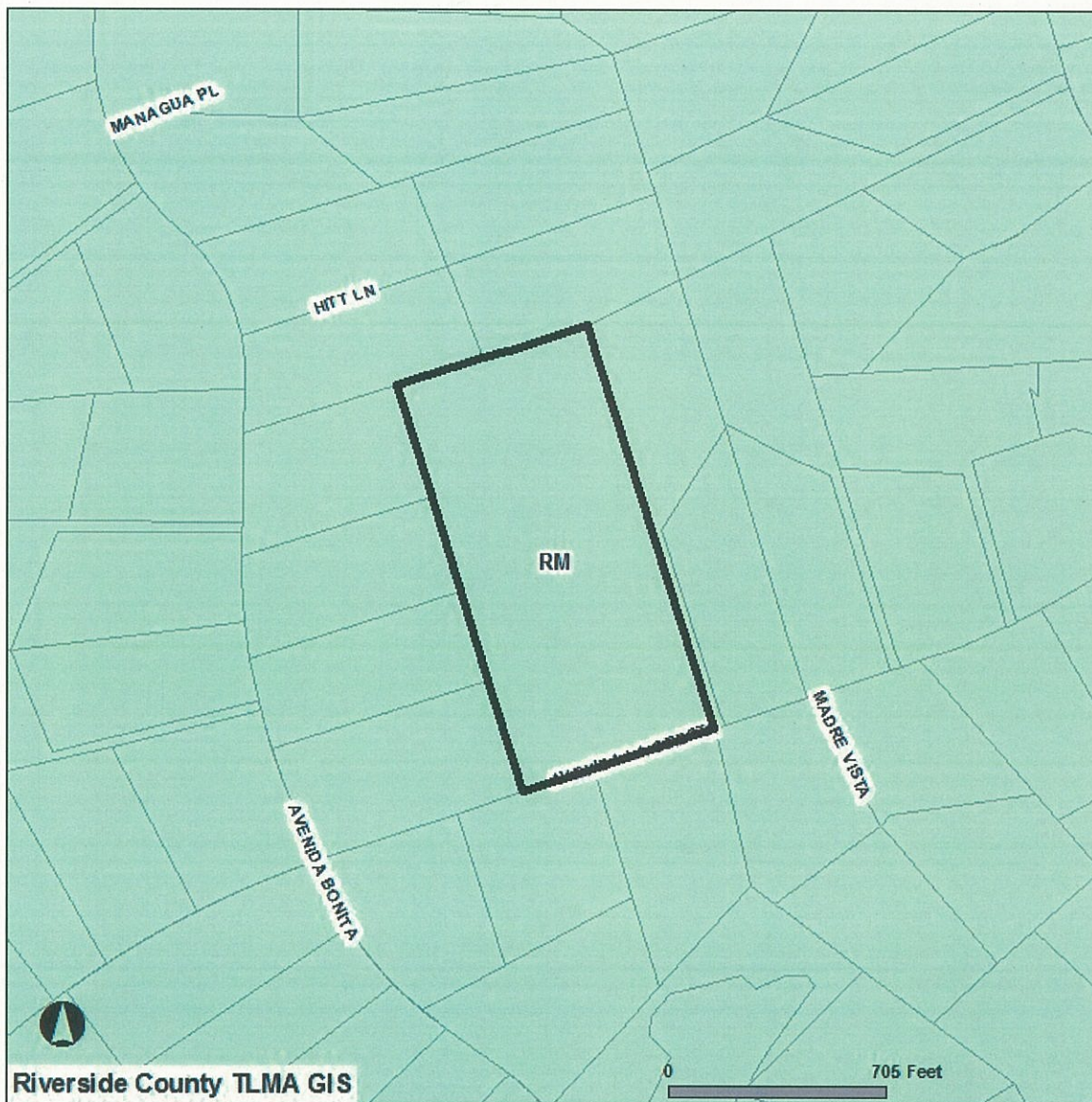
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Mon Jan 31 10:08:49 2011

Version 101221



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
929-290-002

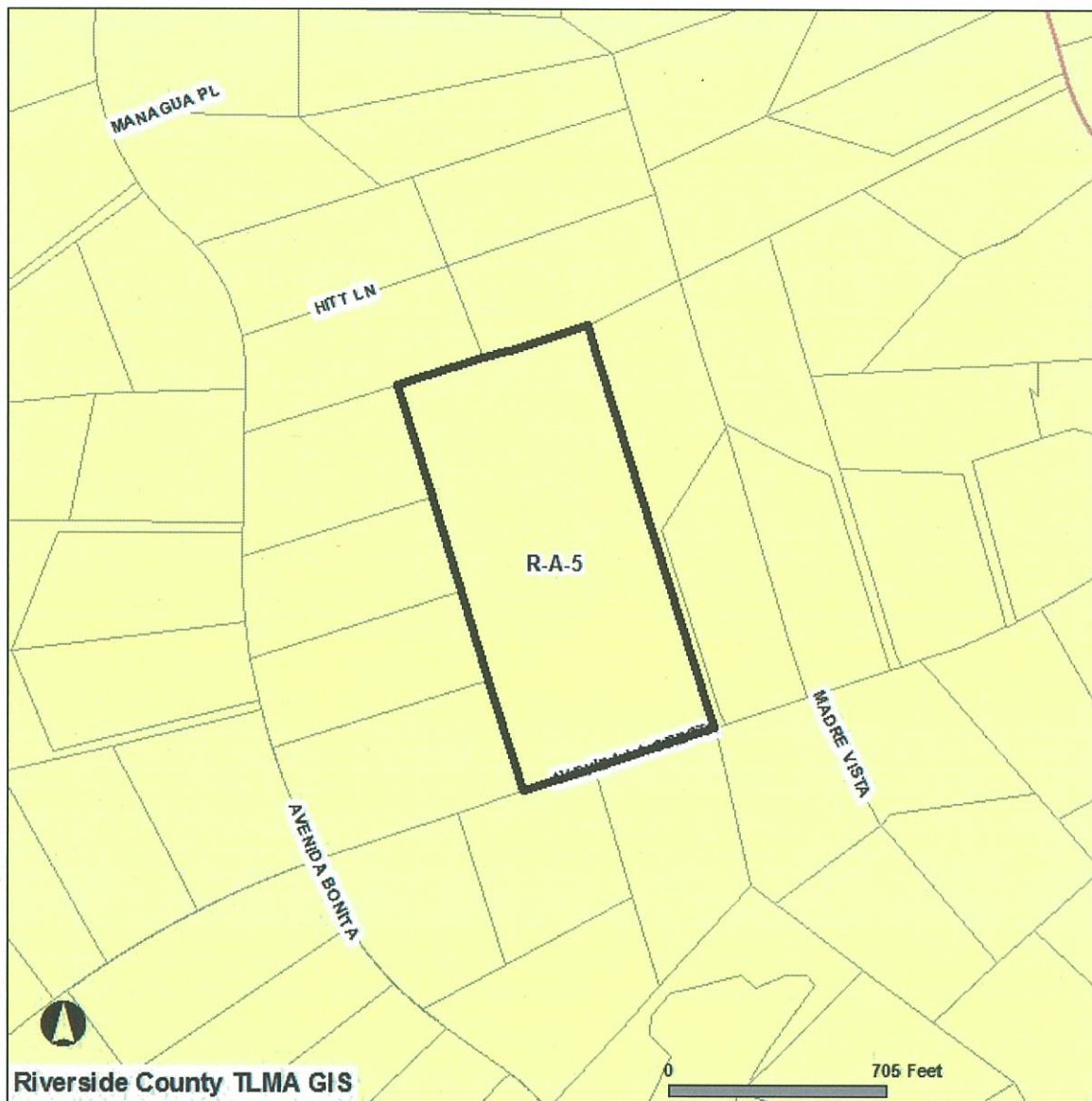
**\*IMPORTANT\***

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

REPORT PRINTED ON...Mon Jan 31 10:09:32 2011

Version 101221

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
929-290-002

**\*IMPORTANT\***

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

REPORT PRINTED ON...Mon Jan 31 10:09:52 2011

Version 101221





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24812 DATE SUBMITTED: 12-21-10

### APPLICATION INFORMATION

Applicant's Name: SCOTT TETER CONST. INC E-Mail: \_\_\_\_\_

Mailing Address: P.O. Box 2458  
TEMECULA CALIF 92593  
City State ZIP

Daytime Phone No: (951) 587-7123 Fax No: (951) 676-2839

Engineer/Representative's Name: K.Y. LEE E-Mail: \_\_\_\_\_

Mailing Address: 9980 INDIANA AVE STE 3  
RIVERSIDE CALIF 92503  
City State ZIP

Daytime Phone No: (951) 553-5950 Fax No: (951) 343-3798

Property Owner's Name: CARRIE SMITH  
BRENT SMITH E-Mail: \_\_\_\_\_  
SHARON SMITH

Mailing Address: 1931 YUCCA AVE  
FULLERTON CALIF 92835  
City State ZIP

Daytime Phone No: (714) 879-7084 Fax No: ( )

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

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

Riverside Office • 4080 Lemon Street, 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"

## APPLICATION FOR MINOR PLOT PLAN

### 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 unacceptable).

SCOTT TETER CONST. INC  
PRINTED NAME OF APPLICANT

Scott Teter  
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):

BRENT SMITH  
PRINTED NAME OF PROPERTY OWNER(S)

Sharon L. Smith  
PRINTED NAME OF PROPERTY OWNER(S)

CARRIE SMITH

Brent Smith  
SIGNATURE OF PROPERTY OWNER(S)

Sharon L. Smith  
SIGNATURE OF PROPERTY OWNER(S)

Carrie Smith

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): TWO BUILDINGS -

- 1 ACCESSORY STRUCTURE - 17 STALL HORSE BARN
- 2 ACCESSORY STRUCTURE 32'x80' HAY STORAGE BARN (2560 sq. ft)
- X 17 STALL HORSE BARN - 18,300 sq. ft

Related cases or underlying case: PP# 24123 APPROVED 8/24/09

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 929-290-002

## APPLICATION FOR MINOR PLOT PLAN

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 20 ACRES

General location (nearby or cross streets): North of AVENIDA BONITA, South of CALLE CENTRO, East of HITT LANE, West of \_\_\_\_\_

Thomas Brothers Map, edition year, page no., and coordinates: PAGE 926/5-7 2004

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

#### **COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

#### **ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. 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 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
929-290-002

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

929-290-002-7

**OWNER NAME / ADDRESS**

BRENTON HAROLD SMITH  
SHARON SMITH  
CARI SMITH  
38185 AVENIDA LA CRESTA  
MURRIETA, CA. 92562

**MAILING ADDRESS**

(SEE OWNER)  
1931 YUCCA AVE

FULLERTON CA. 92835

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 1/76  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 60, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 20.01 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 8845 SQFT., 5 BDRM/ 5.5 BATH, 1 STORY, ATTACHED GARAGE(1910 SQ. FT), CONST'D 2006 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 926 GRID: G5, G6

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T7SR4W SEC 17

**ELEVATION RANGE**

2140/2164 FEET

**PREVIOUS APN**

902-100-017

---

***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

---

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

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

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

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

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

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

**VEGETATION (2005)**  
Agricultural Land  
Developed/Disturbed Land  
Grassland

---

## **FIRE**

---

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

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

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

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

**ROAD & BRIDGE DISTRICT**  
SOUTHWEST AREA C

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

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

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

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
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**  
80A

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
WMWD

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

**WATERSHED**  
SAN JUAN

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
MODERATE

**SUBSIDENCE**  
SUSCEPTIBLE

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

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
MURRIETA VALLEY UNIFIED

**COMMUNITIES**  
LA CRESTA

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 29.44 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043224

**FARMLAND**  
OTHER LANDS

**TAX RATE AREAS**  
082-003  
• 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
- 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
BRS072173	GUEST DWLG - 2859SF	EXPIRED
BAS090097	6590 SQFT HORSE STALL/BARN	ISSUED
BRS090328	2117 SQFT GUEST HOUSE/CASITA/792 SQFT ATT'D GARAGE	ISSUED
BXX100236	ENTRY WALLS, PILSTRS, GATE ENG'D 7' PILASTERS ARE SETBACK 29' FROM FRNT PL. VERIFIED LOCATION OF WALL W/PILSTRS IN THE SLOPE EASEMENT IS OK PER JORGE CABELLERO. VERIFIED CL OF ST IS 50'-6' PILSTR IS LOCATED 50' BACK FRM CL OF ST.	ISSUED
BAS070194	WOOD BARN	EXPIRED
BAS100149	ELEC BLDG-550SF VERIFIED W/SGILLETTE-OK FOR THIS BUILDING-FOR 800 AMP TO SERVE PROP. 2 STRUCTURES ON SITE PLAN IDENTIFIED AS FUTURE-OK PER SGILLETTE. PLAN DEPT APPRVL NOT REQ'D FOR THIS BLDG-PER SGILLETTE, SARNLD WAS IN MTG REGARD THIS BLDG.	ISSUED
BAS090096	EQUIPMENT GARAGE/BARN 4760 SQFT	ISSUED
BRS052723	SINGLE FAMILY RESIDENCE WITH TWO ATTACHED GARAGES	ISSUED
BAS070261	BARN W/ 9STALLS FOR HORSES 6,590 SQ FT	EXPIRED
BGR040788	GRADING FOR SINGLE FAMILY RES. & FUTURE BARN	ISSUED

#### **ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHW100060	NOT AVAILABLE	APPLIED
EHW090037	NOT AVAILABLE	APPLIED
EHW080248	NOT AVAILABLE	APPLIED
EHW080688	NOT AVAILABLE	APPLIED
EHW080604	NOT AVAILABLE	APPLIED
EHS051656	NOT AVAILABLE	APPLIED
EHS081045	NOT AVAILABLE	APPLIED
EHS043038	NOT AVAILABLE	APPLIED
EHS053880	NOT AVAILABLE	APPLIED

#### **PLANNING PERMITS**

Case #	Description	Status
MT044395	PM 1/76 LOT 60	PAID
MT054686	PM1/76 LOT 60	PAID

REPORT PRINTED ON...Tue Dec 21 16:35:03 2010  
Version 101124

## 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. 24812** – CEQA Exempt – Applicant: Scott Teter Construction – Owner: Brenton and Sharon Smith - First Supervisorial District – Rancho California Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) (R: RM) - Located Northerly of Avenida Bonita, southerly of Calle Centro, easterly of Hitt Lane – 20 Acres – Zoning: Residential Agricultural (R-A-5) (5 Acres Minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 18,300 square foot 17 stall horse barn with two (2) end floor loft/storage areas and a 3,040 square foot detached hay barn on 20 acres, associated with the 8,845 square foot main residence, 2,117 square foot guest dwelling, 4,760 square foot equipment storage barn, 6,590 square foot horse stall barn and 550 square foot electric building located at 38185 Avenida La Cresta in Murrieta. APN: 929-290-002. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: February 28, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/31/2011.

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

APN (s) or case numbers PP 24812 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

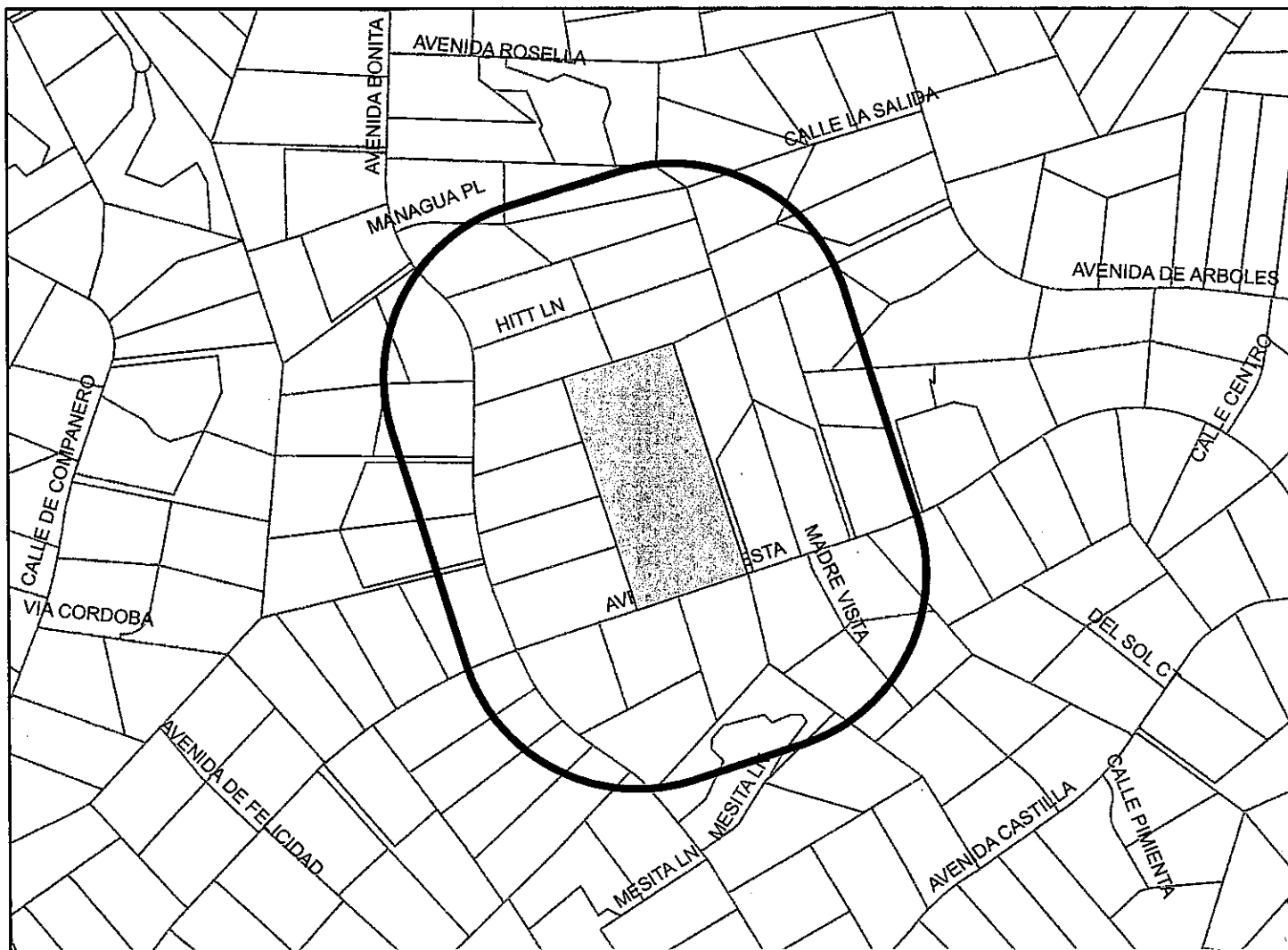
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



## 1000 feet buffer



### Selected Parcels

929-300-025	929-240-009	929-240-008	929-240-003	929-250-008	929-280-012	929-290-013	929-290-002	929-320-002	929-250-013
929-240-006	929-230-005	929-250-011	929-250-010	929-330-015	929-330-016	929-230-004	929-250-012	929-270-008	929-330-014
929-230-003	929-270-006	929-290-011	929-290-010	929-270-009	929-340-001	929-250-014	929-290-012	929-290-005	929-320-019
929-270-007	929-250-042	929-300-020	929-300-022	929-300-021	929-300-023	929-290-007	929-250-009	929-290-003	929-240-004
929-270-005	929-280-005	929-300-026	929-290-004	929-280-013	929-290-016	929-300-004	929-320-020	929-300-024	929-310-001
929-330-017	929-290-006	929-240-007	929-250-007						



1,100 550 0 1,100 Feet

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

APN: 929300025, ASMT: 929300025  
ANGELA MCKNIGHT  
38106 AVENIDA L CRESTA  
MURRIETA CA 92562

APN: 929240006, ASMT: 929240006  
DANIEL DELLOSA, ETAL  
39005 AVENDIDA BONITA  
MURRIETA CA. 92562

APN: 929240003, ASMT: 929240003  
ANNA E BAKER  
38875 AVENIDA BONITA  
MURRIETA CA. 92562

APN: 929230005, ASMT: 929230005  
DIETER MEES  
4 BRIDLE LN  
WOODSIDE CA 94062

APN: 929250008, ASMT: 929250008  
ARBTHIP KUNAKORN  
P O BOX 2071  
YORBA LINDA CA 92885

APN: 929250011, ASMT: 929250011  
DONALD J HITT  
19041 HITT LN  
MURRIETA CA 92562

APN: 929280012, ASMT: 929280012  
AVENIDA DEL RUBIO TRUST, ETAL  
C/O STEVEN R MANN  
20345 AVENIDA DEL RUBIO  
MURRIETA CA. 92562

APN: 929250010, ASMT: 929250010  
DOUGLAS A GRAFT, ETAL  
10271 VIA CORTA  
VILLA PARK CA 92667

APN: 929290002, ASMT: 929290002  
BRENTON HAROLD SMITH, ETAL  
1931 YUCCA AVE  
FULLERTON CA 92835

APN: 929330015, ASMT: 929330015  
DOYLE LEE STOWE, ETAL  
39150 MADRE VISTA  
MURRIETA CA. 92562

APN: 929320002, ASMT: 929320002  
BRYAN J ORRIS, ETAL  
STE C110 380  
23811 WASHINGTON AVE  
MURRIETA CA 92562

APN: 929330016, ASMT: 929330016  
HARREL L OWENS, ETAL  
39185 MADRE VISTA  
MURRIETA CA 92562

APN: 929250013, ASMT: 929250013  
CHRISTOPHER J LAWRENCE, ETAL  
19835 MANAGUA PL  
MURRIETA CA 92562

APN: 929230004, ASMT: 929230004  
HSBC BANK USA  
C/O CARRINGTON MORTGAGE SERVICES  
1610 E ST ANDREWS PL  
SANTA ANA CA 92705

APN: 929250012, ASMT: 929250012  
JAMES A CHITLA, ETAL  
JIM CHITLA  
7417 S RITA LN  
TEMPE AZ 85283

APN: 929340001, ASMT: 929340001  
JUDITH A ROGALA  
37626 AVENIDA LA CRESTA  
MURRIETA CA. 92562

APN: 929270008, ASMT: 929270008  
JAMES C GIBSON, ETAL  
38699 CALLE DE SALIDA  
MURRIETA CA 92562

APN: 929250014, ASMT: 929250014  
KENNETH E PULKRABEK, ETAL  
11325 E FELSON  
CERRITOS CA 90701

APN: 929330014, ASMT: 929330014  
JEROME DB SOOTER, ETAL  
38355 AVENIDA BONITA  
MURRIETA CA 92562

APN: 929290012, ASMT: 929290012  
KENNETH R NEGRETE, ETAL  
PMB 317  
23811 WASHINGTON STE C110  
MURRIETA CA 92562

APN: 929230003, ASMT: 929230003  
JOHN B J PAGLIUSO, ETAL  
39065 AVENIDA BONITA  
MURRIETA CA. 92562

APN: 929290005, ASMT: 929290005  
KURT THOMAS LAWSON, ETAL  
38260 AVENIDA LA CRESTA  
MURRIETA CA. 92562

APN: 929270006, ASMT: 929270006  
JOHN MICHAEL LOPEZ, ETAL  
C/O JENNIFER LEECH  
38889 CALLE DE SALIDA  
MURRIETA CA. 92562

APN: 929320019, ASMT: 929320019  
LAWRENCE DEPORTO, ETAL  
20474 MESITA LN  
MURRIETA CA. 92562

APN: 929290010, ASMT: 929290010  
JOHN WILLIAM CRAWFORD, ETAL  
38970 AVENIDA BONITA  
MURRIETA CA. 92562

APN: 929270007, ASMT: 929270007  
LON WENDELL BIKE, ETAL  
20335 AVENIDA DE ARBOLES  
MURRIETA CA 92562

APN: 929270009, ASMT: 929270009  
JOSEPH J SPADAFORÉ, ETAL  
29982 IVY GLENN NO 100  
LAGUNA NIGUEL CA 92677

APN: 929250042, ASMT: 929250042  
LOWELL S JORDAN, ETAL  
19823 AVENIDA ROSELLA  
MURRIETA CA. 92562



APN: 929300023, ASMT: 929300023  
MARCIA R FALK, ETAL  
911 HAMPTON RD  
ARCADIA CA 91006

APN: 929300026, ASMT: 929300026  
ROBERT MARK WINBIGLER, ETAL  
39190 AVENIDA LA CRESTA  
MURRIETA CA 92562

APN: 929290007, ASMT: 929290007  
MICHAEL R DEVITT, ETAL  
13611 NOGALES DR  
DEL MAR CA 92014

APN: 929290004, ASMT: 929290004  
ROBERT O THOMPSON, ETAL  
38250 AVENIDA LA CREST  
MURRIETA CA. 92562

APN: 929250009, ASMT: 929250009  
PATRICIA H DEUTSCH  
9 CHERRY HILLS DR  
COTO DECAZA CA 92679

APN: 929280013, ASMT: 929280013  
ROSWITHA MARIA MELANDER  
32935 WILLOW BAY RD  
WILDOMAR CA 92595

APN: 929290003, ASMT: 929290003  
PHILLIP C WILLIS  
37925 AVENIDA LA CRESTA  
MURRIETA CA. 92562

APN: 929290016, ASMT: 929290016  
SARA KISHNER  
40833 CALLE BANDIDO  
MURRIETA CA 92562

APN: 929240004, ASMT: 929240004  
RAYMOND J MADSEN  
38785 AVENIDA BONITA  
MURRIETA CA. 92562

APN: 929300004, ASMT: 929300004  
STANLEY V KENSIC, ETAL  
39370 AVENIDA BONITA RD  
MURRIETA CA. 92562

APN: 929270005, ASMT: 929270005  
RICHARD ARTHUR LINDEN, ETAL  
38820 CALLE LA SALIDA  
MURRIETA CA. 92562

APN: 929320020, ASMT: 929320020  
STEVEN J LARCHER, ETAL  
32466 CAMPO DR  
TEMECULA CA 92592

APN: 929280005, ASMT: 929280005  
ROBERT K SMITH, ETAL  
37675 CALLE DE LOBO  
MURRIETA CA 92562

APN: 929300024, ASMT: 929300024  
STEWART J CAMERON, ETAL  
37990 AVENIDA LA CRESTA  
MURRIETA CA. 92562

APN: 929310001, ASMT: 929310001  
TANYA D JENSEN  
39435 AVENIDA BONITA  
MURRIETA CA. 92562

APN: 929330017, ASMT: 929330017  
THOMAS SCHWAIGER, ETAL  
39200 MADRE VISTA  
MURRIETA CA 92562

APN: 929290006, ASMT: 929290006  
TIMOTHY JACK FERGUSON, ETAL  
P O BOX 1151  
MURRIETA CA 92564

APN: 929240007, ASMT: 929240007  
WILLIAM HILL BRADY  
39015 AVENIDA BONITA  
MURRIETA CA. 92562

APN: 929250007, ASMT: 929250007  
WILLIAM L KNOTT, ETAL  
3530 E HILLHAVEN  
WEST COVINA CA 91791

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

Plot Plan Number: 24835  
Applicant: Richard McNamara  
Directors Hearing: February 28, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct an 840 square foot detached garage on 1.47 acre, associated with the 2,162 square foot residence located at 16465 Holcomb Way in Riverside. APN: 273-030-054.

### ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

### RECOMMENDATIONS:

**APPROVAL** of Plot Plan No. 24835, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
1/24/11

4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Light Agricultural ( 1 acre minimum) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the A-1 zone.
6. The 840 square foot detached garage is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached garage is located less than 30 feet from the main residence.
8. The storage 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.



01/20/11  
15:20

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24835 Parcel: 273-030-054

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. 24835 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24835, Exhibit A, dated January 13, 2011.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct an 840 square foot detached garage on 1.47 acre, associated with a 2,162 square foot residence located at 16465 Holcomb Way in Riverside. APN: 273-030-054

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 PP24835. 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. 24835 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

01/20/11  
15:20

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP24835

Parcel: 273-030-054

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign,

01/20/11  
15:20

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24835

Parcel: 273-030-054

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

01/20/11  
15:20

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24835

Parcel: 273-030-054

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated January 13, 2011.

80.PLANNING. 1 PPA - DRIVEWAY LOCATION

RECOMMND

Prior to issuance of building permit, staff to verify driveway location matches approved Exhibit "A", or clearance from Transportation required. (Encroachment Permit).

01/20/11  
15:20

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24835

Parcel: 273-030-054

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated January 13, 2011.

80.PLANNING. 3 PPA - EXISTING STRUCTURE

RECOMMND

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



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
273-030-054

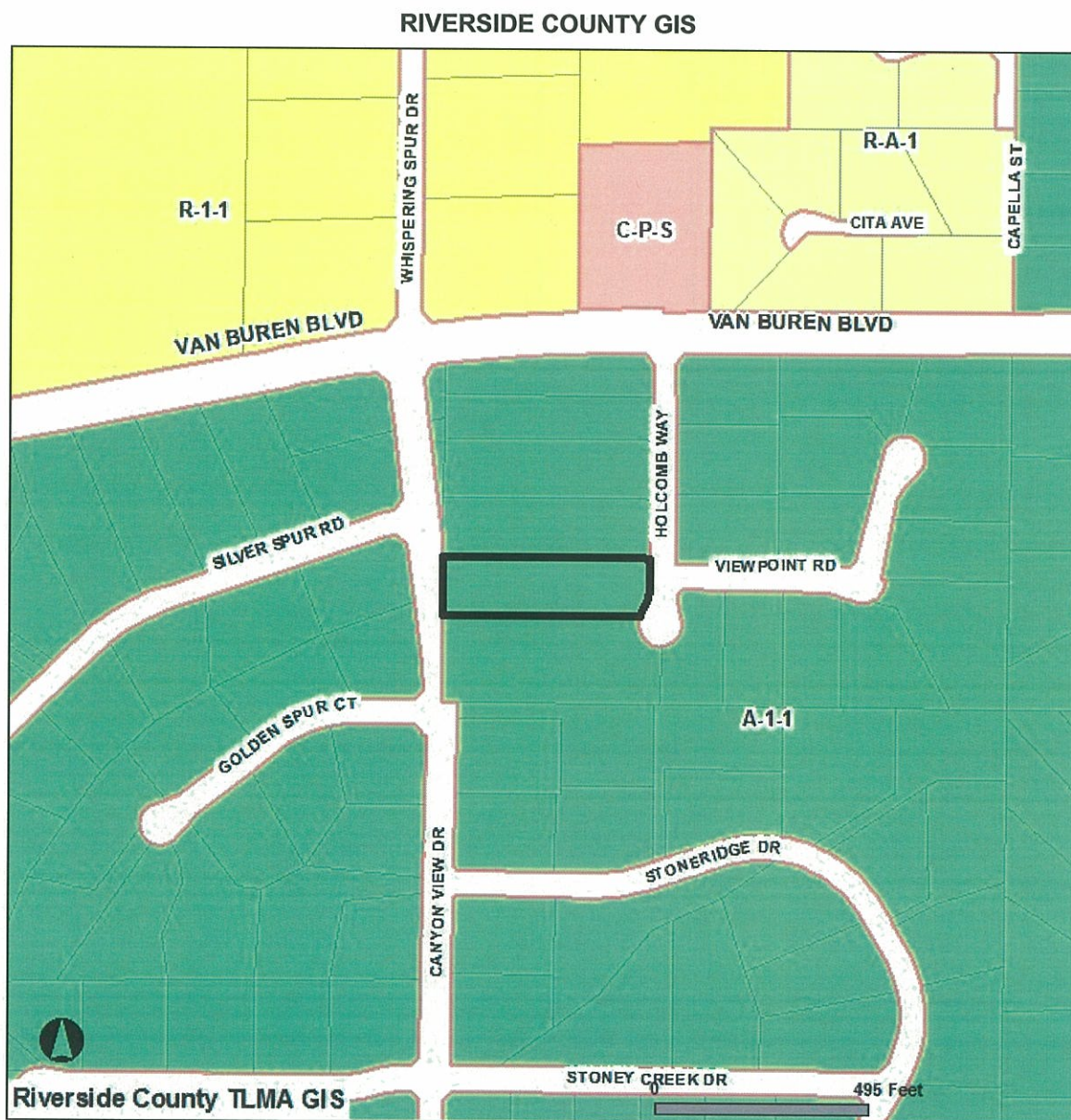
**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Jan 13 12:04:04 2011

Version 101221





**Selected parcel(s):**  
273-030-054

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Jan 13 12:04:24 2011

Version 101221



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
273-030-054

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Jan 13 12:05:11 2011

Version 101221



## RIVERSIDE COUNTY GIS



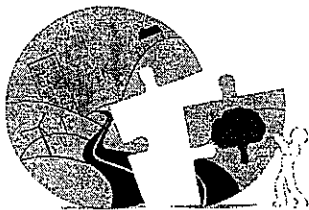
**Selected parcel(s):**  
273-030-054

**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Jan 13 12:05:54 2011

Version 101221



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24835 DATE SUBMITTED: 1-12-11

### APPLICATION INFORMATION

Applicant's Name: RICHARD McNAMARA E-Mail: NONE

Mailing Address: 16465 HOLCOMB Way  
RIVERSIDE CA 92504  
City State ZIP

Daytime Phone No: (951) 312-4604 Fax No: ( ) NONE

Engineer/Representative's Name: TOM DEIKE CONST. CO. E-Mail:

Mailing Address: 2727 NANTUCKET PLACE  
RIVERSIDE CA 92506  
City State ZIP

Daytime Phone No: (951) 682-2714 Fax No: ( )

Property Owner's Name: RICHARD M. VATERIEL, McNAMARA E-Mail: NONE

Mailing Address: 16465 HOLCOMB Way  
RIVERSIDE CA 92504  
City State ZIP

Daytime Phone No: (951) 312-4604 Fax No: ( ) NONE

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

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

Riverside Office • 4080 Lemon Street, 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"

# APPLICATION FOR MINOR PLOT PLAN

## 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 unacceptable).

RICHARD McNAMARA Richard McNamara  
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):

Richard M. McNamara Richard M. McNamara  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Valerie L McNamara Valerie L McNamara  
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): \_\_\_\_\_

Detached GARAGE 840 SQ FT

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

## PROPERTY INFORMATION

Assessor's Parcel Number(s): 273-030-054-6

## APPLICATION FOR MINOR PLOT PLAN

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: 1.47 ACRES

General location (nearby or cross streets): North of Mocking Bird Canyon, South of VAN BUREN Blvd, East of Canyon View, West of Washington St.

Thomas Brothers Map, edition year, page no., and coordinates: Riverside County 3RD EDITION MAP 745 G-4

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

#### COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

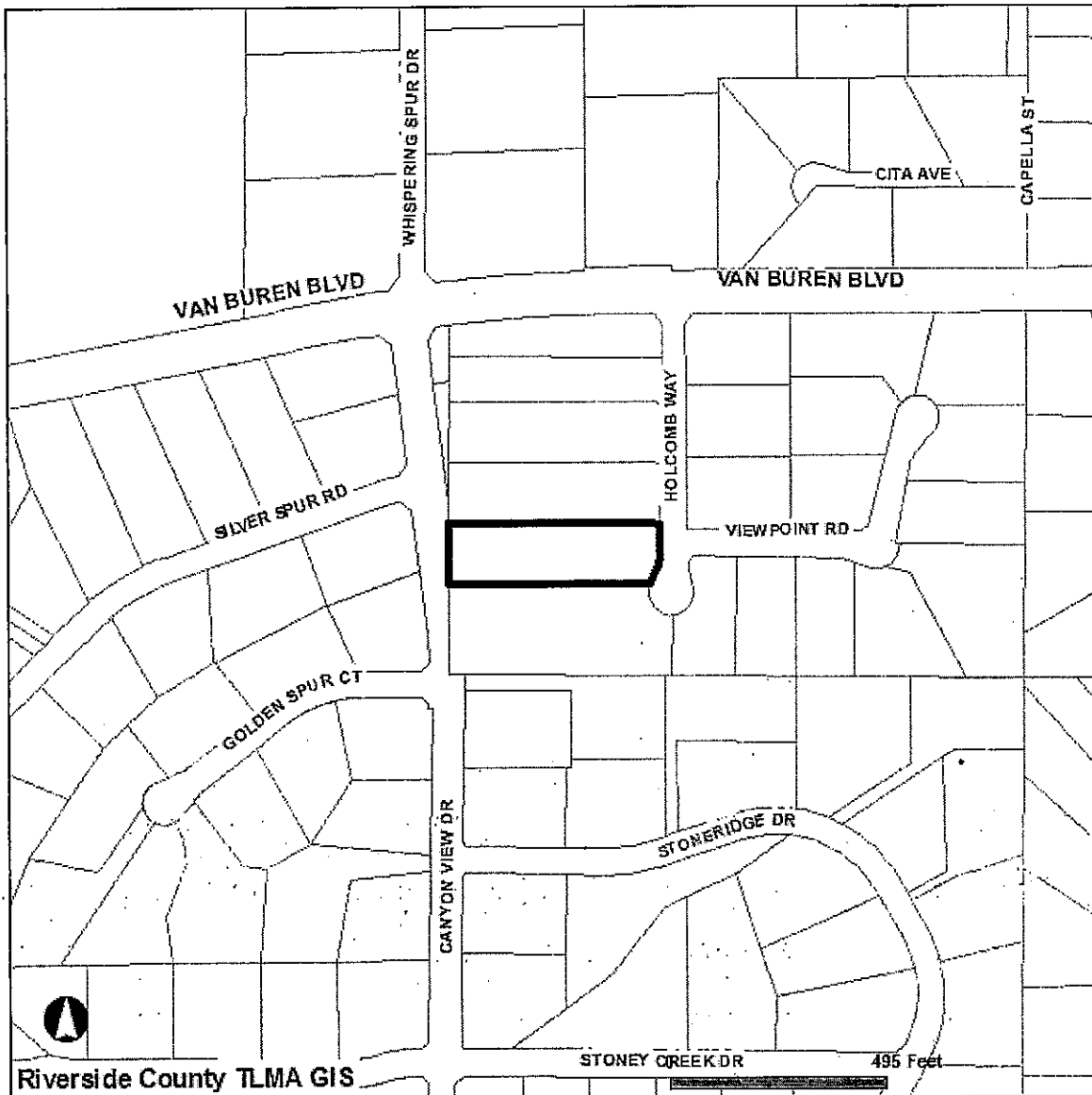
#### ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. 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 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
273-030-054

**\*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**

273-030-054-6

**OWNER NAME / ADDRESS**

RICHARD M MCNAMARA  
VALERIE MCNAMARA  
16465 HOLCOMB WAY  
RIVERSIDE, CA. 92504

**MAILING ADDRESS**

(SEE OWNER)  
16465 HOLCOMB WAY  
RIVERSIDE CA.. 92504

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 30/24  
SUBDIVISION NAME: PM 7479  
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE  
Port. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.47 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2162 SQFT., 3 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(575 SQ. FT), CONST'D 1977 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 745 GRID: G4

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR5W SEC 27

**ELEVATION RANGE**

1336/1372 FEET

**PREVIOUS APN**

273-030-034

---

**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)**

A-1-1

**ZONING DISTRICTS AND ZONING AREAS**

LAKE MATHEWS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**



NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## ENVIRONMENTAL

---

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
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  
Riparian Scrub, Woodland, Forest

---

## FIRE

---

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

FIRE RESPONSIBILITY AREA  
NOT IN A FIRE RESPONSIBILITY AREA

---

## DEVELOPMENT FEES

---

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

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

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

## TRANSPORTATION

---

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

ROAD BOOK PAGE  
27

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**  
WOODCREST

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
NOT APPLICABLE, 47.00 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042003

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
088-014  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• FLOOD CONTROL ADMINISTRATION  
• FLOOD CONTROL ZONE 2  
• GENERAL  
• GENERAL PURPOSE  
• METRO WATER WEST 1302999  
• N.W. MOSQUITO & VECTOR CONT DIST  
• RIV CO REG PARK & OPEN SPACE

- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- RIVERSIDE UNIFIED SCHOOL
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUNICIPAL WATER

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BZ310441	DWLG AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BXX041425	TEAR OFF RESHEAT INSTALL COMP.	FINAL
BZ318960	REINSPECTION	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ328392	SWIMMING POOL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ429916	CONVERT TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

REPORT PRINTED ON...Wed Jan 12 09:25:53 2011  
Version 101221

## 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. 24835** – CEQA Exempt – Applicant: Richard McNamara – Owner: Richard McNamara – First Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Located Northerly Mockingbird Canyon, southerly of Van Buren, easterly of Canyon View, westerly of Washington Street – Zoning: Light Agricultural (A-1-1) (1 Acre minimum) – **REQUEST:** The Plot Plan is a proposal to construct a 840 square foot detached garage on 1.47 acre, associated with the 2,162 square foot residence located at 16465 Holcomb Way in Riverside. APN: 273-030-054. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: February 28, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/13/2011

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

APN (s) or case numbers PP 24835 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

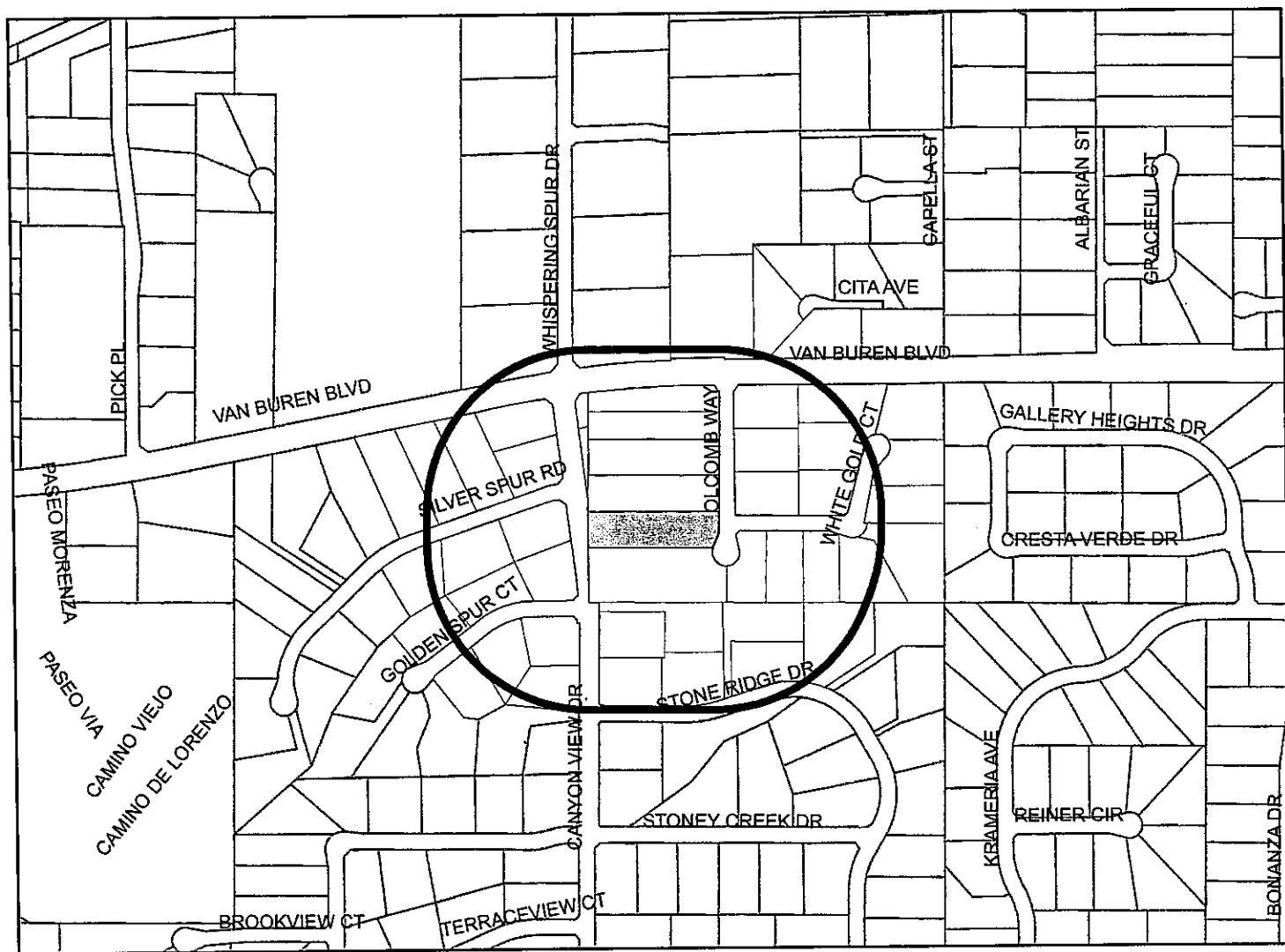
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

273-030-050	273-030-055	273-460-044	273-430-030	273-430-005	273-430-029	273-430-023	273-341-003	273-460-005	273-460-032
273-460-037	273-460-025	273-430-018	273-430-032	273-430-004	273-430-003	273-460-046	273-460-021	273-341-004	273-450-026
273-341-007	273-460-031	273-430-019	273-460-024	273-460-043	273-030-053	273-430-031	273-430-022	273-460-045	273-030-054
273-460-047	273-430-020	273-430-001	273-341-006	273-460-023	273-460-033	273-341-002	273-030-051	273-430-024	273-341-005
273-341-001	273-460-036	273-430-002	273-430-021	273-430-017	273-460-048	273-450-025			



760 380 0 760 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: 273030050, ASMT: 273030050  
ALVARO ARELLANO, ETAL  
16375 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273341003, ASMT: 273341003  
CORINNE L LINDQUIST, ETAL  
16510 CANYON VIEW DR  
RIVERSIDE CA. 92504

APN: 273030055, ASMT: 273030055  
ALVIN J THOMAS, ETAL  
16491 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273460005, ASMT: 273460005  
COWTOWN SQUARE DANCE CENTER  
P O BOX 2882  
RIVERSIDE CA 92516

APN: 273460044, ASMT: 273460044  
ANTHONY GESSELMAN  
16420 WHITE GOLD CT  
RIVERSIDE CA. 92504

APN: 273460032, ASMT: 273460032  
FRANK A PANNO, ETAL  
15901 VIEWPOINT RD  
RIVERSIDE CA. 92504

APN: 273430030, ASMT: 273430030  
BASILIO B SANTIAGO, ETAL  
15739 GOLDEN SPUR CT  
RIVERSIDE CA. 92504

APN: 273460037, ASMT: 273460037  
GARY E COULON, ETAL  
15941 VIEWPOINT RD  
RIVERSIDE CA. 92504

APN: 273430005, ASMT: 273430005  
BRENDA M SHINN  
15670 SILVER SPUR RD  
RIVERSIDE CA. 92504

APN: 273460025, ASMT: 273460025  
GENE F CHANEY, ETAL  
16436 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273430029, ASMT: 273430029  
BRIAN MICHAEL NADING, ETAL  
15723 GOLDEN SPUR CT  
RIVERSIDE CA. 92504

APN: 273430018, ASMT: 273430018  
GEORGE A HAVADJIAS  
15691 SILVER SPUR RD  
RIVERSIDE CA. 92504

APN: 273430023, ASMT: 273430023  
CHRISTOPHER HERTSCH, ETAL  
15734 GOLDEN SPUR CT  
RIVERSIDE CA. 92504

APN: 273430032, ASMT: 273430032  
GERALDINE CAMARANO  
16611 CANYON VIEW DR  
RIVERSIDE CA. 92504

APN: 273430004, ASMT: 273430004  
JEFFREY W JONES, ETAL  
15690 SILVER SPUR RD  
RIVERSIDE CA. 92504

APN: 273460031, ASMT: 273460031  
LEE GRAYOT  
15881 VIEWPOINT RD  
RIVERSIDE CA. 92504

APN: 273430003, ASMT: 273430003  
JERRY CORRALES, ETAL  
15710 SILVER SPUR RD  
RIVERSIDE CA. 92504

APN: 273430019, ASMT: 273430019  
MALIN P STABLEIN, ETAL  
15731 SILVER SPUR RD  
RIVERSIDE CA. 92504

APN: 273460046, ASMT: 273460046  
JERRY D JOHNSON, ETAL  
16375 WHITE GOLD CT  
RIVERSIDE CA. 92504

APN: 273460024, ASMT: 273460024  
MARK HILDRETH, ETAL  
16406 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273460021, ASMT: 273460021  
JOHN G BRADY, ETAL  
15965 CITA AVE  
RIVERSIDE CA. 92504

APN: 273460043, ASMT: 273460043  
MICHAEL A SCOTT  
16400 WHITE GOLD CT  
RIVERSIDE CA. 92504

APN: 273341004, ASMT: 273341004  
JOHN R GUYER, ETAL  
15866 STONERIDGE DR  
RIVERSIDE CA. 92504

APN: 273030053, ASMT: 273030053  
PATRICK J O'DONNELL, ETAL  
16435 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273450026, ASMT: 273450026  
LA VERNE A DEFRANCE, ETAL  
16340 WHISPERING SPUR DR  
RIVERSIDE CA. 92504

APN: 273430031, ASMT: 273430031  
PHILIP PETERSEN, ETAL  
15751 GOLDEN SPUR CT  
RIVERSIDE CA. 92504

APN: 273341007, ASMT: 273341007  
LAWRENCE GOMEZ, ETAL  
15888 STONERIDGE DR  
RIVERSIDE CA. 92504

APN: 273430022, ASMT: 273430022  
PHILLIP MOON, ETAL  
15748 GOLDEN SPUR CT  
RIVERSIDE CA. 92504

APN: 273460045, ASMT: 273460045  
RICARDO R GALVAN  
16365 WHITE GOLD CT  
RIVERSIDE CA. 92504

APN: 273341002, ASMT: 273341002  
RONALD WALTER VIOLETTE, ETAL  
15860 STONERIDGE DR  
RIVERSIDE CA. 92504

APN: 273030054, ASMT: 273030054  
RICHARD M MCNAMARA, ETAL  
16465 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273030051, ASMT: 273030051  
SAMMIE SHEPEARD, ETAL  
16395 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273460047, ASMT: 273460047  
ROBERT C LENOX, ETAL  
16415 WHITE GOLD CT  
RIVERSIDE CA. 92504

APN: 273430024, ASMT: 273430024  
STEVEN SMITH, ETAL  
15720 GOLDEN SPUR CT  
RIVERSIDE CA. 92504

APN: 273430001, ASMT: 273430001  
ROBERT E VINCENT, ETAL  
443 HEATHROW CIR  
ROCKLEDGE FL 32955

APN: 273341005, ASMT: 273341005  
STEWART C BOLES, ETAL  
15870 STONERIDGE DR  
RIVERSIDE CA. 92504

APN: 273341006, ASMT: 273341006  
ROBERT S PIERAZEK  
15880 STONERIDGE DR  
RIVERSIDE CA. 92504

APN: 273341001, ASMT: 273341001  
ULDARICO A PENARANDA, ETAL  
16520 CANYON VIEW DR  
RIVERSIDE CA. 92504

APN: 273460023, ASMT: 273460023  
RODNEY D SHAFER  
16376 HOLCOMB WAY  
RIVERSIDE CA. 92504

APN: 273460036, ASMT: 273460036  
VIEWPOINT DRIVE TRUST, ETAL  
C/O TAX SERVICE  
17130 VAN BUREN BL NO 313  
RIVERSIDE CA 92504

APN: 273460033, ASMT: 273460033  
RONALD L RICHARDSON, ETAL  
15921 VIEWPOINT DR  
RIVERSIDE CA. 92504

APN: 273430021, ASMT: 273430021  
WALTER F CRAIG, ETAL  
15730 SILVER SPUR RD  
RIVERSIDE CA 92504

APN: 273430017, ASMT: 273430017  
WILLIAM J MATEJKA, ETAL  
15667 SILVER SPUR RD  
RIVERSIDE CA. 92504

APN: 273460048, ASMT: 273460048  
WILLIAM L DIETERLE, ETAL  
3763 ARLINGTON AVE # 202  
RIVERSIDE CA 92506

APN: 273450025, ASMT: 273450025  
YOGEEESH ASHRAM  
16345 WHISPERING SPUR DR  
RIVERSIDE CA. 92504

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

Plot Plan Number: 24809  
Applicant: Rod Arsalan  
Directors Hearing: February 28, 2011  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 2,000 square foot detached metal storage building on .61 acre, associated with the 1,152 square foot mobile home (under construction) located at 24063 Highway 74 in Perris, CA. APN: 342-071-019

### ISSUES OF RELEVANCE:

The applicant has obtained a building permit (BMR100287) for installation of a mobile home as the residence for this property and will be conditioned that prior to final building permit for the accessory building that the mobile home permit must be finalized first. Also, based on lot size applicant will be conditioned that proposed metal storage building will be painted or exterior coating /treatment shall be applied to the building for consistency with the character of the surrounding community. (Subsection B, Section 18.18(11)).

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24809**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

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

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

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

SA  
1/28/11

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



01/25/11  
12:51

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24809

Parcel: 342-071-019

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. 24809 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24809, Exhibit A, dated January 24, 2011.

10. EVERY. 2 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,000 square foot detached metal storage building on .61 acre, associated with the 1,152 square foot mobile home located at 24063 Highway 74 in Perris, CA. APN: 342-071-019

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 PP24809. 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. 24809 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null

PLOT PLAN:ADMINISTRATIVE Case #: PP24809

Parcel: 342-071-019

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

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

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS

RECOMMND

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

From section 21.36 of Ordinance 348: Home Occupations:

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

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

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

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

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

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

f. No signs other than one unlighted identification sign,

01/25/11  
12:51

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24809

Parcel: 342-071-019

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.PLANNING. 6                    USE - CAUSES FOR REVOCATION                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

01/25/11  
12:51

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24809

Parcel: 342-071-019

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated January 24, 2011.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated January 24, 2011.

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

01/25/11  
12:51

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24809

Parcel: 342-071-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

PPA - EXISTING STRUCTURE (cont.)

RECOMMND

Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

PPA - PAINTED/TREATED BLDG

RECOMMND

Applicant to provide proof of building or coating/treatment has been applied to proposed 2,000 square foot detached metal building for consistency with surround community.



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: 24063 Highway 74    COMMENTS: PP 24809    Date: 12/27/10**  
**Perris**

---

The plot plan submittal is for a proposed 2,000 sq. ft. detached metal storage building. This structure would be classified as a group "U" or group "S" occupancy per the 2007 California Building Code (CBC). The specific occupancy classification will be determined by the proposed use and contents of the structure. The current size will comply within either the group "U" or "S" occupancy classification per the 2007 CBC.

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):  
342-071-019

## LEGEND

☒ SELECTED PARCEL  
☐ CITY

 INTERSTATES

 HIGHWAYS

☐ PARCELS

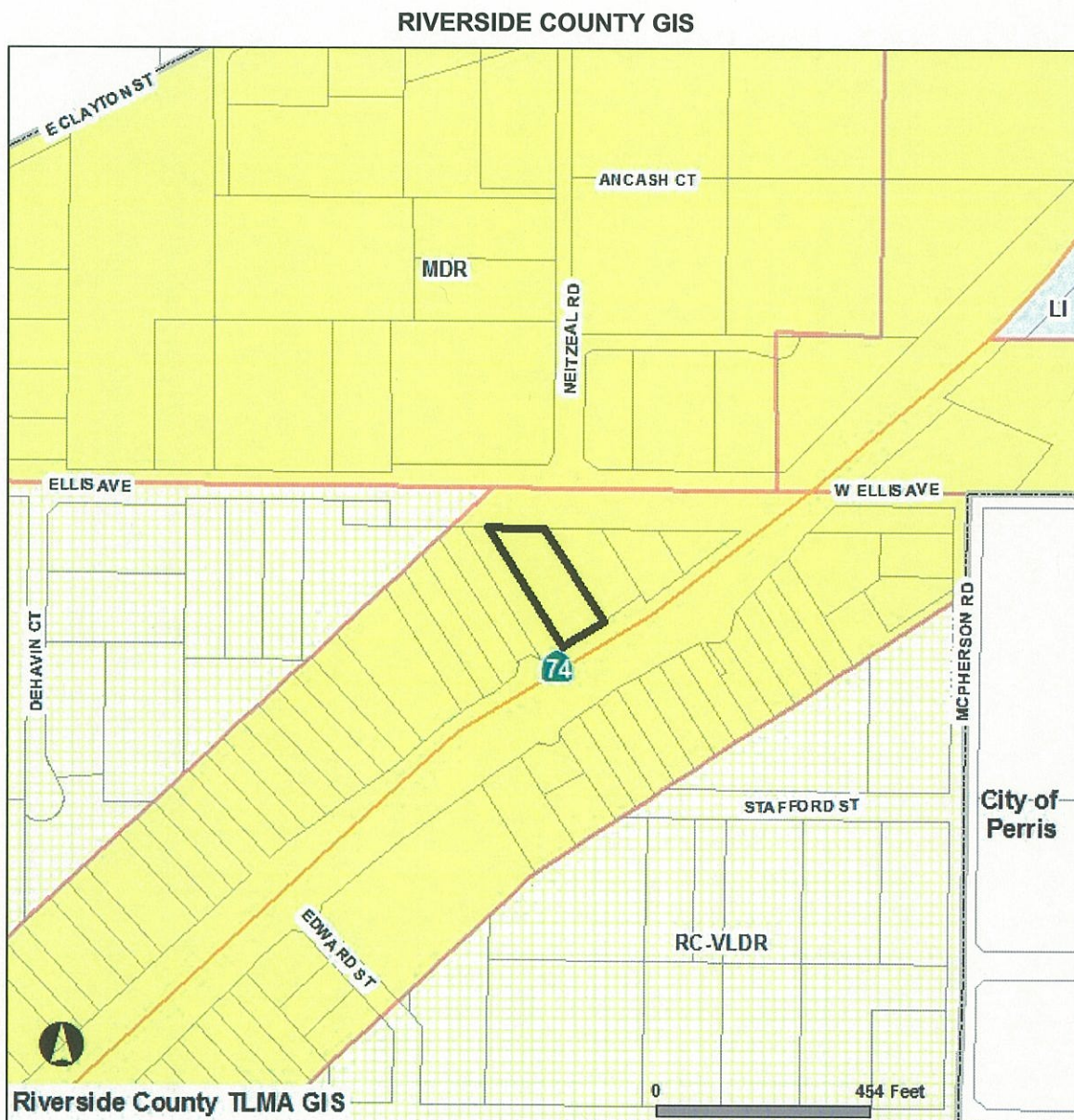
**\*IMPORTANT\***

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...Wed Jan 12 14:04:33 2011

Version 101221



**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Jan 12 14:02:03 2011

Version 101221



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
342-071-019

## 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...Wed Jan 12 14:03:30 2011

Version 101221



## RIVERSIDE COUNTY GIS



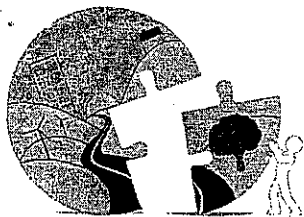
**Selected parcel(s):**  
342-071-019

**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Jan 12 14:02:24 2011

Version 101221



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 24809 DATE SUBMITTED: 12/20/10

### APPLICATION INFORMATION

Applicant's Name: Rod Arsalan E-Mail: aceng114@gmail.com

Mailing Address: 750 S. Lincoln Ave. # 104-167  
Corona, Ca 92882  
Street City State ZIP

Daytime Phone No: (951) 272-8181 Fax No: (951) 272-8794

Engineer/Representative's Name: Same E-Mail: \_\_\_\_\_

Mailing Address: Same  
\_\_\_\_\_  
Street City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Clyde F. Pope E-Mail: \_\_\_\_\_

Mailing Address: 24079 HWY 74  
Perris, CA 92570  
Street City State ZIP

Daytime Phone No: (951) 956-0322 Fax No: ( ) \_\_\_\_\_

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

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

Riverside Office • 4080 Lemon Street, 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"

## APPLICATION FOR MINOR PLOT PLAN

### 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 unacceptable).

Rod Arsalan

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):

Clyde F. Pope

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): \_\_\_\_\_

Steel building for Accessory storage

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

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 342-071-019, Riverside County

## APPLICATION FOR MINOR PLOT PLAN

Section: 1 Township: 5 Range: 4

Approximate Gross Acreage: 0.61

General location (nearby or cross streets): North of HWY 74, South of  
Ellis Ave., East of Theda St., West of McPherson Dr.

Thomas Brothers Map, edition year, page no., and coordinates: 2006-807-D5

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

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

#### **COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

#### **ACCESSORY BUILDING**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. 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 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
342-071-019

**\*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**

342-071-019-7

**OWNER NAME / ADDRESS**

CLYDE F POPE  
24063 HIGHWAY 74  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
24079 HIGHWAY 74  
PERRIS CA. 92570

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 16/9  
 SUBDIVISION NAME: RINEHARTS BLVD TR  
 LOT/PARCEL: 46, BLOCK: NOT AVAILABLE  
 Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.61 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: D5

**CITY BOUNDARY/SPHERE**

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

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR4W SEC 1

**ELEVATION RANGE**

1584/1592 FEET

**PREVIOUS APN**

342-071-016

---

**PLANNING****LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
 MDR

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

RURAL VILLAGE STUDY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

GOOD HOPE AREA

**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: I-215 CORRIDOR  
 SUBAREA NAME: GOOD HOPE  
 AMENDMENT NUMBER: 0  
 ADOPTION DATE: FEB. 6, 2009  
 ACREAGE: 0 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.CENTRAL

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
MEAD VALLEY

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  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE  
63

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

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

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

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

**WATERSHED**  
SAN JACINTO VALLEY

---

## **GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE

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

**LIQUEFACTION POTENTIAL**  
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**  
PERRIS & PERRIS UNION HIGH

**COMMUNITIES**  
GOOD HOPE

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 36.29 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042901

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
087-014  
• COUNTY FREE LIBRARY  
• COUNTY STRUCTURE FIRE PROTECTION  
• COUNTY WASTE RESOURCE MGMT DIST  
• CSA 152  
• EASTERN MUN WATER IMP DIST 8  
• 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 SCHOOL
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BDE010144	DEMO SINGLE FAMILY RESIDENCE	EXPIRED
BGR100267	GWP GRADING FOR SFR AND PROPOSED METAL BUILDING	PLANCK
BMR100254	MOBILE HOME SITE PREP	ISSUED
BGR080088	GRADE FOR EROSION CONTROL ONLY	EXPIRED
BZ267286	100 AMP & WINDOW TYPE A/C	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BMR100287	NEW MOBILE HOME 24 X 48' 1152 SF NO PERM FOUNDION	APPLIED
BMR043582	MOBILE HOME INSTALL	VOID
BZA006448	M/H SET UP(10X55 ANGELUS)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BGR051392	GRADE FOR SFR	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS100589	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CPM01617	MERGE LOTS 45 AND LOT 46 INTO 1 PARCEL	APPROVED
MT081610	RINEHART BLV TR LOT 46 CPM 01617	PAID

REPORT PRINTED ON...Mon Dec 20 11:31:42 2010  
Version 101124

## 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. 24809** – CEQA Exempt – Applicant: Rod Arsalan – Owner: Clyde Pope – Fifth Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural Community: Medium Density Residential (2-5 DU/AC) (RC:MDR) - Located Northerly of Highway 74, southerly of Ellis Avenue, easterly of Dehavin Court, westerly of McPherson Road – .61 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a 2,000 square foot detached metal storage building on .61 acre, associated with the 1,152 square foot mobile home (under construction) located at 24063 Highway 74 in Perris, CA. APN: 342-071-019. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: February 28, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

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

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

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

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

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

Please send all written correspondence to:

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



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/24/2011.

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

APN (s) or case numbers PP 24809 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

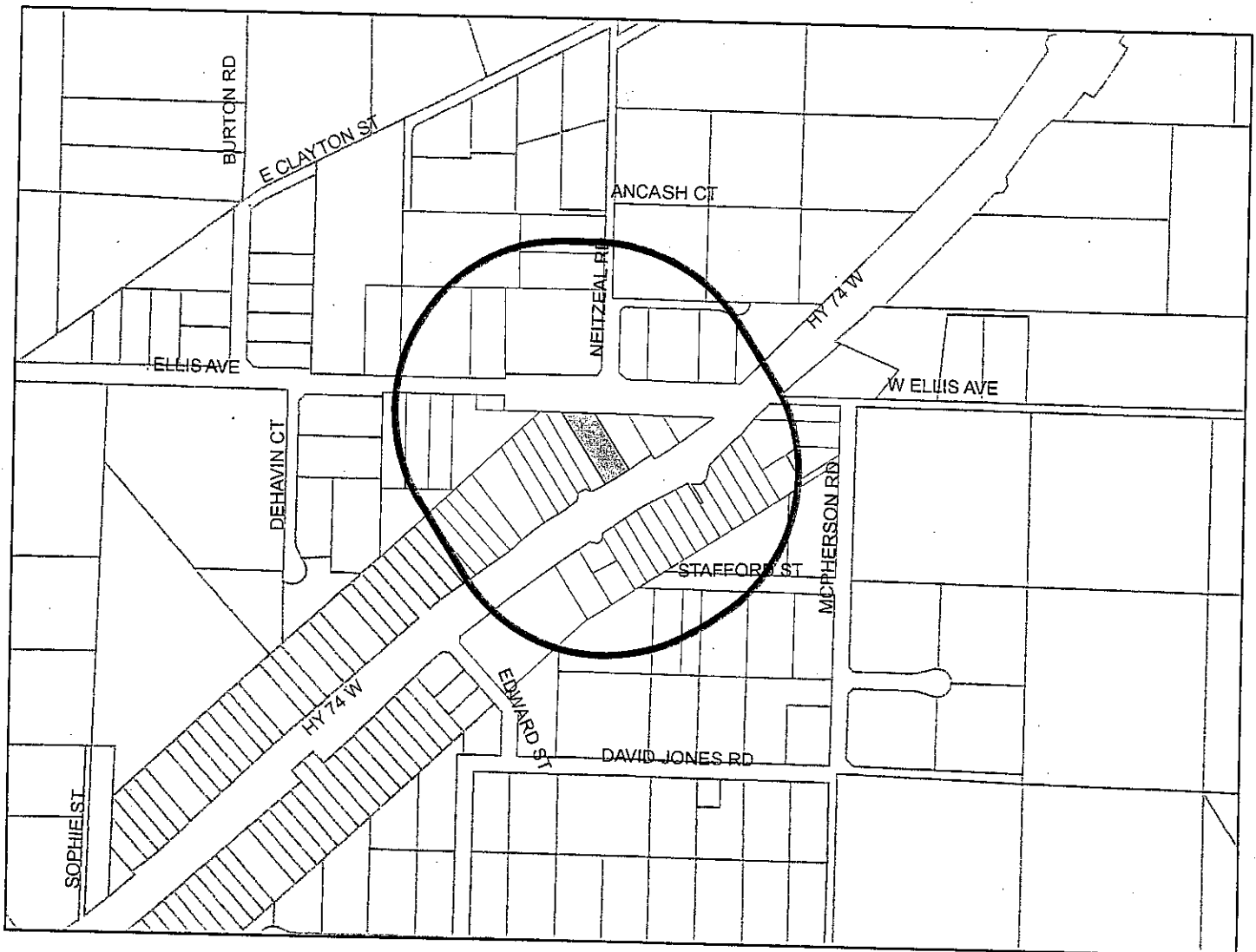
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

# 600 feet buffer



## Selected Parcels

342-062-014	326-270-020	342-072-032	342-072-035	342-040-061	342-040-047	342-040-003	342-072-029	342-040-035	326-270-011
342-040-043	342-040-042	342-071-019	342-071-012	342-071-015	342-071-002	342-071-017	326-270-078	342-072-033	342-040-005
342-063-002	342-062-011	342-071-013	326-250-035	342-072-028	342-072-027	326-270-079	342-072-018	342-040-007	342-040-004
342-062-008	326-250-030	326-250-031	326-250-042	326-250-032	342-040-046	342-040-045	342-072-034	342-072-036	342-072-026
342-040-036	342-072-038	342-071-014	326-270-065	342-072-017	342-062-010	342-072-037	342-072-019	342-040-006	326-270-029
342-040-044	342-040-008	326-250-025	342-071-011	342-071-010	342-072-016	342-062-013	326-270-010	342-072-030	342-072-031
342-072-039	342-062-017	342-072-025	326-250-023						



710 355 0 710 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: 342062014, ASMT: 342062014  
ABRAHAM L PEREZ  
27861 ETHANAC RD  
MENIFEE CA 92585

APN: 342072029, ASMT: 342072029  
BASILIA SILVA  
5132 SHIRE LN  
RIVERSIDE CA 92509

APN: 326270020, ASMT: 326270020  
ALBERT J PEREIRA, ETAL  
321 RED BUD PL  
PERRIS CA 92570

APN: 342040035, ASMT: 342040035  
BEATRICE BROWN  
2176 W 26TH PL  
LOS ANGELES CA 90018

APN: 342072032, ASMT: 342072032  
ALEJANDRA DELATORRE  
13084 LARKHAVEN DR  
MORENO VALLEY CA 92553

APN: 326270011, ASMT: 326270011  
CATHIE L MARTIN  
7 DUNBAR WAY  
STERLING VA 20165

APN: 342072035, ASMT: 342072035  
ANTONIO ALVAREZ, ETAL  
24046 HIGHWAY 74  
PERRIS CA. 92570

APN: 342040043, ASMT: 342040043  
CLAUDE STAFFORD  
C/O STEVEN JUANERO STAFFORD  
24023 STAFFORD RD  
PERRIS CA 92572

APN: 342040061, ASMT: 342040061  
APOLONIA L ALVARADO  
24005 PHILLIPS ST  
PERRIS CA. 92570

APN: 342040042, ASMT: 342040042  
CLAUDE STAFFORD, ETAL  
P O BOX 873  
PERRIS CA 92572

APN: 342040047, ASMT: 342040047  
ARTURO ULLOA  
24095 MCPHERSON RD  
PERRIS CA. 92570

APN: 342071019, ASMT: 342071019  
CLYDE F POPE  
24079 HIGHWAY 74  
PERRIS CA 92570

APN: 342040003, ASMT: 342040003  
BALDEMAR TINOCO  
23205 ELLIS ST  
PERRIS CA. 92570

APN: 342071012, ASMT: 342071012  
CLYDE POPE  
24079 STATE HWY 74  
PERRIS CA 92570



APN: 342071015, ASMT: 342071015  
CLYDE POPE  
24079 HIGHWAY 74  
PERRIS CA. 92570

APN: 342062011, ASMT: 342062011  
DUSTIN A PEGRAM  
33559 GLORIA RD  
MENIFEE CA 92584

APN: 342071002, ASMT: 342071002  
CLYDE POPE  
24079 STATE HWY 74  
PERRIS CA 92570

APN: 342071013, ASMT: 342071013  
EDUARDO RODRIGUEZ  
26510 TRUMPLE RD  
SUN CITY CA 92585

APN: 342071017, ASMT: 342071017  
CLYDE S POPE  
24079 HIGHWAY 74  
PERRIS CA 92570

APN: 326250035, ASMT: 326250035  
EDWARD ROBERTS, ETAL  
23970 HIGHWAY 74  
PERRIS CA 92570

APN: 326270078, ASMT: 326270078  
CYNTHIA F KELLEY  
P O BOX 115  
PERRIS CA 92572

APN: 342072027, ASMT: 342072027  
ELIJAH LEWIS, ETAL  
22040 FISHER  
PERRIS CA 92570

APN: 342072033, ASMT: 342072033  
DAMARIS MENDYK  
38234 VIA VISTA GRANDE AVE  
MURRIETA CA 92562

APN: 326270079, ASMT: 326270079  
ERASMO RUIZ, ETAL  
23931 NEITZELT RD  
PERRIS CA. 92570

APN: 342040005, ASMT: 342040005  
DAVID J GROSS, ETAL  
23211 ELLIS AVE  
PERRIS CA. 92570

APN: 342072018, ASMT: 342072018  
ESMERALDA PRUDENCIO  
24041 PATTERSON AVE  
PERRIS CA. 92570

APN: 342063002, ASMT: 342063002  
DIANA DEPAUL  
P O BOX 4264  
SAN CLEMENTE CA 92674

APN: 342040007, ASMT: 342040007  
GABRIELLE A BOWDEN  
11718 S CIMARRON AVE  
HAWTHORNE CA 90250



APN: 342040004, ASMT: 342040004  
HIGINIO LOPEZ, ETAL  
23209 ELLIS ST  
PERRIS CA. 92570

APN: 342072026, ASMT: 342072026  
JOSE R CARCAMO  
23412 CHALLIS CT  
MORENO VALLEY CA 92553

APN: 342062008, ASMT: 342062008  
IGNACIO BRAMBILA PELAYO  
C/O IGNACIO BRAMBILA  
4330 EL BOSQUE  
SAN DIEGO CA 92154

APN: 342040036, ASMT: 342040036  
JOSEPH C BATES  
22850 POPPY HILL DR  
PERRIS CA 92570

APN: 326250032, ASMT: 326250032  
IVAN MILLER THOR, ETAL  
5228 MONTECITO DR  
BAKERSFIELD CA 93306

APN: 342072038, ASMT: 342072038  
JOSEPH MONTIEL VILLALOBOS, ETAL  
P O BOX 1732  
PERRIS CA 92572

APN: 342040046, ASMT: 342040046  
JAMES E ELLIOTT  
17244 BALFERN AVE  
BELLFLOWER CA 90706

APN: 342071014, ASMT: 342071014  
JOSIE S LOPEZ, ETAL  
24065 HIGHWAY 74  
PERRIS CA. 92570

APN: 342040045, ASMT: 342040045  
JESUS MELENDREZ  
23425 STAFFORD RD  
PERRIS CA. 92570

APN: 326270065, ASMT: 326270065  
KEITH GORDON BUNCH  
930 GEORGIA ST  
IMPERIAL BEACH CA 91932

APN: 342072034, ASMT: 342072034  
JONES HWY 74 TRUST  
24631 WILD CALLE DR  
MORENO VALLEY CA 92557

APN: 342072017, ASMT: 342072017  
MACARIO SAUCEDO MARTINEZ  
24031 PATTERSON AVE  
PERRIS CA. 92570

APN: 342072036, ASMT: 342072036  
JORGE ALVARADO REINA, ETAL  
24068 HIGHWAY 74  
PERRIS CA. 92570

APN: 342062010, ASMT: 342062010  
MELANIE PHAM  
3050 W BALL RD NO 21  
ANAHEIM CA 92804



APN: 342072019, ASMT: 342072019  
MURLENE FRAZIER  
C/O MURLENE FRAZIER  
P O BOX 1455  
PERRIS CA 92572

APN: 342072016, ASMT: 342072016  
ROBERTO GOMEZ SOTO  
15355 CANYONSTONE DR  
MORENO VALLEY CA 92551

APN: 342040006, ASMT: 342040006  
PEDRO GONZALEZ, ETAL  
23215 ELLIS ST  
PERRIS CA. 92570

APN: 342062013, ASMT: 342062013  
SAMUEL KEITH JOHNSON  
21019 NEPTUNE AVE  
CARSON CA 90745

APN: 326270029, ASMT: 326270029  
RAFAEL V VARONA, ETAL  
23450 ELLIS ST  
PERRIS CA. 92570

APN: 326270010, ASMT: 326270010  
SEGUNDO U ANTONIO, ETAL  
23440 ELLIS ST  
PERRIS CA. 92570

APN: 342040044, ASMT: 342040044  
RANDY TAYLOR  
15200 MAGNOLIA ST UNIT 37  
WESTMINSTER CA 92683

APN: 342072031, ASMT: 342072031  
STEVEN ATENCIO, ETAL  
PMB 127  
17130 VAN BUREN BLV  
RIVERSIDE CA 92504

APN: 342040008, ASMT: 342040008  
RAYMOND LUCAS, ETAL  
18400 CABLE LN  
PERRIS CA 92570

APN: 342072039, ASMT: 342072039  
SUSAN COPE, ETAL  
P O BOX 1004  
PERRIS CA 92570

APN: 326250025, ASMT: 326250025  
RICHARD MEADOWS, ETAL  
23597 ANCASH CT  
PERRIS CA. 92570

APN: 342062017, ASMT: 342062017  
VERONICA SANDOVAL  
1334 S ST MALO ST  
WEST COVINA CA 91790

APN: 342071010, ASMT: 342071010  
RIVERSIDE COUNTY TRANSPORTATION COM  
P O BOX 12008  
RIVERSIDE CA 92502

APN: 342072025, ASMT: 342072025  
YESENIA VILLALOBOS  
21455 SUN WAY  
PERRIS CA 92571





APN: 326250023, ASMT: 326250023  
ZENA AWESOME, ETAL  
23900 NEITZEAL RD  
PERRIS CA. 92570

Agenda Item No.: 2.4  
Area Plan: Jurupa  
Zoning District: Prado-Mira Loma  
Supervisory District: Second  
Project Planner: Christian Hinojosa  
Directors Hearing: February 28, 2011

TENTATIVE PARCEL MAP NO. 36259  
VARIANCE NO. 1873  
E.A. NO. 42310  
Applicant: Reid & Hellyer, APC  
Engineer/Representative: Albert A. Webb  
Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 36259** is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2.

**Variance No. 1873** is a proposal to reduce the minimum average lot width for parcels 1 and 2, as required by Ordinance No. 348, Section 13.2. a., below the required 100 feet. Specifically, parcel 1 would provide an average lot width of approximately 92.38 feet (a reduction of approximately 7 feet) and parcel 2 would provide an average lot width of approximately 76.67 feet (a reduction of approximately 23. feet).

The project site is located in the Community of Mira Loma of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing Land Use (Ex. #1):                 | Single family residence  |
| 2. Surrounding Land Use (Ex. #1):              | Single family residences to the north, south, east and west.   |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture (A-1)  |
| 4. Surrounding Zoning (Ex. #2):                | Light Agriculture (A-1) to the north, south, east and west.  |
| 5. General Plan Land Use (Ex. #5):             | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum)  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east and west.                                    |
| 7. Project Data:                               | Total Acreage: 1.51 Gross / 1.39 Net<br>Total Proposed Residential Lots: 2<br>Proposed Minimum Lot Size: 20,000 Square Feet<br>Schedule: 'G' |
| 8. Environmental Concerns:                     | See attached Environmental Assessment No. 42310  |

### RECOMMENDATIONS:

D.M.

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36259**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1873**, based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture (A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule 'G' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area).
5. The proposed project is consistent with the adopted policies of the Protected Equestrian Sphere Policy Area.
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
9. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) on the Jurupa Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 20,000 square feet, is in conformance with the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east and west.
4. The zoning for the subject site is Light Agriculture (A-1).

5. The proposed use, residential parcels with a minimum lot size of 20,000 square feet, is permitted subject to approval of a tentative parcel map in the Light Agriculture (A-1) zone.
6. The proposed use, residential parcels with a minimum lot size of 20,000 square feet, is consistent with the development standards set forth in the Light Agriculture (A-1) zone.
7. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the 92.93 foot average lot width of parcel 1 and the 76.67 foot average lot width of parcel 2 would be consistent with the minimum average lot width of Ordinance No. 348, Section 13.2. a. The 92.93 foot average lot width of parcel 1 will reduce the 100 foot minimum average lot width by 7.07 feet and the 76.67 foot average lot width of parcel 2 will reduce the 100 foot minimum average lot width by 23.33 feet. The four (4) existing lots to the north along Holmes Avenue with an average lot width of 78 feet; do not meet the 100 foot minimum average lot width of the Light Agriculture (A-1) zone. The configuration of the parcel is such that, strict application of the minimum average lot width of 100 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places parcels 1 and 2 on par with the surrounding properties.
8. The project site is surrounded by properties which are zoned Light Agriculture (A-1) to the north, south, east and west.
9. Within the vicinity of the proposed project there are single family residences to the north, south, east and west.
10. The improvements proposed for the subdivision are consistent with the Schedule 'G' map requirements of Ordinance No. 460.
11. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area).
12. The proposed project is not contrary to any of the four (4) policies of the Protected Equestrian Sphere Policy Area of the Jurupa Area Plan.
13. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
14. Environmental Assessment No. 42310 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Geology/Soils
  - c. Hydrology/Water Quality

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. 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. A Circulation Element Right-Of-Way;
  - e. A Airport Influence Area;
  - f. An Agriculture Preserve;
  - g. A WRCMSHCP Criteria Cell;
  - h. A High Fire area;
  - i. A County Fault Zone;
  - j. A Flood Zone; or,
  - k. A Dam Inundation Area.
3. The project site is located within:
  - a. The Boundaries of the Jurupa Area Plan;
  - b. An WRMSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. The Santa Ana River Water Company;
  - e. The Protected Equestrian Sphere Policy Area;
  - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area);
  - g. A High Paleontological Potential (High A);
  - h. An Area Very High Liquefaction Potential;
  - i. An Area Susceptible to Subsidence; and,
  - j. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 157-092-004 and 157-092-005.
5. This project was filed with the Planning Department on April 22, 2010 for PM36259 and July 29, 2010 for VAR01873.
6. This project was reviewed by the Land Development Committee 2 times on the following dates June 10, 2010 and September 30, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,574.78.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM36259 VAR01873

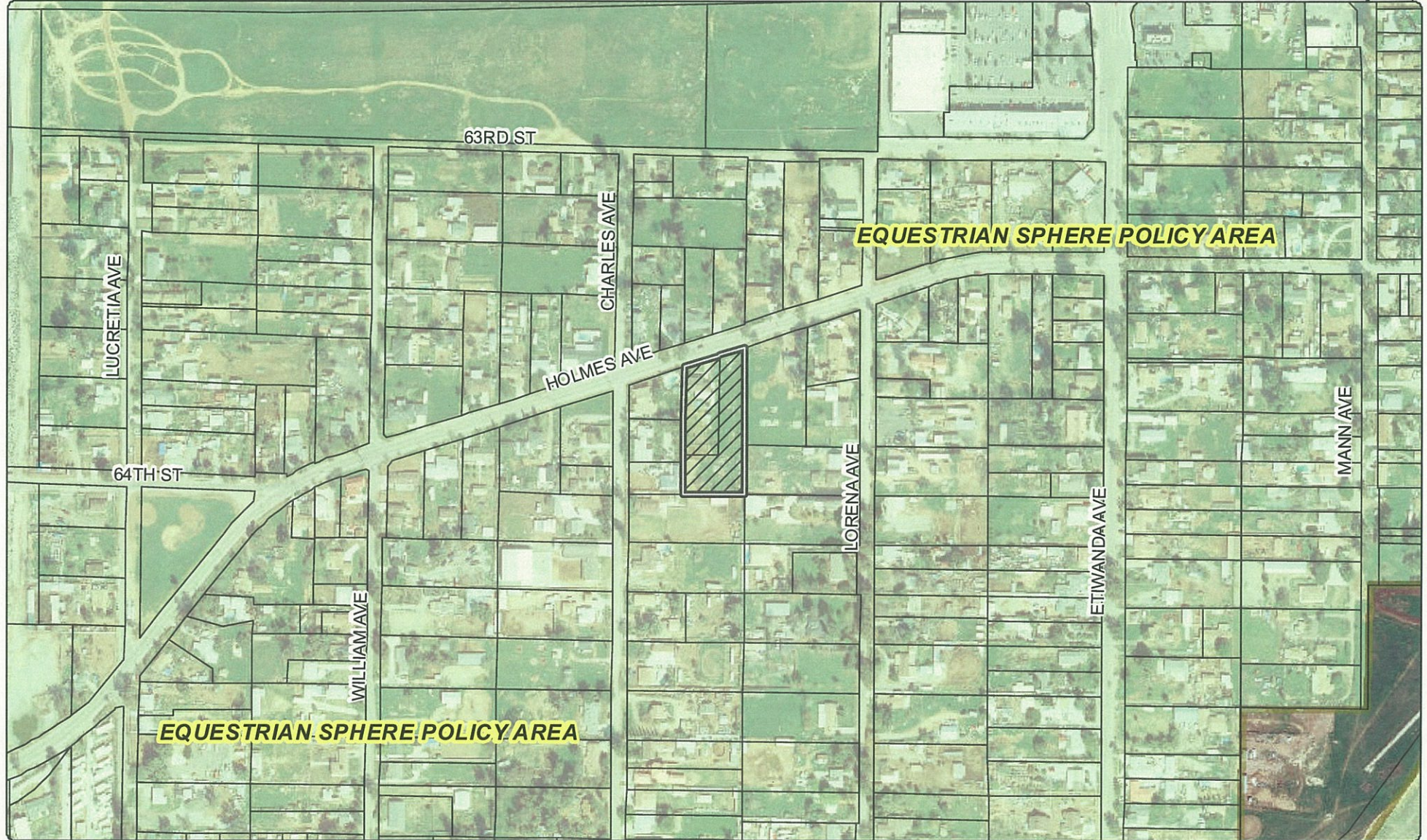
### VICINITY/POLICY AREAS

Supervisor Stone

District 3

Date Drawn: 10/27/10

Vicinity Map



Zoning Area: Prado-Mira Loma

Township/Range: T2SR6W

Section: 29

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>

Assessors Bk. Pg. 157-09

Thomas Bros. Pg. 683 H6

Edition 2009





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM36259 VAR01873

Supervisor Stone  
District 3

**LAND USE**

Date Drawn: 10/27/10

Exhibit 1



Zoning Area: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 29

Assessors Bk. Pg. 157-09  
Thomas Bros. Pg. 683 H6  
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>

0 100 200 400 600 800 Feet



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM36259 VAR01873

### EXISTING ZONING

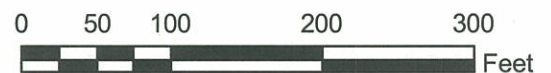
Supervisor Tavaglione  
District 2

Date Drawn: 10/27/10  
Exhibit 2



Zoning Area: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 29

Assessors Bk. Pg. 157-09  
Thomas Bros. Pg. 683 H6  
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>



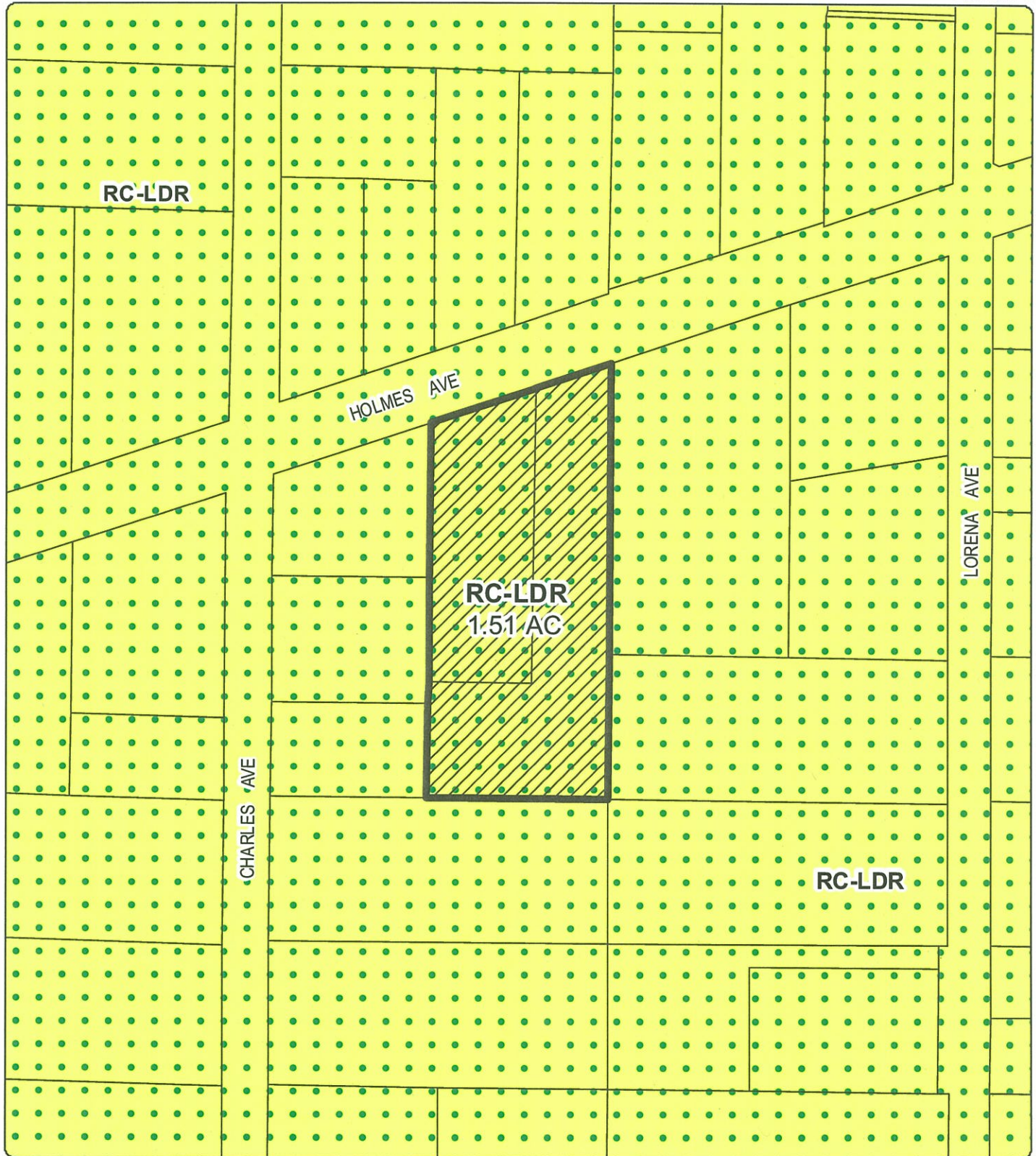
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM36259 VAR01873

### EXISTING GENERAL PLAN

Supervisor Tavaglione  
District 2

Date Drawn: 10/27/10  
Exhibit 5

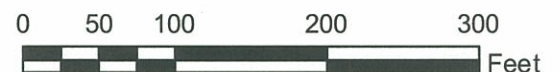


Zoning Area: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 29

Assessors Bk. Pg. 157-09  
Thomas Bros. Pg. 683 H6  
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>





# TENTATIVE PARCEL MAP NO.36259

## GENERAL NOTES

**OWNER**  
LAWRENCE E. SMITH &  
DEBORAH L. VECKELEER SMITH  
1170 HOLMES AVENUE  
RIVERSIDE, CA 92504  
(RS) 606-1070 (PHONE)  
(RS) 427-2664 (PHONE)

**APPLICANT**  
REID & HELLER, APC  
3000 LEMON STREET, 5TH FLOOR  
RIVERSIDE, CA 92501  
(RS) 606-1771 (PHONE)  
(RS) 606-2415 (FAX)

**ENGINEER**  
ALBERT A. WEBB ASSOCIATES  
3700 MCGRAY STREET  
RIVERSIDE, CA 92504  
(RS) 606-1070 (PHONE)  
(RS) 786-1256 (FAX)

**ASSESSOR'S PARCEL No'S**  
57-012-004, 005

## ACREAGE

**Parcel 1**  
0.81 AC. GROSS  
0.54 AC. NET

**Parcel 2**  
0.10 AC. GROSS  
0.05 AC. NET

**TOTAL**  
0.91 AC. GROSS  
0.59 AC. NET

## LAND USE

EXISTING LAND USE: LDR-RC, LOW DENSITY RESIDENTIAL  
PROPOSED LAND USE: LDR-RC, LOW DENSITY RESIDENTIAL  
EXISTING ZONING: A-1  
PROPOSED ZONING: A-1

## UTILITIES

WATER: SANTA ANA RIVER WATER CO.  
SEWER: SEPTIC  
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: AT&T  
TELEVISION: INDIVIDUAL RECEPTION/CHARTER COMMUNICATIONS

## SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

## NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "B" SUBDIVISION ORDINANCE 460.
2. 2008 THOMAS BROS. MAP BOOK, PAGE 683, GRID H6
3. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
5. THERE ARE NO EASEMENTS OF RECORD.
6. ACCESS SHALL BE RESTRICTED ON HOLMES ROAD.
7. PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
8. EXISTING WELLS ON THE PROPERTY SHALL REMAIN.
9. TOPOGRAPHY SURVEYED BY WEBB ASSOC. ON 10/30/08.
10. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 451 REQUIREMENTS.
11. NO GRADING PROPOSED ON SITE.
12. SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
13. LAND IS SUBJECT TO VERY HIGH LIQUEFACTION, SUSCEPTIBLE TO SUBSIDENCE, AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
14. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
15. FLOOD ZONE X, AREA OF MINIMAL FLOODING PER FEMA PANEL 08000G 08000G.
16. THERE ARE NO OPEN CHANNELS ON SITE.
17. EXISTING STRUCTURES OR DWELLINGS ON SITE ARE TO REMAIN.
18. NO PROPOSED STRUCTURES OR DWELLINGS ON SITE.

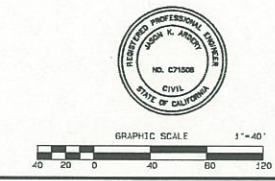
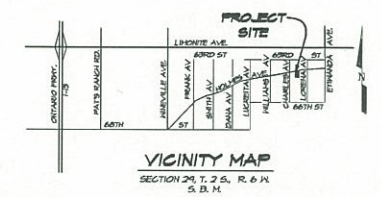
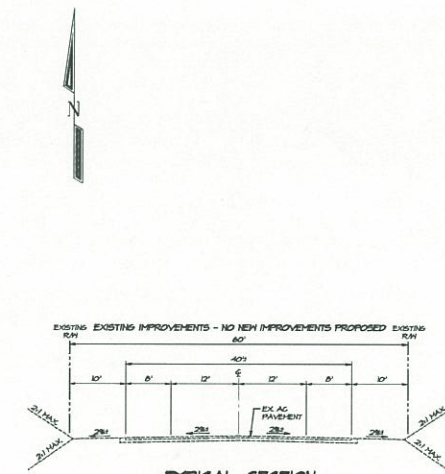
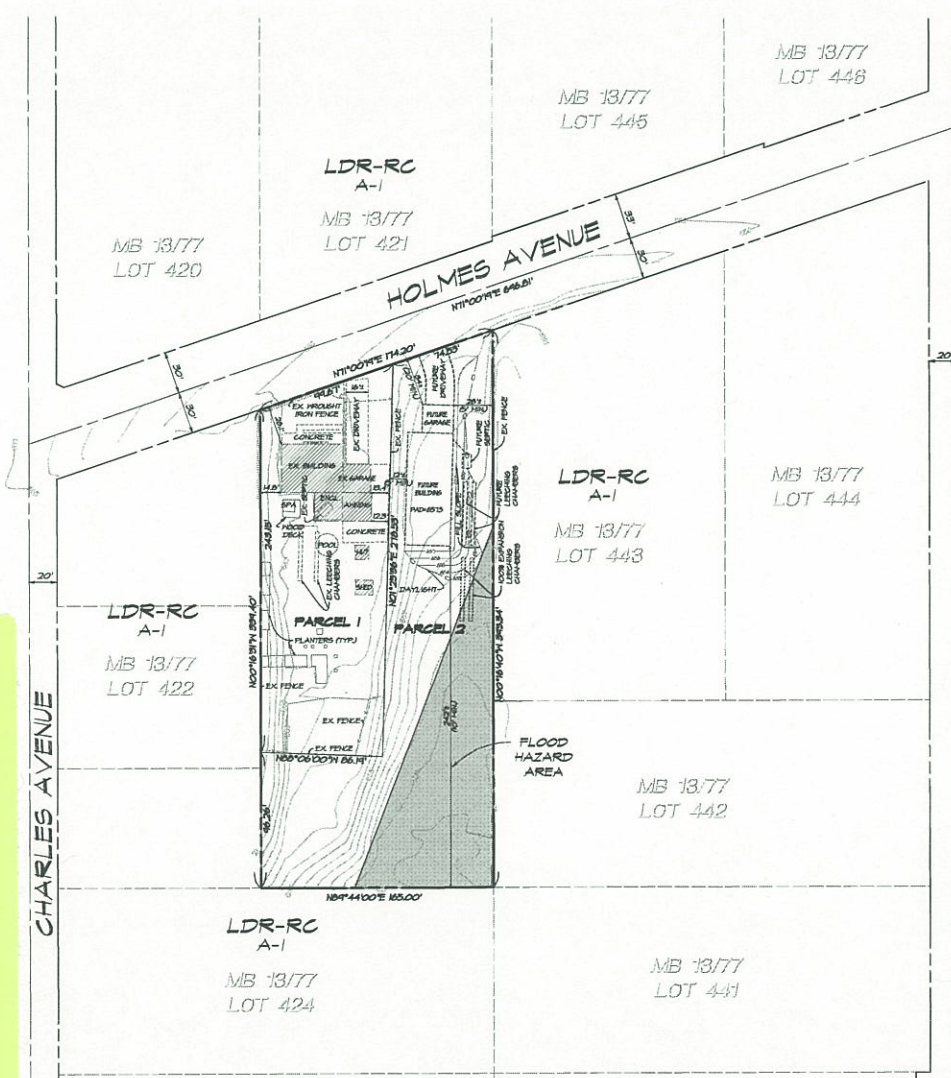
## LEGAL DESCRIPTION

LOT 423 PER RIVERSIDE ACRES, MB 18/77 RECORDS OF RIVERSIDE CO., CA. LYING WITHIN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 WEST, 56M.

UPDATES PER LDC COMMENTS DATED 6/10/10	DATE: 6/10/10
REVISIONS	DATE: 6/10/10

## TENTATIVE PARCEL MAP NO. 36259

LOT 423 PER RIVERSIDE ACRES, MB 18/77 RECORDS OF RIVERSIDE CO., CA. LYING WITHIN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 WEST, 56M.	SCALE: 1" = 40'	DATE: 6/10/10	DESIGNER: JKA	CHECKED: JKA	PLN CK REP: JKA	FILE: 6-10000008-020108-020110-10-10	PLOT DATE: 6/10/10	CIVIL ENGINEER: ALBERT A. WEBB	NO. 08-0201	SHEET 1 OF 1 SHEETS	DWG. NO. 08-0201-10-10
---	-----------------	---------------	---------------	--------------	-----------------	--------------------------------------	--------------------	--------------------------------	-------------	---------------------	------------------------



CASE: PM36259, AMD. #1  
DATED: 8/25/10  
PLANNER: C. HINOJOSA

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42310  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36259 / Variance No. 1873  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Christian Hinojosa, Project Planner  
**Telephone Number:** (951) 955- 0972  
**Applicant's Name:** Reid & Hellyer, APC  
**Applicant's Address:** 3880 Lemon Street, 5th Floor; Riverside, CA 92501  
**Engineer's Name:** Albert A. Webb Associates  
**Engineer's Address:** 3788 McCay Street; Riverside, CA 92506

### I. PROJECT INFORMATION

#### A. Project Description:

**Tentative Parcel Map No. 36259** is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2.

**Variance No. 1873** is a proposal to reduce the minimum average lot width for parcels 1 and 2, as required by Ordinance No. 348, Section 13.2. a., below the required 100 feet. Specifically, parcel 1 would provide an average lot width of approximately 92.38 feet (a reduction of approximately 7 feet) and parcel 2 would provide an average lot width of approximately 76.67 feet (a reduction of approximately 23. feet).

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

**C. Total Project Area:** 1.51 Gross / 1.39 Net

<b>Residential Acres:</b> 1.51	<b>Lots:</b> 2	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Landscape Area:</b> N/A		<b>Sq. Ft. of LS. Area:</b> N/A	

**D. Assessor's Parcel Nos:** 157-092-004 and 157-092-005

**E. Street References:** southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Sections 29, Township 2 South, Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being processed through the County of Riverside to the north. Single family residences currently surround the project site. The site currently contains an existing 1,276 square foot single family residence, a 393 square foot garage, a 378 square foot enclosure, a 419 square foot awning, and two (2) sheds totaling 224 square feet, all to be located within proposed Parcel 1. The topography of the project site is generally level, except the southeasterly corner of Parcel 2 is

lower, with a low elevation of approximately 660 feet above mean sea level over the majority of the property.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The proposed project meets the requirements of the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) General Plan Land Use Designation. The proposed project meets all other applicable land use policies, including the Protected Equestrian Sphere Policy.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** 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 within an area that has a very high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users 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 measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with a minimum lot size of 20,000 square feet with Light Agriculture (A-1) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other 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):** Jurupa Area Plan

**C. Foundation Component(s):** Rural Community

**D. Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Protected Equestrian Sphere



**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Jurupa Area Plan
2. **Foundation Component(s):**  
To the North: Rural Community  
To the South: Rural Community  
To the East: Rural Community  
To the West: Rural Community
3. **Land Use Designation(s):**  
To the North: Low Density Residential (LDR) (1/2 Acre Minimum)  
To the South: Low Density Residential (LDR) (1/2 Acre Minimum)  
To the East: Low Density Residential (LDR) (1/2 Acre Minimum)  
To the West: Low Density Residential (LDR) (1/2 Acre Minimum)
4. **Overlay(s) and Policy Area(s):**  
To the North: Protected Equestrian Sphere  
To the South: Protected Equestrian Sphere  
To the East: Protected Equestrian Sphere  
To the West: Protected Equestrian Sphere

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Light Agriculture (A-1)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:**

To the North: Light Agriculture (A-1)  
To the South: Light Agriculture (A-1)  
To the East: Light Agriculture (A-1)  
To the West: Light Agriculture (A-1)

**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 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 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 checked="" type="checkbox"/> Geology/Soils       | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services                    |   |

#### IV. DETERMINATION

On the basis of this initial evaluation:

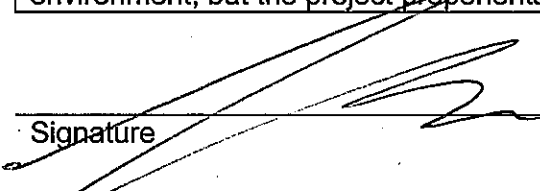
##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

Christina Hinojosa, Project Planner

Printed Name

January 19, 2011

Date

For Carolyn Syms Luna, Planning 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

### Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially 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, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

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

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 57.03 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the Riverside County General Plan as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Impacts would be less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with existing agricultural zoning, agricultural

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

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

Findings of Fact:

a) The project site 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) The project site will not 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) The project site is and all properties in its vicinity are agriculturally zoned. The subdivision of the property and the eventual construction of an additional residence are consistent with the subject zoning Light Agriculture (A-1). In accordance with Ordinance No. 625 "Right-to-Farm," the following Environmental Constraints Note shall be placed on the ECS: "Lot Nos. 1 and 2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties. (COA: 50.PLANNING.17)

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>				
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) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA: 10.BS GRADE.05) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) The project will not 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.

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 single family residences, which are considered a sensitive receptor; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**BIOLOGICAL RESOURCES** Would the project

---

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS Database, WRC-MSHCP, On-site Inspection

Findings of Fact:

- a) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The proposed project will not conflict with 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) as a result of mitigation.
- c) The proposed project will not have a significant 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.

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

d) The proposed 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.

e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) The proposed project will not 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) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy an historic site?

☐
☐
☐
☒

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

☐
☐
☒
☐

Source: Riverside County General Plan Figure OS-7, Project Application Materials

#### Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the environmental 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 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval

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

10.PLANNING.03 and 10.PLANNING.04 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials

Findings of Fact:

a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.03 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

#### 10. Paleontological Resources

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

☐
☒
☐
☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

#### Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows: "This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required." (COA: 50.PLANNING.01). PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. 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. (COA: 60.PLANNING.01). 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. (COA: 70.PLANNING.01).

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

**Monitoring:** Monitoring shall be conducted by Building and Safety Department through the permitting 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

**Findings of Fact:**

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"

**Findings of Fact:**

a) The project site is located within an area of very high liquefaction potential. Therefore, this project will have a less than significant impact with mitigation on liquefaction potential.

**Mitigation:** PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST: A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture,

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

liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations. (COA: 60.PLANNING.02).

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

### 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

#### Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 14. Landslide Risk

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

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

#### Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

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
--	--------------------------------------	--	---------------------------------------	--------------

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

#### Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

☐ ☐ ☐ ☒

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

Source: Project Application Materials

#### Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

☐ ☐ ☒ ☐

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐ ☐ ☐ ☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☐ ☒

Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

#### Findings of Fact:

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

a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) This project will require the installation of a septic tank and leach lines. However, do to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.04)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 484

Findings of Fact:

a) The project site is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.05). The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) & b) The County Planning Department specifies that greenhouse gas (GHG) emissions exceeding 900 metric tons per year (MTY) of carbon dioxide equivalents (CO<sub>2</sub>e) are the threshold for which a project must be examined for potentially significant contributions to global climate change. The California Air Pollution Control Officers Association (CAPCOA) estimates that to exceed the 900 MTY level, a residential use would need to be approximately 30,000 square feet (sf) in size. As the proposed project involves operation of a use that is roughly 20% this size, it can readily be estimated that the proposed use's operational emissions will be well under the 900 MTY CO<sub>2</sub>e threshold for GHG emissions.

In addition, a number of measures associated with the project as Conditions of Approval or requirements of existing County ordinances will serve to qualitatively reduce GHG. These measures include:

- Design, installation and maintenance of landscaping and irrigation systems for the site in accordance with County Ordinance No. 859, Water Efficient Landscaping.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.
- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

Taken together these project features, conditions and compliance actions will serve to further reduce project GHG emissions below the expected business-as-usual levels that would exist without the project. Therefore, the project will not contribute significant GHG emissions nor will it interfere with implementation of any GHG reduction plans, including California AB 32.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<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"/>
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, Departments of Environmental Health and Fire Review

Findings of Fact:

a) & b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>23. Airports</b>	<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	<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
two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<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, Project Application Materials

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).
- c) The proposed project is not 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, and will not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

a) The proposed project will 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.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

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

e) & f) While major flooding problems in this area have been substantially reduced with the construction of Day Creek MDP Lateral B (Drawing No. 1 - 0404) located in Limonite Avenue, some minor drainage problems may still exist due to the lack of drainage infrastructure south of this facility. The topography of the southeasterly corner of Parcel 2 is lower and may convey runoff. In order to prevent blocking and/or diverting any flows and until drainage infrastructure or street improvements are constructed to resolve these problems, the District recommends a "Flood Hazard Area" be delineated (as shown on the tentative map) on the Environmental Constraint Sheet (ECS) and no grading, buildings or obstructions be permitted within this area. Any grading shall be designed in a manner that perpetuates the existing natural drainage pattern of the site and new construction shall comply with all applicable ordinances. (COA: 10.FLOOD RI.01).

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The project will 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 and odors).

Mitigation: The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area." (COA: 10.FLOOD RI.02, 50.FLOOD RI.02 and 50.FLOOD RI.03).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

## 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 checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a) The project 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.

b) & c) While major flooding problems in this area have been substantially reduced with the construction of Day Creek MDP Lateral B (Drawing No. 1 - 0404) located in Limonite Avenue, some minor drainage problems may still exist due to the lack of drainage infrastructure south of this facility. The topography of the southeasterly corner of Parcel 2 is lower and may convey runoff. In order to prevent blocking and/or diverting any flows and until drainage infrastructure or street improvements are constructed to resolve these problems, the District recommends a "Flood Hazard Area" be delineated (as shown on the tentative map) on the Environmental Constraint Sheet (ECS) and no grading, buildings or obstructions be permitted within this area. Any grading shall be designed in a manner that perpetuates the existing natural drainage pattern of the site and new construction shall comply with all applicable ordinances. (COA: 10.FLOOD RI.01).

c) The project will 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.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area." (COA: 10.FLOOD RI.02, 50.FLOOD RI.02 and 50.FLOOD RI.03).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project would not result in a substantial alteration of the present or planned land of the area.



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

b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The project is consistent with the site's existing zoning Light Agriculture (A-1).

b) The surrounding zoning is Light Agriculture (A-1) to the north, south, east and west. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) in the Riverside County General Plan. Surrounding properties are also designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east and west.

d) The project is consistent with current land use designations and the policies of the Riverside County General Plan.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the				

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

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 Riverside County General Plan 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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <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? 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: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Project Application Materials

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

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.

<b>32. Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

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

The project site is located approximately 1.27 miles east of Interstate 15. Therefore, due to distance, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847

#### Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which

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

restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Affect a County Redevelopment Project Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Letter from Riverside County Economic Development Agency, dated October 25, 2010 from Nicole Walker, Development Specialist

#### Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on proposed Parcel 1, no displacement of existing housing will occur.

b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

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

c) The project will not displace any people.

d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.



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

Monitoring: No mitigation measures are required.

### 37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

#### Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.17)

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Jurupa Unified School District correspondence, GIS database

#### Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant

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

to CEQA is not considered mitigation (COA 80.PLANNING.07). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

☐
☐
☒
☐

Source: Riverside County General Plan

#### Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Additionally, the project with not 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. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

☐
☐
☒
☐

Source: Riverside County General Plan

#### Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the project will no 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 faculties. As such, this project will not cause construction which could cause significant

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

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☒ ☐

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Letter from Jurupa Area Recreation and Park District, dated May 24, 2010 from Brenda Reynolds, Administrative Assistant

### Findings of Fact:

a) & b) The proposed project does not include public recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is within the Jurupa Area Recreation and Park District. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (COA: 50.PLANNING.08 and 90.PLANNING.04). Since this is not unique mitigation, impacts are determined to be 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
<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan indicates that no trails are proposed to be constructed and dedicated along Holmes Avenue.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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 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"/>

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

Source: Riverside County General Plan, Transportation Department Review, Ord. No. 348, Ord. No. 659

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

☐
☐
☐
☒

Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The project site is not located near a bike trail.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐
☐
☐
☒

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐
☐
☒
☐

Source: Department of Environmental Health Review, Letter from Santa Ana River Water Company, dated July 26, 2010 from J. Arnold Rodriguez, General Manager

Findings of Fact:

a) The Santa Ana River Water Company currently services the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐
☐
☒
☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐
☐
☒
☐

Source: Department of Environmental Health Review

Findings of Fact:



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

a) This project will require the installation of a septic tank and leach lines. However, do to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

#### 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) 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, Letter from Riverside County Waste Management Department, dated June 8, 2010 from Ryan Ross, Planner IV

#### Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of Approval 10.PLANNING.19 is not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

#### 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: Riverside County General Plan, Ord. No 517, Ord. No. 659

Findings of Fact:

a), b) & 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. 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?

☐
☐
☐
☒

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

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 to eliminate important examples of the major periods of California history or prehistory?

☐
☐
☒
☐

Source: Staff review, Project Application Materials

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

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>51.</b> 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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**VI. EARLIER ANALYSES**

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

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: RCIP: Riverside County Integrated Project.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- Letter from Riverside County Economic Development Agency, dated October 25, 2010 from Nicole Walker, Development Specialist
- Letter from Jurupa Area Recreation and Park District, dated May 24, 2010 from Brenda Reynolds, Administrative Assistant
- Letter from Santa Ana River Water Company, dated July 26, 2010 from J. Arnold Rodriguez, General Manager
- Letter from Riverside County Waste Management Department, dated June 8, 2010 from Ryan Ross, Planner IV

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92502-1409

## 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.

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36259 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36259, Amended No. 1, dated August 25, 2010.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

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

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      RECOMMND

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

10.BS GRADE. 2                      MAP-G1.2 OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3                      MAP-G1.3 DISTURBS NEED G/PMT                      RECOMMND

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

10.BS GRADE. 4                      MAP-G1.5 EROS CNTRL PROTECT                      RECOMMND

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

10.BS GRADE. 5                      MAP-G1.6 DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6                      MAP-G2.1 GRADING BONDS                      RECOMMND

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



02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS (cont.)                    RECOMMND  
yards are exempt.

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND  
Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND  
A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND  
Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND  
Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND  
Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading 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 District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12                    MAP-G2.13FIRE D'S OK ON DR.                    RECOMMND  
Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.BS GRADE. 12                    MAP-G2.13 FIRE D'S OK ON DR. (cont.)                    RECOMMND  
from the Fire Department.

10.BS GRADE. 15                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SANTA ANA RIVER WATER CO.                    RECOMMND

All lots under Parcel Map#36259 are proposing Santa Ana River Water Company (SARWC) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with SARWC as well as all other applicable agencies.

10.E HEALTH. 2                    C42 CERTIFICATION w/ PLOT PLAN                    RECOMMND

A complete C42 Certification with a detailed contoured plot plan 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:

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

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.E HEALTH. 2 C42 CERTIFICATION w/ PLOT PLAN (cont.) RECOMMND

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 ssystem(s) appears not to be in good working repair.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule G fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 36259 is a proposal to subdivide an approximately 1.5-acre site into 2 residential lots. The site is located in the Mira Loma area on the south side of Holmes Avenue between Charles Avenue and Lorena Avenue. A home and other residential improvements are located within Parcel 1.

While major flooding problems in this area have been substantially reduced with the construction of Day Creek MDP Lateral B (Drawing No. 1 - 0404) located in Limonite Avenue, some minor drainage problems may still exist due to the lack of drainage infrastructure south of this facility. The topography of the southeasterly corner of Parcel 2 is

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

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

lower and may convey runoff. In order to prevent blocking and/or diverting any flows and until drainage infrastructure or street improvements are constructed to resolve these problems, the District recommends a "Flood Hazard Area" be delineated (as shown on the tentative map) on the Environmental Constraint Sheet (ECS) and no grading, buildings or obstructions be permitted within this area. Any grading shall be designed in a manner that perpetuates the existing natural drainage pattern of the site and new construction shall comply with all applicable ordinances.

10.FLOOD RI. 2                      MAP DELINEATE FLOOD HAZ AREA                      RECOMMND

The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area."

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 1                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

5)Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. [ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 2                      MAP - 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. 3                      GEN - IF HUMAN REMAINS FOUND                      RECOMMND

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

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

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 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. 5 MAP - GEOLOGIST'S COMMENTS RECOMMND

THIS PROJECT IS LOCATED IN THE COUNTY'S MAPPED LIQUEFACTION POTENTIAL AND SUBSIDENCE POTENTIAL ZONES. NO NEW CONSTRUCTION IS CONTEMPLATED AT THIS TIME, THE PARCEL MAP



02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 5                      MAP - GEOLOGIST'S COMMENTS (cont.)                      RECOMMND

IS REQUIRED TO SETTLE LITIGATION BETWEEN BUYER AND SELLER. TYPICAL MITIGATION FOR THE POTENTIAL GEOLOGIC HAZARDS WOULD INCLUDE GROUND IMPROVEMENT THROUGH SITE GRADING AND/OR ENHANCED FOUNDATION DESIGN AND CONSTRUCTION, IF MITIGATION WERE WARRANTED.

CURRENT BUILDING CODE (CBC2007) REQUIRES ALL GRADING AND/OR STRUCTURAL DESIGN TO BE BASED ON GEOTECHNICAL ANALYSIS AND REPORTING. HENCE, ANY CONSTRUCTION ON THIS SITE WOULD BE REQUIRED TO SUBMIT TO A REPORT AS A MATTER OF PERMIT PRIOR TO CONSTRUCTION AT THIS SITE, IF CONSTRUCTION WAS EVER CONTEMPLATED. THIS PARCEL MAP IS, HEREIN, CONDITIONED FOR GEOTECHNICAL/GEOLOGIC STUDIES AS A MATTER OF GRADING PERMIT (SEE 60.BS GRADE.1 AND 60.PLANNING.2).

10.PLANNING. 6                      MAP - MAP ACT COMPLIANCE                      RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule G, unless modified by the conditions listed herein.

10.PLANNING. 7                      MAP - FEES FOR REVIEW                      RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 12                      MAP - ZONING STANDARDS                      RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Light Agriculture (A-1) zone.

10.PLANNING. 15                      MAP - OFFSITE SIGNS ORD 679.4                      RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 15            MAP - OFFSITE SIGNS ORD 679.4 (cont.)            RECOMMND

unpermitted signage is removed.

10.PLANNING. 16            MAP - ORD 810 OPN SPACE FEE            RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17            MAP - 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 construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. 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

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 17                    MAP - ORD NO. 659 (DIF) (cont.)                    RECOMMND

superseded by a subsequent mitigation fee ordinance,  
payment of the appropriate fee set forth in that ordinance  
shall be required.

10.PLANNING. 18                    MAP - OFF-HIGHWAY VEHICLE USE                    RECOMMND

No off-highway vehicle use shall be allowed on any parcel  
or open space area located within the boundaries of this  
land division.

10.PLANNING. 19                    MAP - WASTE MGMT CLEARANCE                    RECOMMND

A clearance letter from Riverside County Waste Management  
District shall be provided to the Riverside County Planning  
Department verifying compliance with the conditions  
contained in their letter dated June 8, 2010, summarized as  
follows:

The Riverside County Waste Management Department has  
reviewed the proposed project located south of Holmes  
Avenue, east of Charles Avenue, and west of Lorena Avenue,  
in the Jurupa Area Plan. This project has the potential to  
impact long-term landfill capacity by generating solid  
waste that requires disposal. In order to mitigate the  
project's potential solid waste impacts, and to help the  
County's efforts to comply with State law in diverting  
solid waste from landfill disposal, the project's applicant  
should implement the following measures, as feasible:

1. Recycle the project's construction and demolition (C&D)  
waste through a C&D recycling facility. Contact the  
Franchise Hauler for additional information.

2. 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.

3. Consider xeriscaping and using drought tolerant/low  
maintenance vegetation in all landscaped areas of the  
project.

4. Hazardous materials are not accepted at Riverside County  
landfills. In compliance with federal, state, and local

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - WASTE MGMT CLEARANCE (cont.)

RECOMMND

regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous wastes materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-800-722-4234.

Any questions, please contact Ryan Ross, Planner IV from the Riverside County Waste Management Department Phone (951) 486-3351.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.TRANS. 3                      MAP - DRAINAGE 1 (cont.)                      RECOMMND

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#64-ECS-DRIVEWAY ACCESS                      RECOMMND

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

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 14

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.FIRE. 1                      MAP-#64-ECS-DRIVEWAY ACCESS (cont.)                      RECOMMND

sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 4                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.



02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 15

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3

MAP FLOOD HAZARD AREA

RECOMMND

The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area."

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - ECS PALEO

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required."

50.PLANNING. 2

MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 3

MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 16

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                      MAP - SURVEYOR CHECK LIST (cont.)                      RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.

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

D. Approval of Variance No. 1873 will allow the parcels to reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. below the 100 foot requirement.

50.PLANNING. 8                      MAP - QUIMBY FEES (1)                      RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Jurupa Area Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 14                      MAP - FINAL MAP PREPARER                      RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 15                      MAP - ECS SHALL BE PREPARED                      RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17                      MAP - ECS NOTE RIGHT-TO-FARM                      RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 17

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

"Lot Nos. 1 and 2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 19

MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 21

MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1                      MAP - EASEMENT/SUR                      RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.4GEOTECH/SOILS RPTS                      RECOMMND

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

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

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

60.BS GRADE. 2                      MAP-G2.7DRNAGE DESIGN Q100                      RECOMMND

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

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 19

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                      MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      RECOMMND

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

60.BS GRADE. 3                      MAP-G2.14OFFSITE GDG ONUS                      RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4                      MAP-G1.4 NPDES/SWPPP                      RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5                      MAP IMPORT/EXPORT                      RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 20

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                      MAP IMPORT/EXPORT (cont.)

RECOMMND

Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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



02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 MAP - GEOLOGIC STUDY RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations.

60.PLANNING. 4 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad site shown on the TENTATIVE MAP. Accessory and/or ancillary buildings/structures shall only be permitted through a subsequent review process, and approvals issued by the Departments of Building and Safety, and Planning.

60.PLANNING. 9 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to the area of each parcel identified on the TENTATIVE MAP.

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

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

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 23

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 20 MAP - GRADING PLAN REVIEW

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                    USE - PERC TEST REQD

RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Department of Environmental Health (DEH) Technical Guidance Manual is required.

80.E HEALTH. 2                    USE - SEPTIC PLANS

RECOMMND

The applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed countoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing all required information as specified in the DEH Technical Guidance Manual.

However, if grading is proposed, all required information must be placed on Precised Grading plans wet stamped and signed by the Professional of Record.

80.E HEALTH. 3                    DEH SITE EVALUATION REQUIRED

RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" 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 Clearance may be required.\*\***

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50B-HYDRANT SYSTEM                      RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                      MAP - SCHOOL MITIGATION                      RECOMMND

Impacts to the Jurupa Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9                      MAP - FEE BALANCE                      RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

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.

02/03/11  
15:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

PARCEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 4

MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Jurupa Area Recreation and Park District.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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

DATE: May 12, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Environmental Health Dept.- Haz Mat  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor - Dave Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Jurupa Area Recreation & Parks Dist.  
Riv. Co. EDA - Redevelopment

2nd District Supervisor  
2nd District Planning Commissioner  
Jurupa Unified School Dist.  
Jurupa Community Services Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center (UCR)  
US Postal Service (San Bernardino)

**TENTATIVE PARCEL MAP NO. 36259** – EA42259 – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with a minimum lot size of 20,000 square feet. – APN(s): 157-092-004 and 157-092-005

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 10, 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@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.*





# Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

May 24, 2010

Christian Hinojosa, Project Planner  
Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

RE: TENTATIVE PARCEL MAP NO. 36259 – EA42259

After reviewing the above referenced project, we have determined that it will have impacts to the Jurupa Area Recreation and Park District, and should be conditioned for the following:

- Ordinance No. 460 (Quimby Fees) or AB1600 – Contact JARPD to determine exact fees
- JARPD District-wide Community Facility District (CFD # 2006-1)

The Jurupa Area Recreation and Park District has Landscape Maintenance District (LMD) responsibilities for developments within our boundaries. If the developer is contemplating the use of a Landscape Maintenance District for any landscape maintenance, they are required to be conditioned for the following:

- Submit any plans pertaining to landscaping
- Submit any plans pertaining to public facilities (parks, trails, open space, etc.)
- Pay a \$ 500.00 plan-check fee to JARPD

This project will not have any impacts to either the Jim Real Memorial Community Trail system or to any of the Riverside County Trails.

In addition, this project should be conditioned to be annexed into CFD 2006-1 (a District-wide Community Facilities District) to pay for park maintenance.

If you have any questions or comments, please feel free to contact me at 951-361-2090.

Through:

DAN RODRIGUEZ, General Manager

Prepared by:

BRENDA REYNOLDS, Administrative Assistant

XC: JARPD Board of Directors  
Dan Rodriguez, JARPD General Manager  
Koppel & Gruber Public Finance  
File

#### Board of Directors

Stephen Anderson ♦ Brad Hancock ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Larry Riddle

General Manager  
Dan Rodriguez

June 8, 2010

Christian Hinojosa, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Tentative Parcel Map No. 36259**  
**Proposal: Divide 1.51 acres into two residential parcels**  
**APN: 157-092-004;-005**

Dear Mr. Hinojosa:

The Riverside County Waste Management Department has reviewed the proposed project located south of Holmes Avenue, east of Charles Avenue, and west of Lorena Avenue, in the Jurupa Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility. Contact the Franchise Hauler for additional information.
- 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner IV

PD#46120v78



## SANTA ANA RIVER WATER COMPANY

July 26, 2010

Albert A Webb Associates  
3788 McCray Street  
Riverside CA 92506

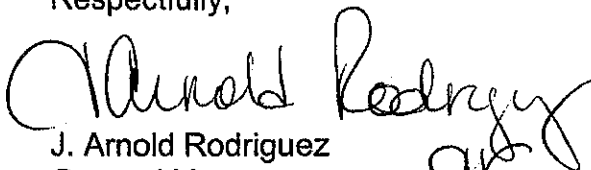
RE: Riverdale Acres Lot 423 – APN #157-092-005  
Tentative Parcel Map No. 36259

To Whom It May Concern:

This letter is written in regards to a "Will Serve" request for the above referenced property. The property known as "Vacant Property – Holmes Avenue" APN 157-092-005 (Riverdale Acres Lot 423) is within the Santa Ana River Water Company (SARWC) service area and can be served by SARWC upon completion of application for water service and payment of all fees related to a new water service. No fees or deposits have been received, nor application made, for water services as of this date.

Should there be a need to discuss this matter further, please feel free to contact me at the number listed below.

Respectfully,

  
J. Arnold Rodriguez  
General Manager



## RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

---

*Jurupa Valley Station*

Inter-Departmental Memorandum

*Stanley Sniff, Sheriff-Coroner*

June 23<sup>rd</sup>, 2010

**To: Riverside County Planning Department**

**From: Cpl. L. Torres #3103**

**Re: Project # PM36259**

---

After reviewing the preliminary proposal submitted by Reid & Hellyer APC for the subdivision of 1.51 acres into two residential parcels being bordered by Holmes Avenue, (in the north,) 66<sup>th</sup> Street, (in the south,) Charles Avenue, (in the east) and Lorena Avenue (in the west,) within the unincorporated area of Riverside County known as Mira Loma, the Sheriff's Department does not have any recommendations at this time, since no structures are being erected.

Corporal Luke Torres  
Riverside County Sheriff's Department  
Environmental Design Specialist

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

**TO:** Christian Hinojosa, Planning Department  
CC: Tim Miller, Charles Waltman, Claudia Steiding, John Field, Susan Swieca,  
Gloria Perez, Brenda Salas

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist

**DATE:** October 25, 2010

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Tentative Parcel Map 36259 [Subdivision of 1.51 Acres into Two (2) Residential  
Parcels - Mira Loma]

**Site Visit:** June 1, 2010

---

### PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map 36259 proposes a subdivision of 1.51 acres into two (2) residential parcels in the community of Mira Loma. The two (2) proposed parcels shall be a minimum of 20,000 sq. ft. The proposed project is located southerly of Holmes Street, easterly of Charles Avenue, and westerly of Lorena Avenue. There is currently one (1) structure, a single family residence, on the project site. The zoning classification for the proposed project is Light Agricultural (A-1) and the land use designation is Low Density Residential (CD: LDR ½ acre minimum).

### REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Mira Loma sub-area).

### REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Mira Loma sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

Comprehensive Planning Review Comments  
Re: Tentative Parcel Map 36259  
October 25, 2010  
Page 2

Per the A-1 zoning classification, the proposed project meets the minimum lot size requirements.

The applicant submitted an exhibit indicating the second entry point on the project site. The exhibit also featured the location of the floor pads for the proposed structure(s).

The Redevelopment Agency has no further comments or concerns regarding the proposed project at this time.

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

DATE: May 12, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Environmental Health Dept.- Haz Mat  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor - Dave Duda  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Jurupa Area Recreation & Parks Dist.  
Riv. Co. EDA - Redevelopment

2nd District Supervisor  
2nd District Planning Commissioner  
Jurupa Unified School Dist.  
Jurupa Community Services Dist.  
Southern California Edison  
Southern California Gas Co.  
Eastern Information Center (UCR)  
US Postal Service (San Bernardino)

**TENTATIVE PARCEL MAP NO. 36259** - EA42259 - Applicant: Reid & Hellyer, APC - Engineer/Representative: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) - Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue - 1.51 Gross Acres - Zoning: Light Agriculture (A-1) - **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with a minimum lot size of 20,000 square feet. - APN(s): 157-092-004 and 157-092-005

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 10, 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 5/20/10

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

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



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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36259 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

Applicant's Name: Reid & Hellyer E-Mail: \_\_\_\_\_

Mailing Address: 3880 Lemon Street 5th Floor  
Riverside Street CA 92501  
City State ZIP

Daytime Phone No: (951) 682-1771 Fax No: (951) 686-2415

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: flo.smith@webbassociate

Mailing Address: 3788 McCray Street  
Riverside Street CA 92506  
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: See attached list E-Mail: \_\_\_\_\_

Mailing Address: 11170 Holmes Avenue  
Mira Loma Street CA 91752  
City State ZIP

Daytime Phone No: (951) 427-2869 Fax No: (    ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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 SUBDIVISION 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.

Reid H. Hyes by Kenneth C. Kocurek Kenneth C. Kocurek  
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.

\_\_\_\_\_  
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.

☐ See attached sheet(s) for other property owner's signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 157-09<sup>2</sup>004 and 005

Section: 29 Township: 2 S Range: 6 W

Approximate Gross Acreage: 1.51 acres

General location (cross streets, etc.): North of 66th Street, South of Holmes Avenue, East of Charles Avenue, West of Lorena Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg 683 H6

## APPLICATION FOR SUBDIVISION 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.

\_\_\_\_\_  
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.

<u>LAWRENCE E. Smith III</u> <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>[Signature]</u> <u>SIGNATURE OF PROPERTY OWNER(S)</u>
<u>Deborah K. Smith</u> <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>[Signature]</u> <u>SIGNATURE OF PROPERTY OWNER(S)</u>

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.

☐ See attached sheet(s) for other property owner's signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 157-090<sup>2</sup>-004 and 005

Section: 29 Township: 2 S Range: 6 W

Approximate Gross Acreage: 1.51 acres

General location (cross streets, etc.): North of 66th Street, South of Holmes Avenue, East of Charles Avenue, West of Lorena Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg 683 H6

## OWNERS

Lawrence E. Smith, III

Deborah L. Ven Ckeleer-Smith

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

This application proposes to subdivide the existing parcel into 2 separate parcels to be consistent with the Riverside County Assessor's information. Currently there are two assessor parcels for this property, however ~~there is only one legal parcel. There is currently an existing residence on APN157-090-004~~

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) Septic

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

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: N/A

Estimated amount of fill = cubic yards N/A

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

\_\_\_\_\_

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

\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1.51 acres sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision 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 subdivision 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) *J. Smith* Date 2/22/10

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

104 12 00059

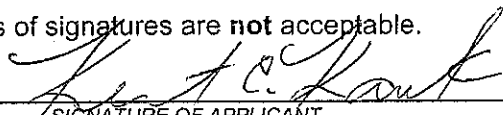


## APPLICATION FOR LAND USE AND DEVELOPMENT

### 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.


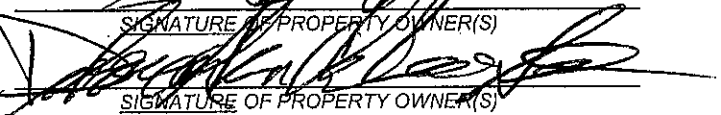
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Reid & Hellyer by Kenneth C. Kocarek   
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.

LAURENCE E. Smith III   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Laurence E. Smith   
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): 157-092-004 and 005

Section: 29 Township: 2 S Range: 6 W

Approximate Gross Acreage: 1.51 acres

General location (nearby or cross streets): North of 66th Street, South of  
Holmes Avenue, East of Charles Avenue, West of Lorena Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg. 683 H6

## 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):

The parcel map is to divide a lot that was divided for tax purposes only, thereby two APN's. The owner is legally dividing the lot. The variance is needed as the current zoning requires a 100-foot wide lot, and neither of the new parcels will meet this requirement.

Related cases filed in conjunction with this request:

Parcel Map 36259

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). PM36259 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 42310 E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

## APPLICATION FOR LAND USE AND DEVELOPMENT

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

---

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

---

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 ☐

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

7/28/10

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 and Subdivision Ordinance Nos. 348 460, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2. The Variance is a proposal to allow parcels 1 and 2 reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. Specifically, the 92.93 foot average lot width of parcel 1 reduces the 100 foot minimum average lot width by 7.07 feet and the 76.67 foot average lot width of parcel 2 reduces the 100 foot minimum average lot width by 23.33' feet. – APN(s): 157-092-004 and 157-092-005. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: FEBRUARY 28, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Christian Hinojosa  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2010.

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

APN (s) or case numbers Pm 36259 / VAR01873 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

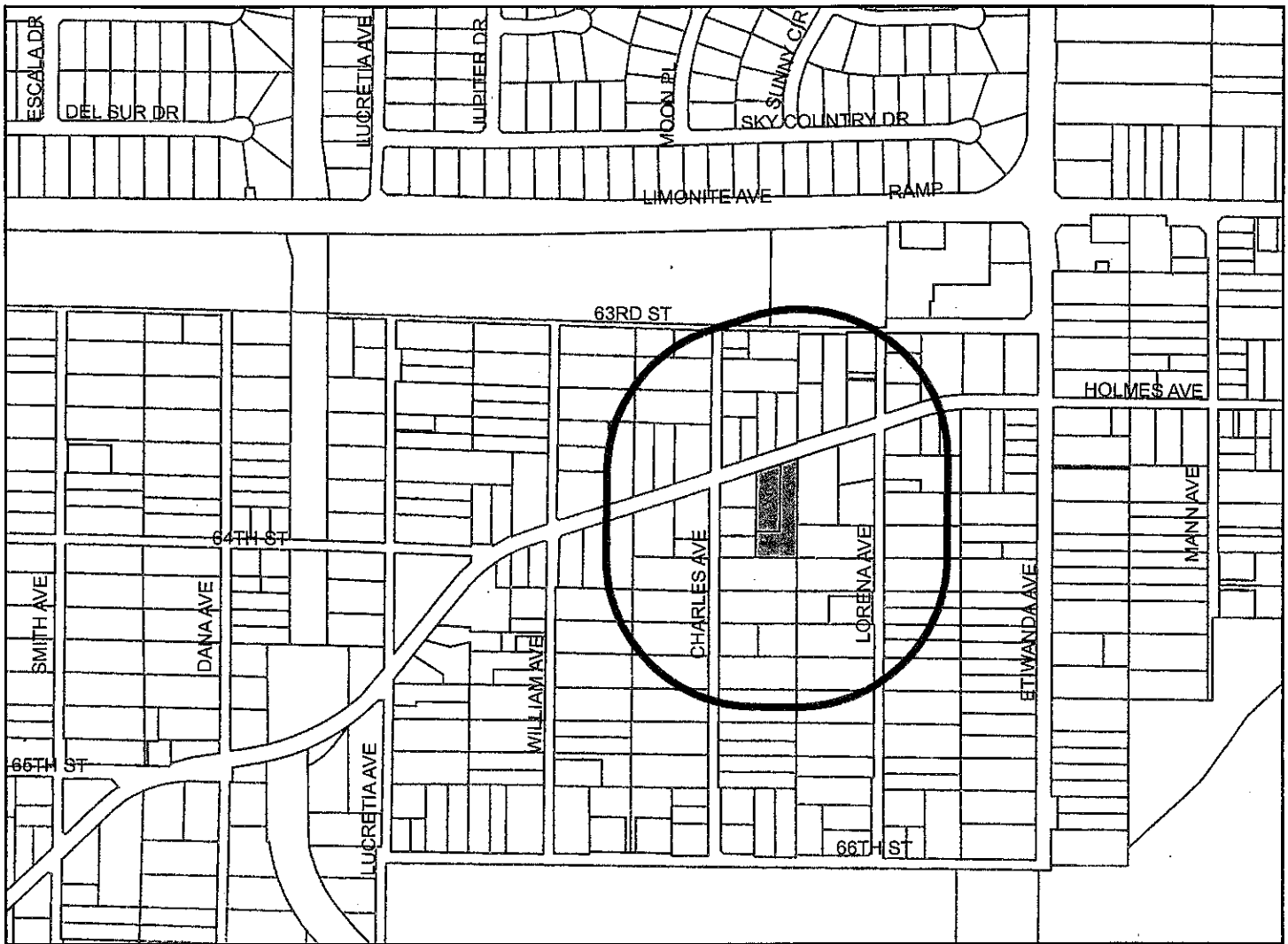
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by: Valderrama  
Exp: 5.1.2011*

## 600 feet buffer



### Selected Parcels

157-082-009	157-081-008	157-102-013	157-162-001	157-091-007	157-091-013	157-092-010	157-102-030	157-091-005	157-082-003
157-082-002	157-161-017	157-091-003	157-082-013	157-081-002	157-092-013	157-102-001	157-081-011	157-082-014	157-092-002
157-092-003	157-101-003	157-102-010	157-092-006	157-091-009	157-091-015	157-092-001	157-091-011	157-102-009	157-092-014
157-162-011	157-092-011	157-081-009	157-102-036	157-092-012	157-162-014	157-082-001	157-102-014	157-102-008	157-081-007
157-171-001	157-091-002	157-091-014	157-091-019	157-092-018	157-091-001	157-092-009	157-082-010	157-092-004	157-092-005
157-162-002	157-082-004	157-101-001	157-081-006	157-102-002	157-092-008	157-161-018	157-092-015	157-092-016	157-082-006
157-101-004	157-081-010	157-081-005	157-101-002	157-091-018	157-091-016	157-091-017	157-092-017	157-082-005	157-081-003
157-102-012	157-081-013	157-091-012	157-102-007	157-091-010	157-081-014	157-081-004	157-250-011	157-102-011	157-250-002



820 410 0 820 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: 157082009, ASMT: 157082009  
ANGEL L BECERRA  
15581 LA MOINE ST  
HACIENDA HEIGHTS CA 91745

APN: 157102030, ASMT: 157102030  
CARLOS RIVAS  
6420 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157081008, ASMT: 157081008  
ANTHONY R FIECK, ETAL  
11241 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157091005, ASMT: 157091005  
CHARLES CHACON, ETAL  
720 E CHASE DR  
CORONA CA 92881

APN: 157102013, ASMT: 157102013  
ANTONIO GONZALEZ  
6492 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157082002, ASMT: 157082002  
CHARLES L HERB, ETAL  
P O BOX 1101  
MIRA LOMA CA 91752

APN: 157162001, ASMT: 157162001  
ANTONIO GONZALEZ ALVAREZ, ETAL  
6506 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157161017, ASMT: 157161017  
DANIEL MAYNARD  
6523 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157091007, ASMT: 157091007  
AUDREY MAUREEN MANKEY  
P O BOX 895  
CAMBRIA CA 93428

APN: 157091003, ASMT: 157091003  
DANIEL ORTEGA  
11158 63RD ST  
MIRA LOMA CA. 91752

APN: 157091013, ASMT: 157091013  
BAHMAN B AZIMI, ETAL  
11058 MILKY WAY DR  
MIRA LOMA CA 91752

APN: 157082013, ASMT: 157082013  
DANIEL R HUTCHISON, ETAL  
11276 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157092010, ASMT: 157092010  
BRADLEY DALE PETROFF, ETAL  
6442 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157081002, ASMT: 157081002  
E WAYNE SHICK  
11236 63RD ST  
MIRA LOMA CA. 91752





APN: 157092013, ASMT: 157092013  
EARL ROBERT WOLSLEGER, ETAL  
P O BOX 297  
MIRA LOMA CA 91752

APN: 157091009, ASMT: 157091009  
GEORGE C BECERRA  
4005 S HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

APN: 157102001, ASMT: 157102001  
EMILEY VANDESANDE, ETAL  
11070 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157091015, ASMT: 157091015  
GEORGE SCOTT BELL, ETAL  
6370 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157081011, ASMT: 157081011  
EPIGMENIO VAZQUEZ, ETAL  
6370 WILLIAM AVE  
MIRA LOMA CA. 91752

APN: 157092001, ASMT: 157092001  
GREGORIO LLAMAS, ETAL  
6408 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157082014, ASMT: 157082014  
FELIPE M LOPEZ, ETAL  
11264 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157091011, ASMT: 157091011  
GUILLERMO MORALES  
11185 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157092002, ASMT: 157092002  
FRANKLIN ABUNDIS  
6418 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157102009, ASMT: 157102009  
HUMBERTO MATEOS  
6448 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157092003, ASMT: 157092003  
FRANKLIN ABUNDIS  
6430 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157162011, ASMT: 157162011  
JAMES L SCHWIND  
6501 LORENA AVE  
MIRA LOMA CA 91752

APN: 157101003, ASMT: 157101003  
GARY LEE SORENSEN, ETAL  
6366 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157092011, ASMT: 157092011  
JAMES PERRI  
6460 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157081009, ASMT: 157081009  
JANICE R MEHAFFEY  
11261 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157081007, ASMT: 157081007  
JOHN C NIPPER, ETAL  
11221 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157102036, ASMT: 157102036  
JEAN JOSLIN, ETAL  
11090 HOLMES AVE  
MIRA LOMA CA 91752

APN: 157171001, ASMT: 157171001  
JOSE GARCIA  
6514 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157092012, ASMT: 157092012  
JEFFREY K PEYTON  
6475 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157091002, ASMT: 157091002  
JOSE GONZALEZ  
6320 CHARLES AVE  
MIRA LOMA CA 91752

APN: 157162014, ASMT: 157162014  
JENNEN E LEE TRUST, ETAL  
6523 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157091014, ASMT: 157091014  
JOSE MANUEL GONZALEZ  
11197 HOLMES  
MIRA LOMA CA. 91752

APN: 157082001, ASMT: 157082001  
JESUS HERNANDEZ  
6479 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157091019, ASMT: 157091019  
JOSE RENTERIA  
11144 63RD ST  
MIRA LOMA CA. 91752

APN: 157102014, ASMT: 157102014  
JOE CARBONE  
P O BOX 202  
MIRA LOMA CA 91752

APN: 157092018, ASMT: 157092018  
JUAN C ROBLES, ETAL  
6433 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157102008, ASMT: 157102008  
JOHN ARNOLD ABACHERLI  
6430 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157091001, ASMT: 157091001  
JUAN M GONZALEZ, ETAL  
6308 CHARLES AVE  
MIRA LOMA CA. 91752



APN: 157092009, ASMT: 157092009  
KARIN MARIE SKIBA  
6465 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157102002, ASMT: 157102002  
MARY A MASSIE, ETAL  
11078 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157082010, ASMT: 157082010  
KARLA K SKALSKY  
6456 WILLIAM AVE  
MIRA LOMA CA. 91752

APN: 157092008, ASMT: 157092008  
MAURICIO G SILVA, ETAL  
6451 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157092005, ASMT: 157092005  
LAWRENCE E SMITH, ETAL  
11170 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157161018, ASMT: 157161018  
PATRICK P CHAO, ETAL  
6493 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157162002, ASMT: 157162002  
LETICIA VARGAS  
6520 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157092016, ASMT: 157092016  
PEDRO M OLVERA, ETAL  
6476 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157082004, ASMT: 157082004  
LISANDRO RAMON SOLIS, ETAL  
6435 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157082006, ASMT: 157082006  
RAMONA MEDINA  
11240 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157101001, ASMT: 157101001  
LUIS A MIRAMONTES  
6306 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157101004, ASMT: 157101004  
RAUL CASTELLANOS, ETAL  
11073 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157081006, ASMT: 157081006  
MARTHA OWSIAN  
11211 HOLMES AVE  
MIRA LOMA CA. 91752

APN: 157081010, ASMT: 157081010  
RAYMOND L HEBEL, ETAL  
11293 HOLMES AVE  
MIRA LOMA CA. 91752



APN: 157081005, ASMT: 157081005  
ROBIN MCDOWELL  
6361 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157081013, ASMT: 157081013  
SAMUEL PELAYO, ETAL  
6336 WILLIAM AVE  
MIRA LOMA CA. 91752

APN: 157101002, ASMT: 157101002  
ROLUL ROSALES, ETAL  
6346 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157091012, ASMT: 157091012  
SUSAN LORING  
3675 MACHEN CIR  
WASHOE VALLEY NV 89704

APN: 157091017, ASMT: 157091017  
ROMANIAN IND CHURCH PHILA MARANATHA  
6331 LORENA AVE  
MIRA LOMA CA 91752

APN: 157102007, ASMT: 157102007  
TAMARA N TODD, ETAL  
6426 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157092017, ASMT: 157092017  
RONALD CHICO  
6391 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157091010, ASMT: 157091010  
TERESA ANN HUNTER  
18312 HARTLUND ST  
HUNTINGTON BEACH CA 92646

APN: 157082005, ASMT: 157082005  
ROSA M SOLIS  
11446 HUMBER DR  
MIRA LOMA CA 91752

APN: 157081014, ASMT: 157081014  
TOMAS CERVANTES, ETAL  
6326 WILLIAM AVE  
MIRA LOMA CA. 91752

APN: 157081003, ASMT: 157081003  
RUBEN NAVARRO  
6311 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157081004, ASMT: 157081004  
WALTER J JAMESON, ETAL  
6331 CHARLES AVE  
MIRA LOMA CA. 91752

APN: 157102012, ASMT: 157102012  
RYAN WATSON  
6484 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157250011, ASMT: 157250011  
WENDY CHAI, ETAL  
1369 S LYON ST  
SANTA ANA CA 92705

APN: 157102011, ASMT: 157102011  
WILLIAM E WALTERS  
6482 LORENA AVE  
MIRA LOMA CA. 91752

APN: 157250002, ASMT: 157250002  
WOODROW W HARPOLE, ETAL  
63 GRAND AVE  
CORONA CA 92881

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Growth Managment,  
U.S. Postal Service  
P.O. Box 19001  
San Bernardino, CA 92423

ATTN: J. Arnold Rodriguez  
Santa Ana River Water Company  
P.O. Box 61  
Mira Loma, CA 91752-0061

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

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

**Applicant:**

Reid & Hellyer, APC  
3880 Lemon Street, 5th Floor  
Riverside, CA 92501

**Engineer:**

Jason Ardery  
Albert A. Webb Associates  
3788 McCay Street  
Riverside, CA 92506

**Owner:**

Lawrence E. Smith, III  
Deborah L. Ven Ckeleer-Smith  
11170 Holmes Avenue  
Mira Loma, CA 91752



\_\_\_\_\_





## MITIGATED NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1004417

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: REID/HELLYER  
paid by: CK 10107118  
CFG FOR EA42310  
paid towards: CFG05671 CALIF FISH & GAME: DOC FEE  
at parcel: 11170 HOLMES AVE MIRA  
appl type: CFG3  
\$64.00

By SBROSTRO Apr 22, 2010 16:52  
posting date Apr 22, 2010

\*\*\*\*\*  
\*\*\*\*\*

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

J\* REPRINTED \* R1100406

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: REID/HELLYER  
paid by: CK 10110667  
CFG FOR EA42310  
paid towards: CFG05671 CALIF FISH & GAME: DOC FEE  
at parcel: 11170 HOLMES AVE MIRA  
appl type: CFG3  
\$2,044.00

By \_\_\_\_\_ Jan 18, 2011 15:45  
MGARDNER posting date Jan 18, 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.: 2.7  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Damaris Abraham  
Directors Hearing: February 28, 2011

PLOT PLAN NO. 23642  
VARIANCE NO. 1875  
E.A. No: 42016  
Applicant: T-Mobile West  
Engineer/Representative: Barbara Saito

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area, surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within the project area.

The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance No. 348 Section 19.410 to 55 feet, which thereby raises the maximum height allowed by 5 feet and to reduce the setback requirements from 55 feet to rear 19 feet from the property line, an encroachment of 36 feet due to the topography of the project's location.

The project site is located northerly of East Benton Road and westerly of De Portola Road, more specifically 38920 East Benton Road.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Rural: Rural Residential (R:RR) (5 Acre Minimum)  |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west                                   |
| 3. Existing Zoning:                   | Residential Agricultural – 5 Acre Minimum (R-A-5)   |
| 4. Surrounding Zoning:                | Rural Residential (R-R) to the north<br>Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, east and west |
| 5. Existing Land Use:                 | Single family residence   |
| 6. Surrounding Land Use:              | Scattered single family residences to the north, south east, and west   |
| 7. Project Data:                      | Total Acreage: 4.41 Acres<br>Lease Area: 390 square feet  |
| 8. Environmental Concerns:            | See attached environmental assessment   |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42016**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **VARIANCE NO. 1875**, based upon the findings and conclusions incorporated in the staff report; and,

J.M.

**APPROVAL** of **PLOT PLAN NO. 23642**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural - 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is 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 Western Riverside Multiple 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, a wireless communication facility disguised as a 55 foot high palm tree, is permitted use in the Rural: Rural Residential (R:RR) (5 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acres Minimum) to the north, south, east and west.
4. The zoning for the subject site is Residential Agricultural - 5 Acre Minimum (R-A-5), and the proposed use, a disguised wireless communication facility is a permitted use, subject to approval of a plot plan and a variance in the zone.
5. The proposed project as designed is consistent with the development standards set forth in the Residential Agricultural - 5 Acre Minimum (R-A-5) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and Residential Agricultural - 5 Acre Minimum (R-A-5) to the south, east, and west.
7. Ordinance No. 348 section 18.27 (a) states that variances may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of Ordinance No. 348 deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The current placement and height of the facility is most viable due to the topography and the location of the project site. The proposed project is located in an area that has unique characteristics of rolling hills which create a coverage gap within certain areas. The project site is very hilly with the parcel sloping downward to the south. The site also has a steep slope to the north with the property line being at the top of the slope. Adhering to the maximum height allowed by the zone will prevent the wireless facility from reaching the minimum coverage needed for the area and will deprive the applicant of the subject application the coverage that other properties in the vicinity will normally enjoy.

8. The variance proposing to reduce the setback requirements can be supported for the following reasons. The project site is very hilly with the parcel sloping downward to the south. The site also has a steep slope to the north with the property line being at the top of the slope. In addition, the project site is characterized by several rock outcroppings located on the parcel and restricts the project to its proposed location. Therefore, the current placement of the facility is viable due to the topography of the site.
9. The reduced setback will not limit public health, safety, or welfare, as the setback from adjacent structures is greater than the height of the proposed facility. Also, the structure is being placed at a higher grade than adjacent properties.
10. This project is not located within a Criteria Area of the Western Riverside Multiple Species Habitat Conservation Plan.
11. Environmental Assessment No. 42016 identified the following potentially significant impacts:
  - a. Aesthetics

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

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence.
  - b. A Flood Zone.
  - c. A Fault Zone.
  - d. A Liquefaction Area.
  - e. A Subsidence Area.
  - f. A County Service Area.
  - g. An Airport Influence Area.
  - h. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Unified School District.
  - b. A High Fire Area

4. The subject site is currently designated as Assessor's Parcel Number 924-110-011.
5. This project was filed with the Planning Department on 8/5/08.
6. This project was reviewed by the Land Development Committee one (1) time on the following date 9/18/08.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,751.96

DA :da/dm

Y:\Planning Case Files-Riverside office\PP23642\DH-PC-BOS Hearings\PP23642Staff Report.docx

Date Prepared: 01/11/11





PP23642



Selected parcel(s):  
924-110-011

**LEGEND**

 SELECTED PARCEL  
 CITY

 INTERSTATES

 HIGHWAYS

 PARCELS

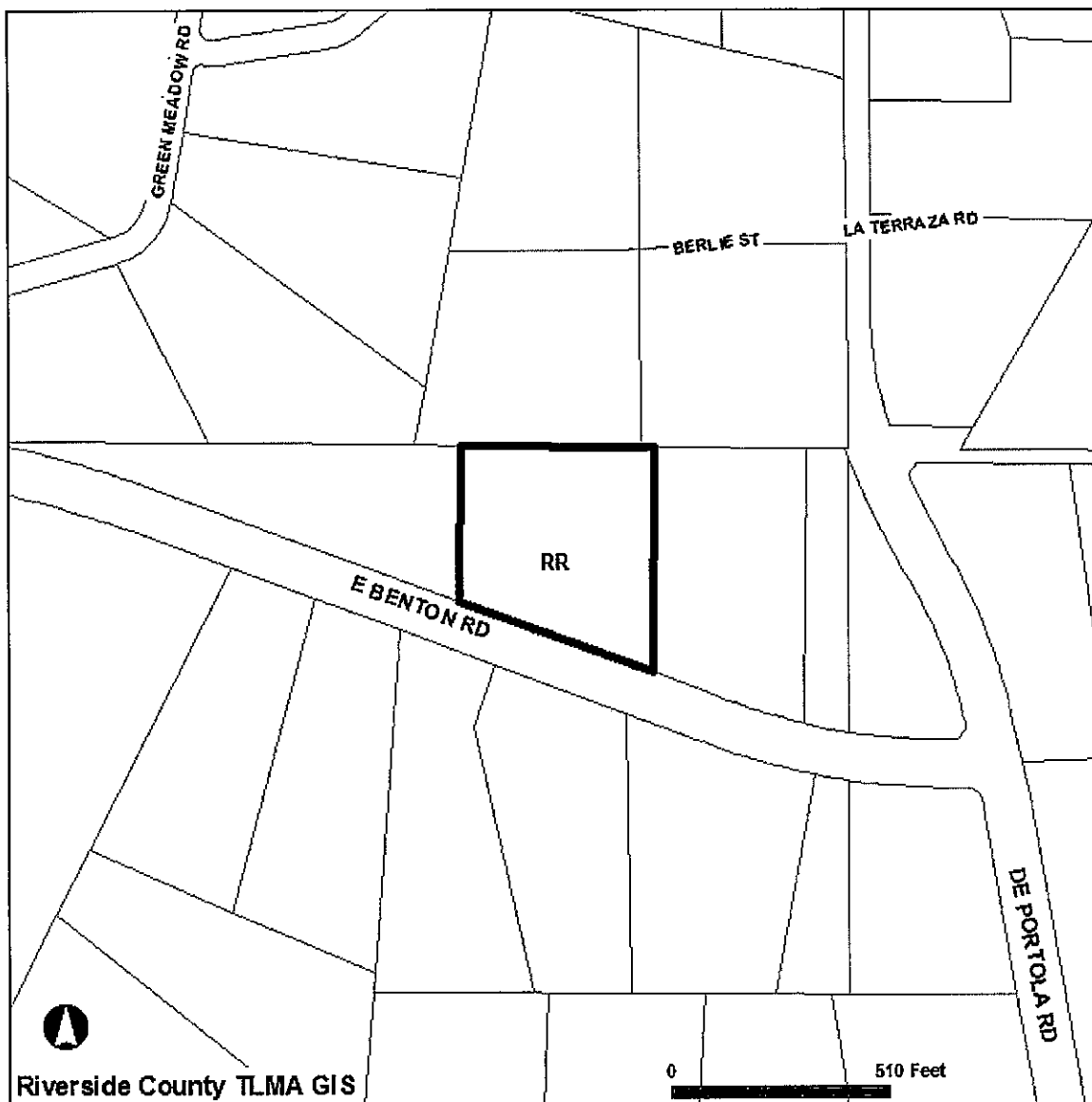
**\*IMPORTANT\***

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 Jan 03 09:02:52 2011

Version 101221

PP23642



Selected parcel(s):  
924-110-011

**LAND USE**

SELECTED PARCEL  
 PARCELS

INTERSTATES

HIGHWAYS

CITY

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.

REPORT PRINTED ON...Mon Jan 03 09:03:44 2011

Version 101221







PP23642






Selected parcel(s):  
924-110-011

### ZONING

 SELECTED PARCEL  
 PARCELS

 INTERSTATES  
 ZONING BOUNDARY

 HIGHWAYS  
 R-A-10, R-A-5

 CITY  
R-R

#### \*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 Jan 03 09:04:12 2011

Version 101221

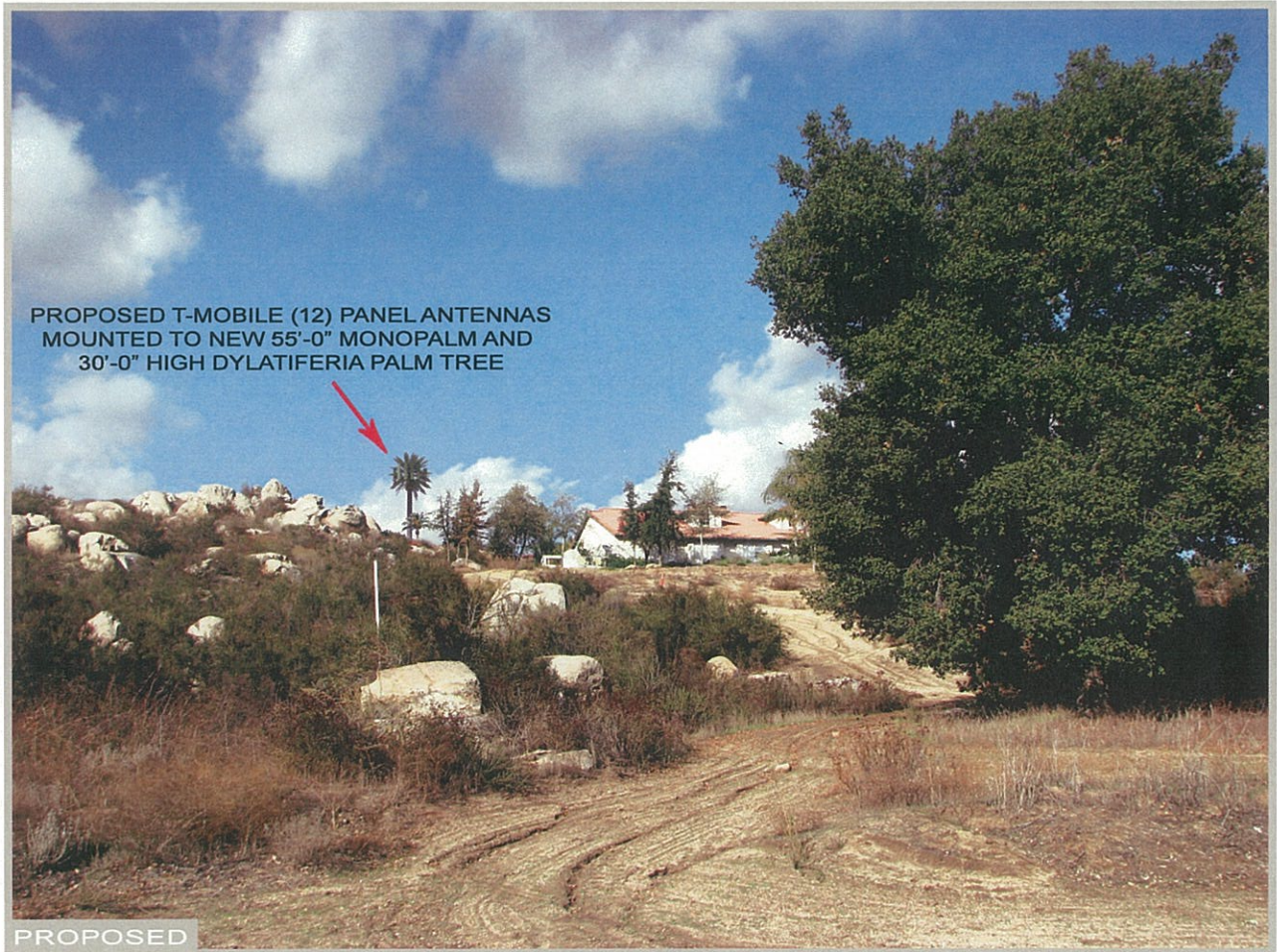
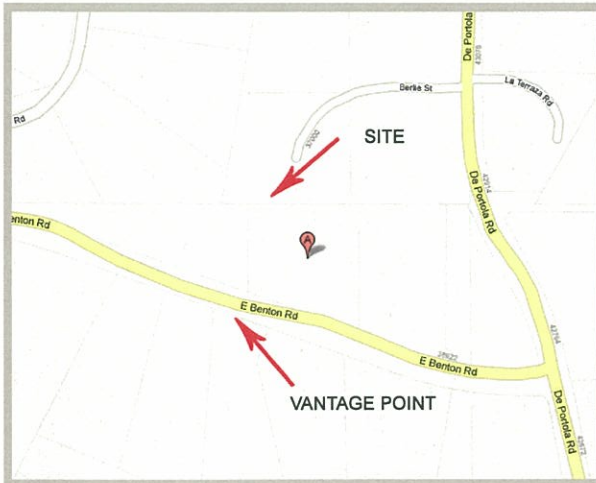




IE04176 WAYNES WORLD  
38920 EAST BENTON ROAD TEMECULA, CA 92592

**AVILA INC**

VIEW FROM BENTON



The proposed installation is an artistic representation of a tree, and not intended to be an exact reproduction of an actual living tree. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. While every effort will be made to disguise these components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

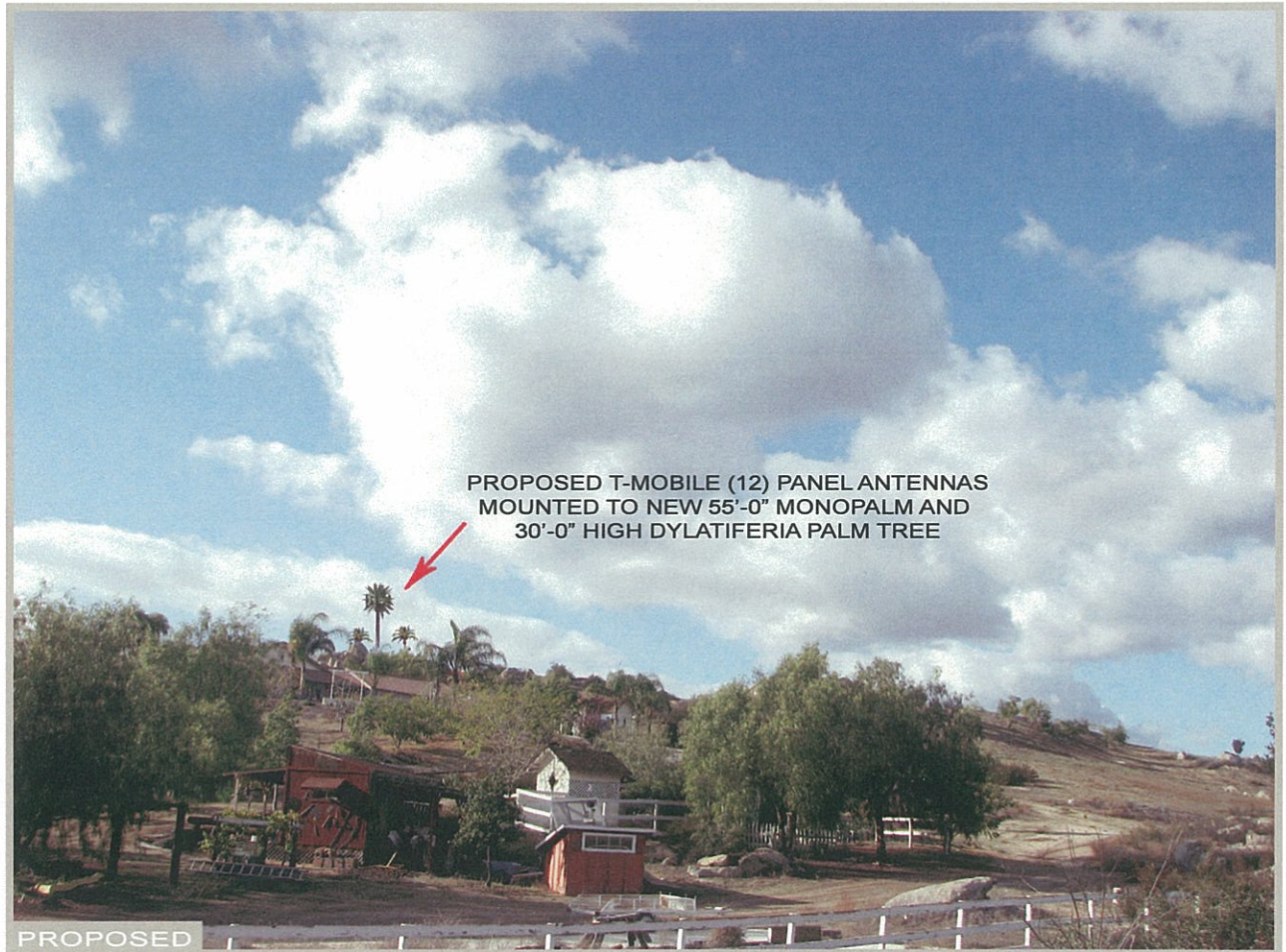
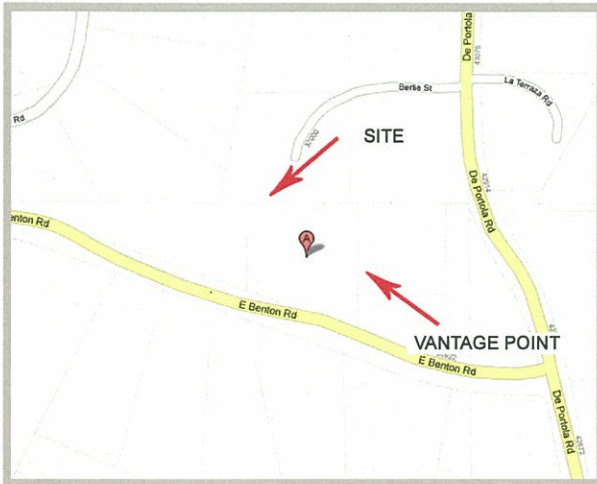




IE04176 WAYNES WORLD  
38920 EAST BENTON ROAD TEMECULA, CA 92592

**AVILA INC**

VIEW FROM NEIGHBORS DRIVEWAY



The proposed installation is an artistic representation of a tree, and not intended to be an exact reproduction of an actual living tree. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. While every effort will be made to disguise these components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

COUNTY CASE #PP23642

# T-Mobile®

**T-Mobile®**  
Get more from life®

3357 EAST QUARTER ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

PROJECT INFORMATION:

WAYNES WORLD  
IE04176

38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

ZONING APPROVAL

REV. DATE DESCRIPTION BY

11-10-10	REVISED ZDs	JG
08-26-10	REVISED ZDs	RO
08-18-10	REVISED ZDs	RG
03-08-10	REVISED ZDs	LN
03-03-10	REVISED ZDs	LN
05-05-09	REVISED ZDs	LN
01-13-09	REVISED ZDs	RG
12-23-08	REVISED ZDs	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning  
1800 E. DeSoto Avenue  
Brea, CA 92605  
949.511.1177 fax 949.511.1100  
Brea, CA • San Diego • San Francisco  
www.msa-ap.com

CONSULTANT:

\_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHK: \_\_\_\_\_ APV: \_\_\_\_\_  
RM LHC MJS

\_\_\_\_\_

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: \_\_\_\_\_ REVISION:

**T1** **10**  
IE04176

SITE NUMBER: IE04176 CITY: TEMECULA  
SITE NAME: WAYNES WORLD COUNTY: RIVERSIDE  
SITE TYPE: MONOPALM JURISDICTION: COUNTY OF RIVERSIDE

## PROJECT SUMMARY

**SITE ADDRESS:**  
38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 91761

**APPLICANT:**  
T-MOBILE USA  
3357 EAST QUARTER ROAD, SUITE 200  
ONTARIO, CA 91761

**PROPERTY OWNER CONTACT:**  
CONTACT: WAYNE VALLEY  
NEUMER MELVIN W. & J.K. TRUST  
38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592  
PHONE: (909) 302-5450

**REPRESENTING:**  
MKE MANING  
ZONING MANAGER: LINDA PAUL  
CONSTRUCTION MANAGER: DENIS DEWARCO  
DEVELOPMENT MANAGER: JENNIFER CANNY

APN: 924-110-011  
ZONING: R-A-5

## PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION / OPERATION OF ANTENNAS & ASSOCIATED EQUIPMENT CABINETS FOR T-MOBILE. PROPOSED INSTALLATION OF A 50' HIGH MONOPALM DESIGNED TO RESEMBLE A PALM TREE, INCLUDING 12 PANEL ANTENNAS, 6 TMA, 2 GPS ANTENNAS, 6 RADIO CABINETS ON A BASED CONCRETE PLATFORM AND 2 LIVE 30' HIGH DIVERSTRA PALM TREES. INSTALLATION OF A 6'-0" HIGH CMU WALL AROUND THE LEASE AREA. AN ELECTRICAL METER WILL BE INSTALLED WITHIN THE LEASE AREA.

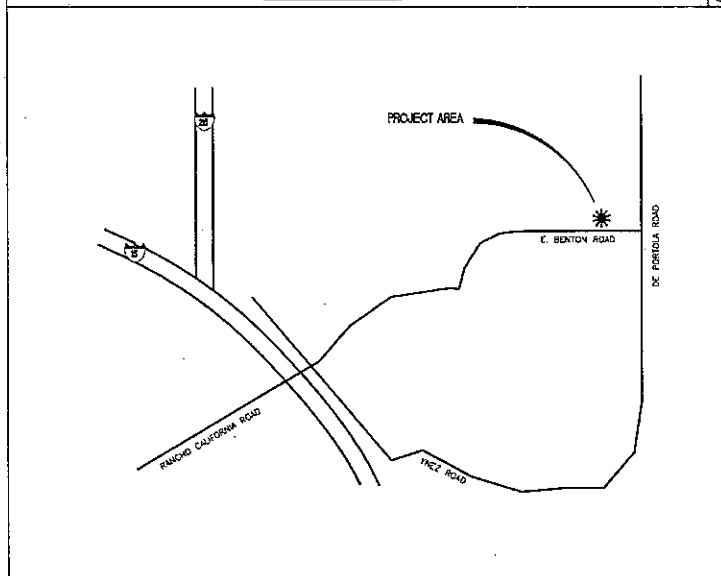
## BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY  
CLASSIFICATION: V-8  
BUILDING TYPE: 5-2

## SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
C1	TOPOGRAPHIC SURVEY
A1	OVERALL SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT & ANTENNA LAYOUT PLANS
A4	ELEVATIONS
A5	ELEVATIONS
L1	PLANTING PLAN
L2	IRRIGATION PLAN
G1	GRADING PLAN
G2	GRADING DETAILS & NOTES

## VICINITY MAP:



DIRECTIONS FROM T-MOBILE OFFICE:  
FROM T-MOBILE OFFICE TAKE THE 15 FWY. SOUTH, THEN TAKE THE RANCHO CAL RD. EXIT TOWARDS OLD TOWN FRONT ST. TURN LEFT ONTO RANCHO CALIFORNIA RD. TURN RIGHT ONTO OLIN CREEK RD. TURN LEFT ONTO MESA RD. TURN LEFT ONTO DE PORTOLA RD. TURN LEFT ONTO E. BENTON RD. ARRIVE AT 38920 E. BENTON RD.

THOMAS GUIDE  
REGION: RIVERSIDE  
PAGE:  
GRID #:  
LAT: -  
LONG: -

## APPLICABLE CODES:

- CALIFORNIA BUILDING CODE (INCL. TITLES 24 & 25) 2001
- UNIFORM MECHANICAL CODE 2001
- ANSI/ISA-92.1 LIFE SAFETY CODE NFPA-101-1996
- UNIFORM PLANNING CODE 2001
- CALIFORNIA ELECTRIC CODE 2004
- CITY/COUNTY ORDINANCES

## POWER AND TELCO UTILITY CONTACTS:

POWER: COMPANY: SOUTHERN CALIFORNIA EDISON  
TELCO: COMPANY: AT&T

## CONSULTING TEAM

### ARCHITECTURAL / ENGINEERING:

MSA ARCHITECTURE & PLANNING  
1800 E. DEERE AVE.  
SANTA ANA, CA 92705  
CONTACT: LUIS CARDONA  
PHONE: (949) 251-1177  
FAX: (949) 251-1120

### APPROVALS:

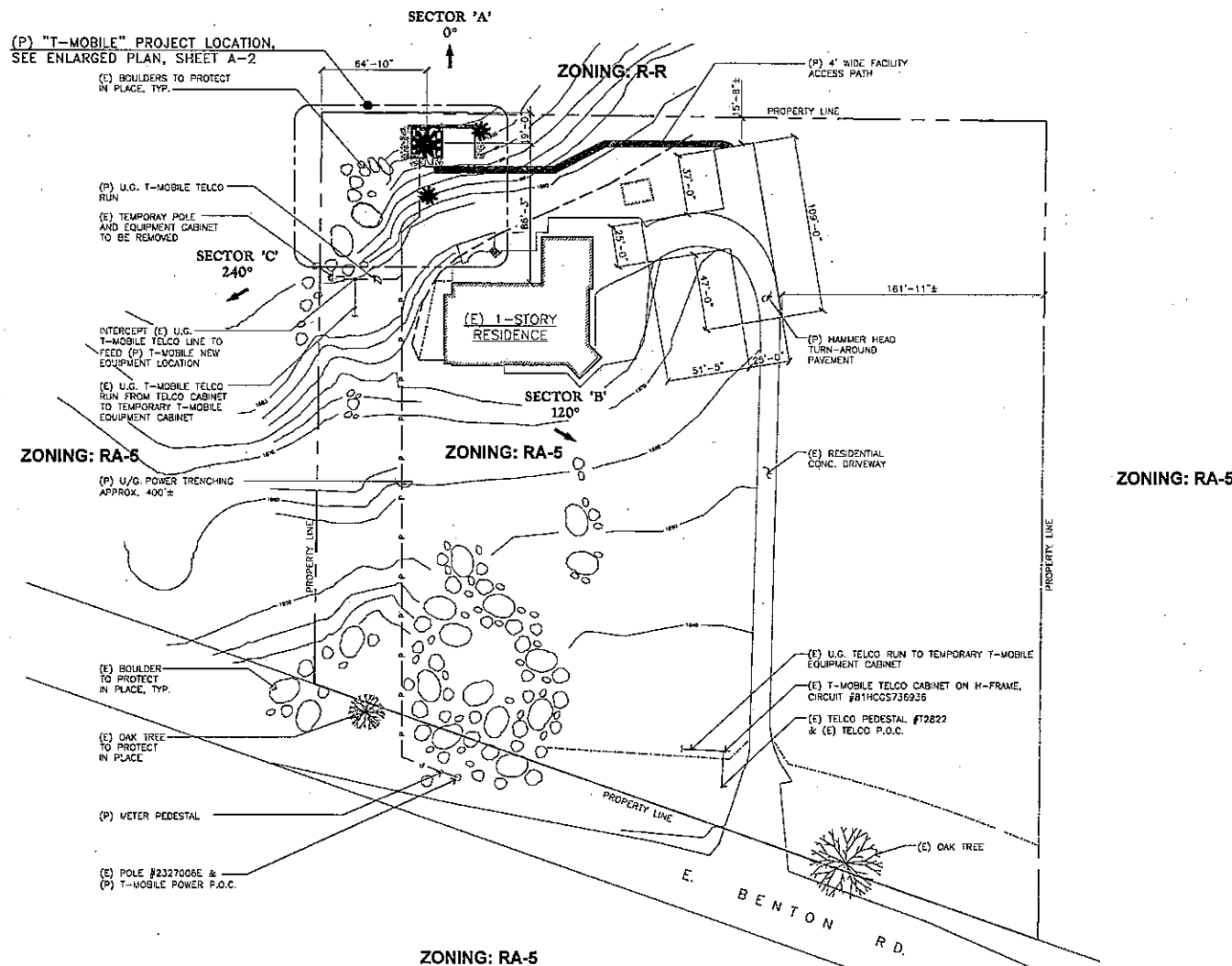
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
PROJECT MGR	_____	_____	_____
SR. RF ENGINEER	_____	_____	_____
RF ENGINEER	_____	_____	_____
OPERATIONS	_____	_____	_____
SAC REP.	_____	_____	_____
UTILITIES	_____	_____	_____





Nov. 10, 2010, 3:01pm, lqido, P:\T-Mobile\T-Mobile Active Projects\T-Mobile IE04176 Wayne's World\1-Zone IE04176 ZD Rev10.dwg



OVERALL SITE PLAN

**T-Mobile**  
Get more from life

3257 EAST GIMST ROAD SUITE 200  
CHULA VISTA, CALIFORNIA 91911

PROJECT INFORMATION:

WAYNES WORLD  
IE04176

38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

ZONING APPROVAL

REV.	DATE	DESCRIPTION	BY
1	11-10-10	REVISED ZONING	JG
2	08-26-10	REVISED ZONING	RG
3	08-18-10	REVISED ZONING	RG
4	03-08-10	REVISED ZONING	LON
5	03-03-10	REVISED ZONING	LON
6	05-06-09	REVISED ZONING	LON
7	01-13-09	REVISED ZONING	RG
8	12-23-08	REVISED ZONING	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning  
1800 E. Deane Avenue  
Santa Ana, California 92705  
(949) 551-1177 Fax (949) 551-1100  
Santa Ana • San Diego • San Francisco  
www.msa-usa.com

CONSULTANT:

\_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHK. \_\_\_\_\_ APV. \_\_\_\_\_  
RM LHC MJS

LICENSURE:

\_\_\_\_\_

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: \_\_\_\_\_ REVISION:

**A1** **10**

IE04176

Nov 10, 2010 - 3:01pm build6 P:\...7-MOBILE-T-MOBILE ACTNVL PROJECTSL\_Inland Empire\JE04176 WAYNES WORLD.1-2DI JE04176 2D Rev10.dwg



3257 EAST GUEST ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

PROJECT INFORMATION

WAYNES WORLD  
IE04176

38920 E. BENTON ROAD  
TENECLA, CALIFORNIA 92592

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

ZONING APPROVAL

REV.	DATE:	DESCRIPTION:	BY:
1	11-10-10	REVISED ZDs	JG
2	08-26-10	REVISED ZDs	RQ
3	08-18-10	REVISED ZDs	RQ
4	33-08-10	REVISED ZDs	LQ
5	03-03-10	REVISED ZDs	LQ
6	05-06-09	REVISED ZDs	LQ
7	01-13-09	REVISED ZDs	RQ
8	12-23-05	REVISED ZDs	RQ

PLANS PREPARED BY:

**MSA**  
*Architecture & Planning*  
1800 E. Deane Avenue  
Santa Ana, California 92705  
949.251.1177 fax 949.251.1178  
Santa Ana • San Diego • San Francisco  
[www.msa-an.com](http://www.msa-an.com)

CONSULTANT

DRAWN BY: CHK.: APV.:

RM	LHC	MJS
----	-----	-----

LICENSURE:

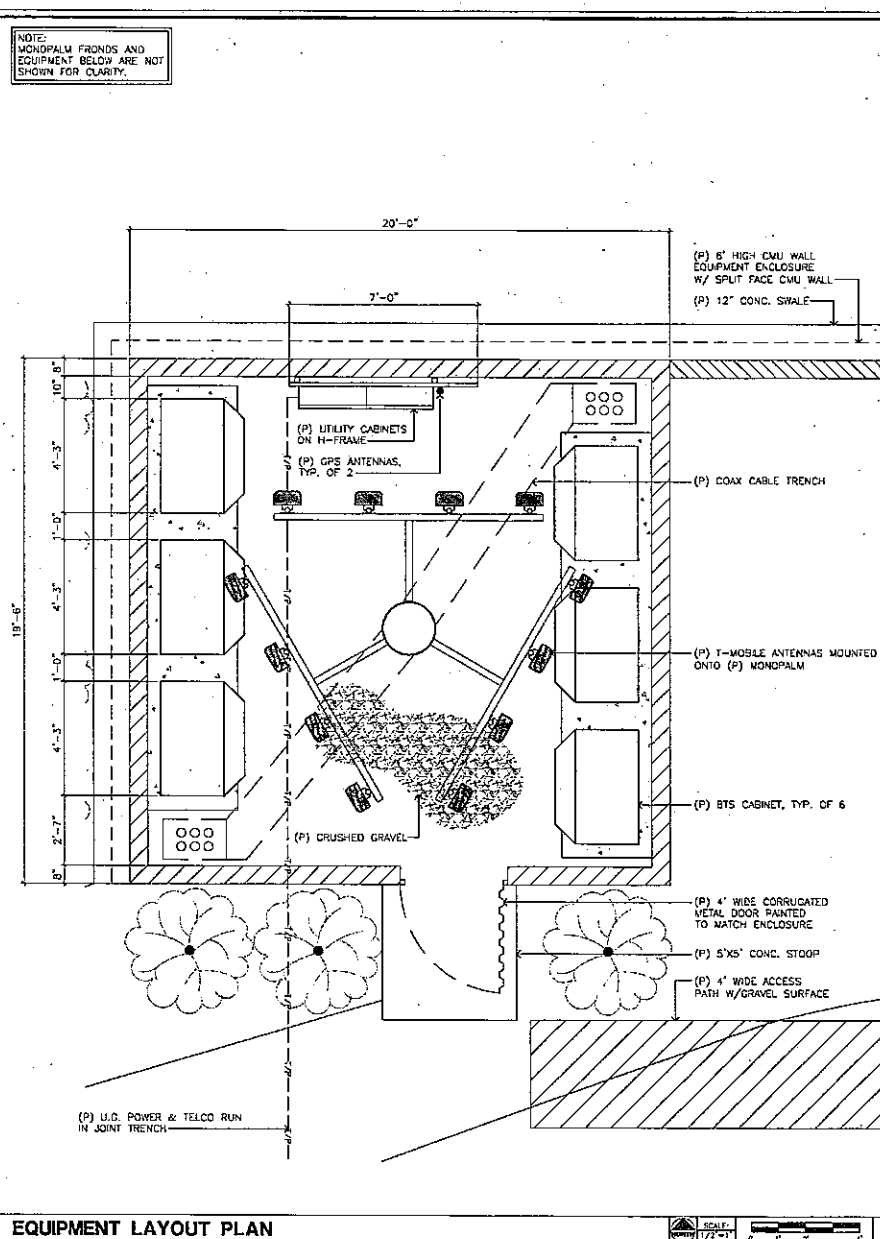
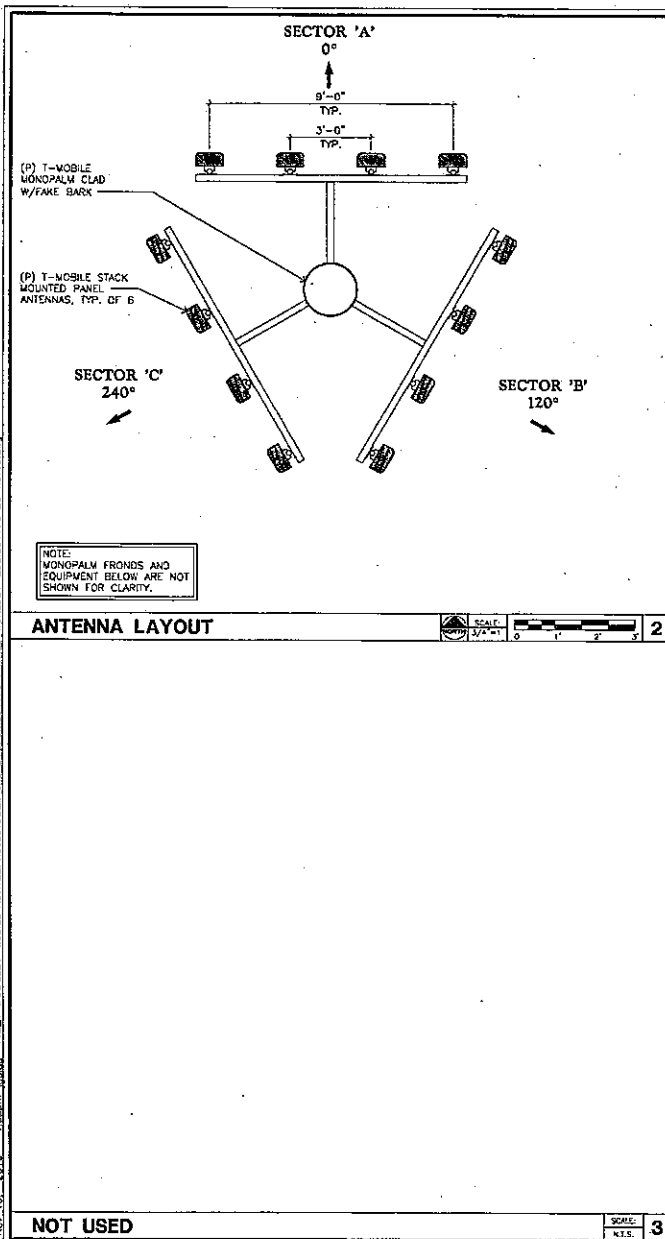
SHEET TITLE: \_\_\_\_\_

ENLARGED SITE PLAN

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

**A2** **10**

Nov. 10, 2010 - 1:55pm Update P.L. T-Mobile-Mobile Active Projects - Inland Emery-ED4176 WAYNES WORLD, L-72N-ED4176 7D Rev10.dwg



**T-Mobile**  
Get more from life®

3257 EAST GUAY NEG. SUITE 200  
OAKLAND, CALIFORNIA 94781

PROJECT INFORMATION:

**WAYNES WORLD**  
IE04176

38920 E. BENKTON ROAD  
TEMEDULA, CALIFORNIA 92562

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

**ZONING APPROVAL**

REV.	DATE	DESCRIPTION	BY
11-10-10	11-10-10	REVISED ZDs	JG
08-28-10	08-28-10	REVISED ZDs	RG
08-18-10	08-18-10	REVISED ZDs	RG
03-08-10	03-08-10	REVISED ZDs	LGN
03-03-10	03-03-10	REVISED ZDs	LGN
05-06-09	05-06-09	REVISED ZDs	GR
01-13-09	01-13-09	REVISED ZDs	RG
12-23-08	12-23-08	REVISED ZDs	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning

1800 E. Oakes Avenue  
Santa Ana, California 92705  
949.251.1177 fax 949.251.1120  
Santa Ana • San Diego • San Francisco  
www.msa-arch.com

CONSULTANT:

DRAWN BY: RM LHC MJS

APV:

ENCLOSURE:

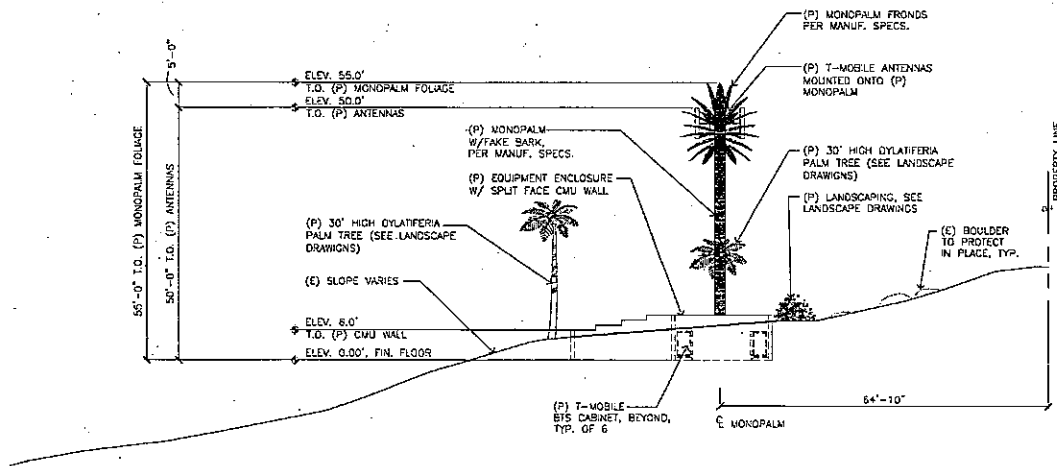
SHEET TITLE:

**EQUIPMENT AND ANTENNA LAYOUT PLANS**

SHEET NUMBER: **A3** REVISION: **10**

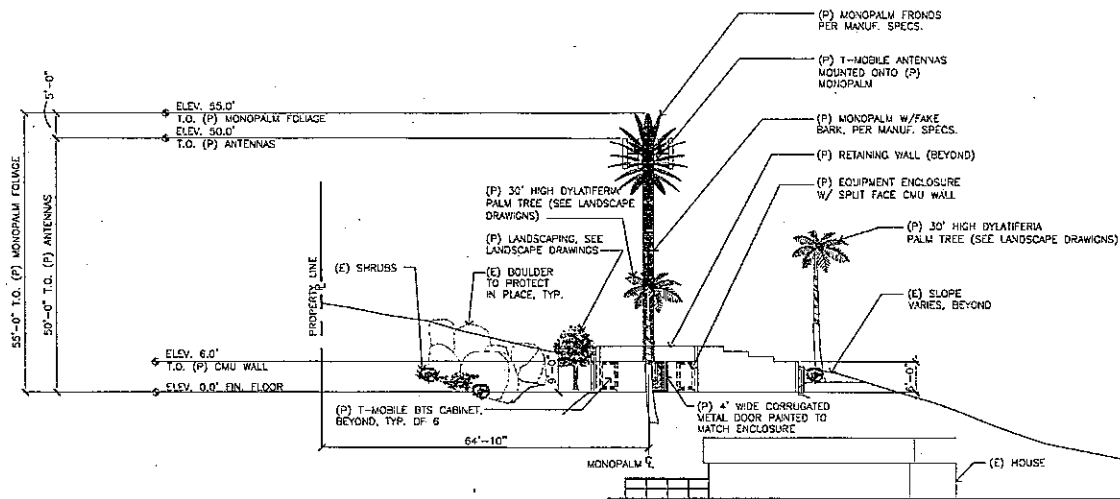
IE04176

Nov. 10, 2010 3:40pm P:\T-Mobile\T-Mobile Active\Projects\Inland Empire\ED4176 WAYNES WORLD\ED4176 2D Rev10.dwg



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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

**T-Mobile**  
Get more from life®

3357 EAST DIXIE ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

PROJECT INFORMATION:

**WAYNES WORLD**  
JE04176

38520 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

**ZONING APPROVAL**

REV.	DATE	DESCRIPTION	BY
11-10-10	11-10-10	REVISED ZDs	JG
08-26-10	08-26-10	REVISED ZDs	RG
08-18-10	08-18-10	REVISED ZDs	RG
03-08-10	03-08-10	REVISED ZDs	QA
03-03-10	03-03-10	REVISED ZDs	QA
05-06-09	05-06-09	REVISED ZDs	QA
01-13-09	01-13-09	REVISED ZDs	RG
12-23-08	12-23-08	REVISED ZDs	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning  
1800 E. Camino Avenue  
San Antonio, California 78205  
940.281.1177 fax 940.281.1122  
San Antonio • San Diego • San Francisco  
www.msa-arch.com

CONSULTANT:

Blank box for consultant information.

DRAWN BY: CHK: APV:

RM LHC MJS

LICENSURE:

Blank box for license information.

SHEET TITLE:

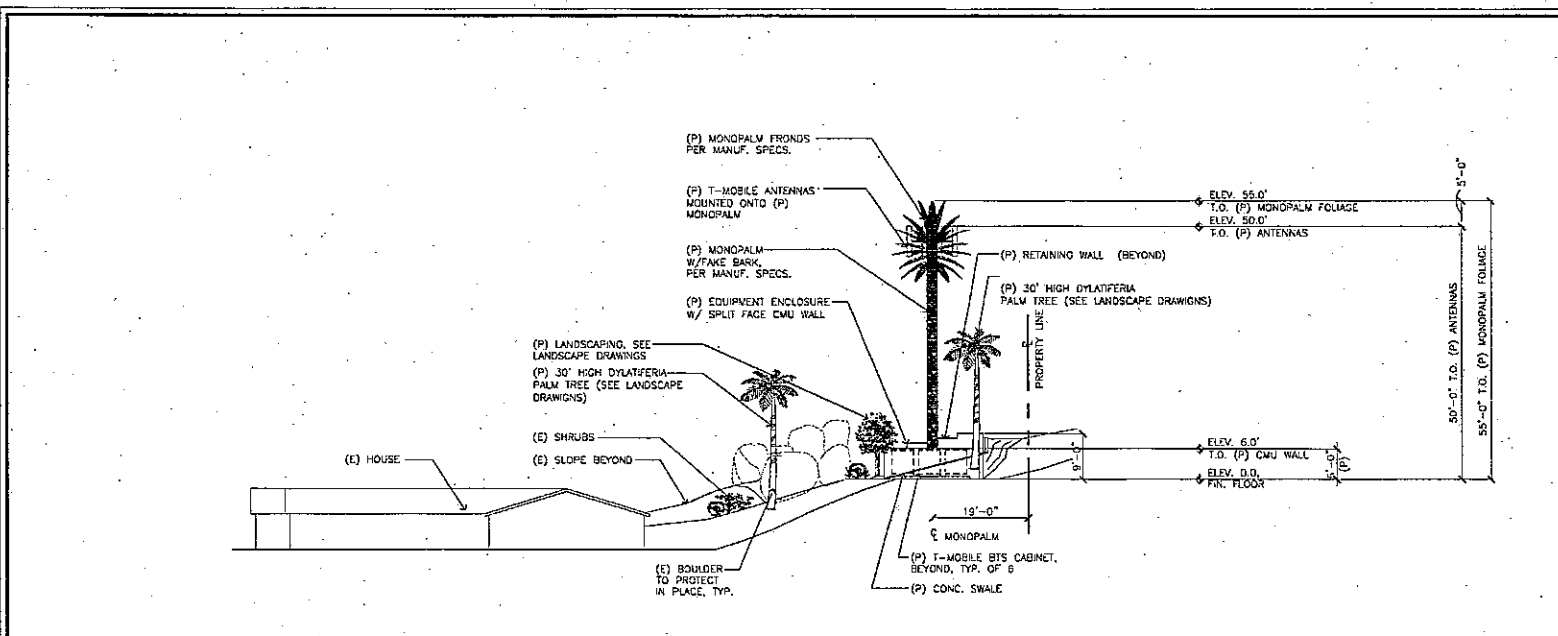
**ELEVATIONS**

SHEET NUMBER: REVISION:

**A4** **10**

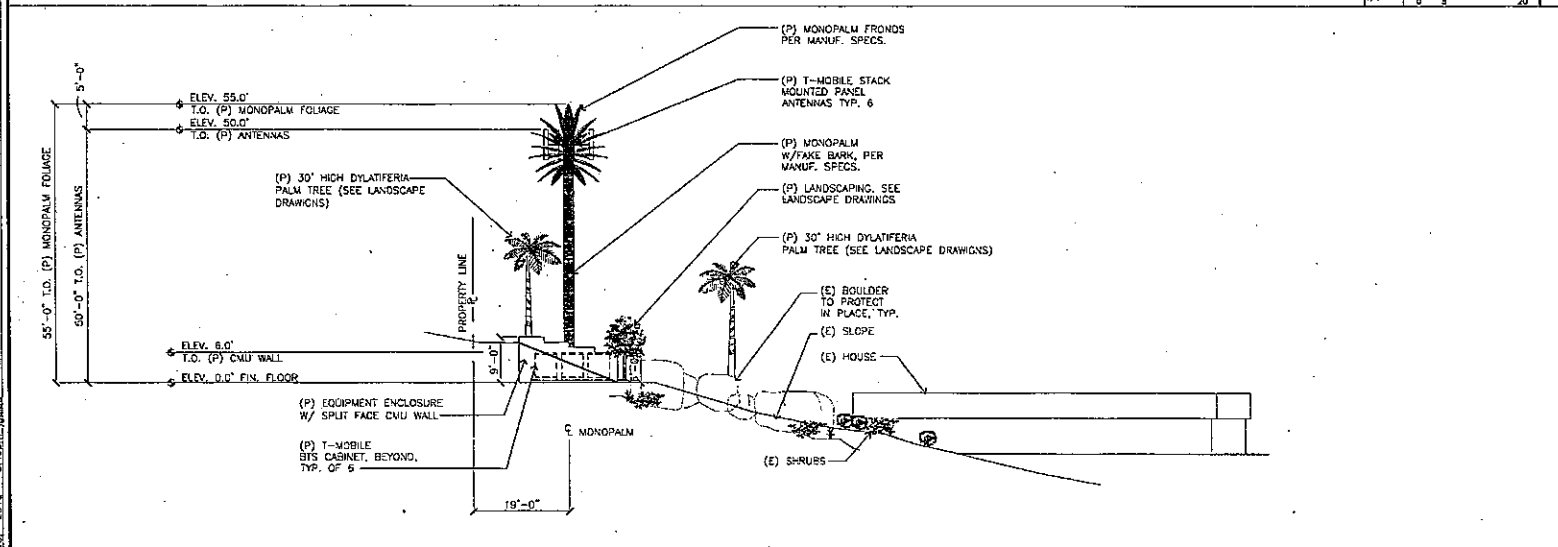
JE04176

Nov. 10, 2010 3:40pm - P:\T-Mobile\T-Mobile Active Projects\T-Mobile Engineering\Waynes World\1-ZDLE04175\_2D Rev10.dwg



EAST ELEVATION

SCALE: 1/32"=1' 0' 5' 20' 1



WEST ELEVATION

SCALE: 1/32"=1' 0' 5' 20' 2

## T-Mobile

Get more from life

3357 EAST GUSTY ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

---

**PROJECT INFORMATION:**

**WAYNES WORLD**  
**IE04175**

38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

---

**CURRENT ISSUE DATE:**

**11-10-10**

---

**ISSUED FOR:**

**ZONING APPROVAL**

---

REV.	DATE	DESCRIPTION	BY
11-10-10	10	REVISED ZDs	JG
08-26-10	10	REVISED ZDs	RG
08-18-10	10	REVISED ZDs	RG
03-08-10	10	REVISED ZDs	ON
03-03-10	10	REVISED ZDs	ON
09-06-09	09	REVISED ZDs	ON
01-13-09	09	REVISED ZDs	RD
12-23-08	08	REVISED ZDs	RG

---

**PLANS PREPARED BY:**

**MSA**  
**Architecture & Planning**

1800 E. Diego Avenue  
San Jose, California 95126  
949.251.1177 fax: 949.251.1120  
San Jose • San Diego • San Francisco  
www.msa-arch.com

---

**CONSULTANT:**

---

**DRAWN BY:** CHC: APV:

RM LHC MJS

---

**LICENSURE:**

---

**SHEET TITLE:**

**ELEVATIONS**

---

**SHEET NUMBER:** **A5** **10**

IE04175

SCOPE OF WORK  
1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

SCOPE OF WORK  
1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

1. INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DESIGN WILL BE FINAL.

2. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

3. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LEIN.

4. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH SITE CONDITIONS, AND SHALL VERIFY ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.

INCREASED COSTS: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACT BEFORE THE WORK BEGINS. FOR SUCH ADDITIONAL WORK PRIOR TO ACTUALLY STARTING THE WORK, THE OWNER MUST SIGN THE CONTRACT TO INCREASE

4. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADED AND DRAINAGE AS

INDICATED ON THE PLANS, UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" IN SOIL PREPARATION

MATERIAL PER _____	10 CU.YD.	
A. ON SITE SOIL _____	_____	6 CU.YD.
B. NITROGEN STABILIZED SAWDUST _____	_____	4 CU.YD.
C. 16-10-10 COMMERCIAL FERTILIZER _____	_____	10 LBS.
D. IRON SULFATE _____	_____	5 LBS.

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES THE PLANT GROWN TO BE PLANTED. PLANT GROWN TO BE PLANTED IN PLANT CONTAINER. PLANT GROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT (SHRUBS ONLY).
2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
3. ----- PLANT PALMS DIRECTLY IN NATIVE SOIL WITHOUT SOIL PREP.
4. USE AGRIFORM 20-10-5, 2 1/2 GRAM TABLETS PER MAKERS SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER 1 GAL. 2 PER 5 GAL. 3 PER 15 GAL. 4 PER 25 GAL.
5. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:  
5 GAL. ----- 2" DEPTH X 1/2 TIMES CONTAINER
6. SCAREEY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT BALL PRIOR TO PLANTING. IF PLANTING IS EVIDENT, IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED.

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES THE PLANT GROWN TO BE PLANTED. PLANT GROWN TO BE PLANTED IN PLANT CONTAINER. PLANT GROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT (SHRUBS ONLY).
2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
3. ----- PLANT PALMS DIRECTLY IN NATIVE SOIL WITHOUT SOIL PREP.
4. USE AGRIFORM 20-10-5, 2 1/2 GRAM TABLETS PER MAKERS SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER 1 GAL. 2 PER 5 GAL. 3 PER 15 GAL. 4 PER 25 GAL.
5. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:  
5 GAL. ----- 2" DEPTH X 1/2 TIMES CONTAINER
6. SCAREEY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT BALL PRIOR TO PLANTING. IF PLANTING IS EVIDENT, IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED.

1. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED BY HIM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCH.

1. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED BY HIM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCH.

3. THE CONTRACTOR SHALL KEEP SITE WEEF FREE, CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY MAINTAINED. ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OTHER MAINTENANCE PLANTING AFTER ONE YEAR.

3. THE CONTRACTOR SHALL KEEP SITE WEEF FREE, CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY MAINTAINED. ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OTHER MAINTENANCE PLANTING AFTER ONE YEAR.

PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH 'NATURAL DAMAGE' SHALL BE REPAIRED AT TIME AND MATERIAL.

2. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH 'NATURAL DAMAGE' SHALL BE REPAIRED AT TIME AND MATERIAL.

2. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.



3257 EAST QUAST ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

[illegible]

WAYNES WORLD  
IF04T76









38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

CURRENT ISSUE DATE: \_\_\_\_\_

11-10-10

\_\_\_\_\_

\_\_\_\_\_

REV.	DATE	DESCRIPTION	BY
	11-10-10	REVISED Z0s	JG
	08-26-10	REVISED Z0s	RC
	08-18-10	REVISED Z0s	RC
	03-08-10	REVISED Z0s	LO
	03-03-10	REVISED Z0s	LO
	05-06-09	REVISED Z0s	LO
	01-13-09	REVISED Z0s	JG
	12-23-08	REVISED Z0s	RC

## 1304

**MSA**  
**Architecture & Planning**  
1800 E. Deane Avenue  
Santa Ana, California 92705  
949.281.1177 fax 949.251.1120  
Santa Ana • San Diego • San Francisco  
[www.msa-ap.com](http://www.msa-ap.com)

[illegible]

DRAWN BY: _____			CHK.: _____			APV.: _____		
RM			LHC			MJS		

LICENSE: \_\_\_\_\_

[illegible]

SHEET TITLE: \_\_\_\_\_

PLANTING PLAN

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

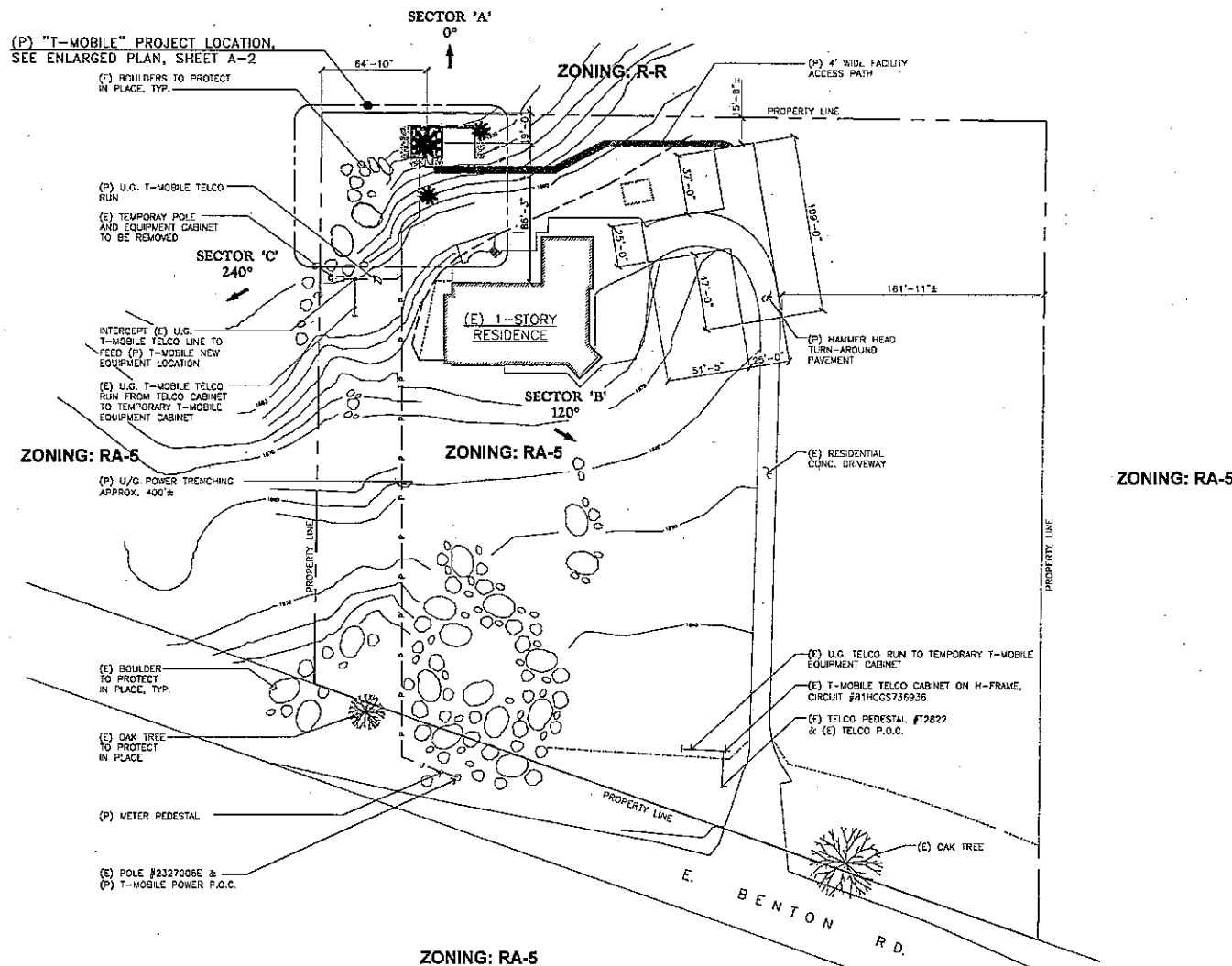
L1	10
	1004175







Nov. 10, 2010, 3:01pm, lqido, P:\T-Mobile\T-Mobile Active Projects\T-Mobile IE04176 Wayne's World\1-Zone IE04176 ZD Rev 10.dwg



OVERALL SITE PLAN

SCALE: 1"=30'  
0 10' 20' 30' 40' 50' 60'

**T-Mobile**  
Get more from life

3257 EAST GIMSTAD ROAD SUITE 200  
CHANDLER, CALIFORNIA 91711

PROJECT INFORMATION:

WAYNES WORLD  
IE04176

38920 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

ZONING APPROVAL

REV.	DATE	DESCRIPTION	BY
1	11-10-10	REVISED ZONING	JG
2	08-26-10	REVISED ZONING	RG
3	08-18-10	REVISED ZONING	RG
4	03-08-10	REVISED ZONING	LON
5	03-03-10	REVISED ZONING	LON
6	05-06-09	REVISED ZONING	LON
7	01-13-09	REVISED ZONING	RG
8	12-23-08	REVISED ZONING	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning  
1800 E. Deane Avenue  
Santa Ana, California 92705  
(949) 551-1177 Fax (949) 551-1100  
Santa Ana • San Diego • San Francisco  
www.msa-usa.com

CONSULTANT:

DRAWN BY: RM LHC MJS

LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: 10

**A1**

IE04176

Nov 10, 2010 - 3:01pm buildg... P:\\_7-MOBILELT-MOBILE ACTMEL PROJECTSL\_Inland Empire\IE04178 WAYNES WORLD\1-ZD\IE04176 ZD Rev10.dwg



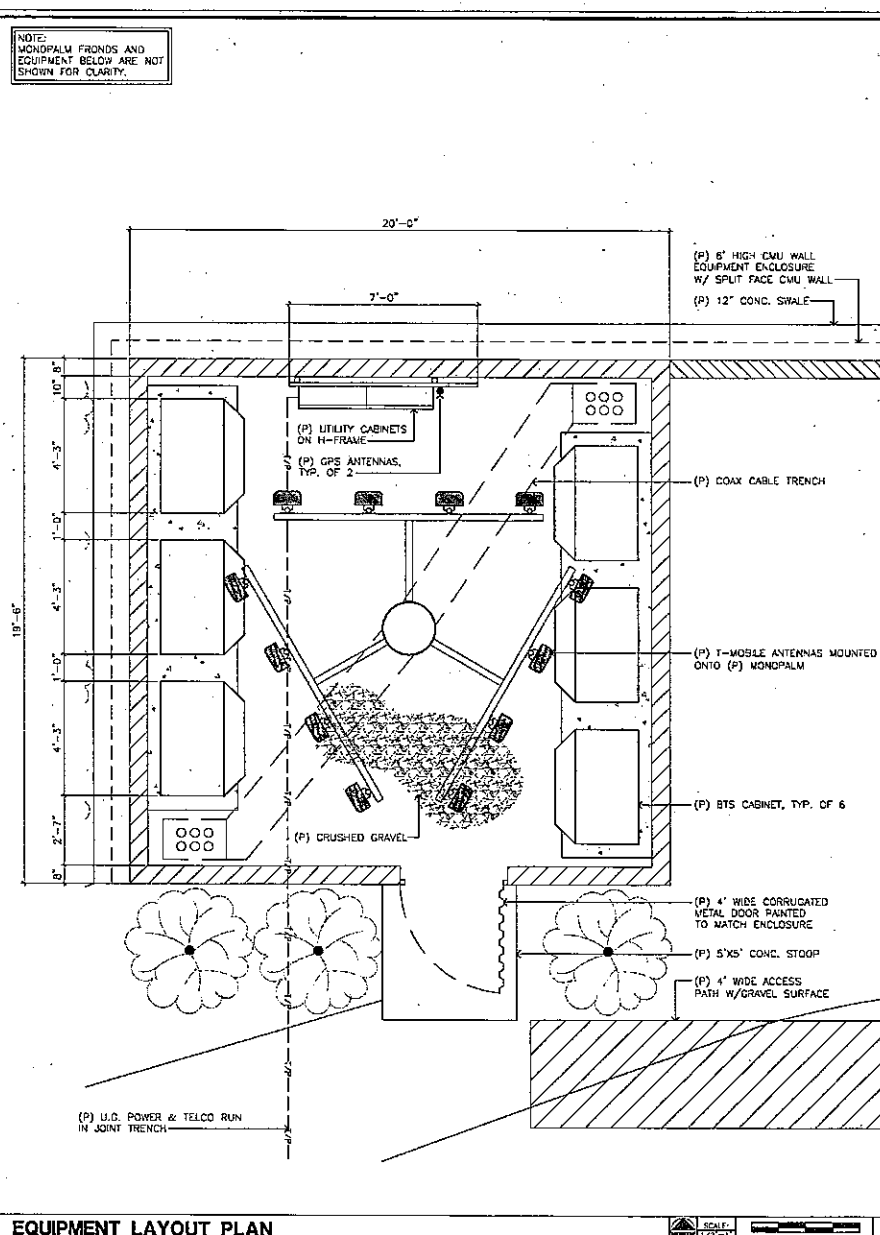
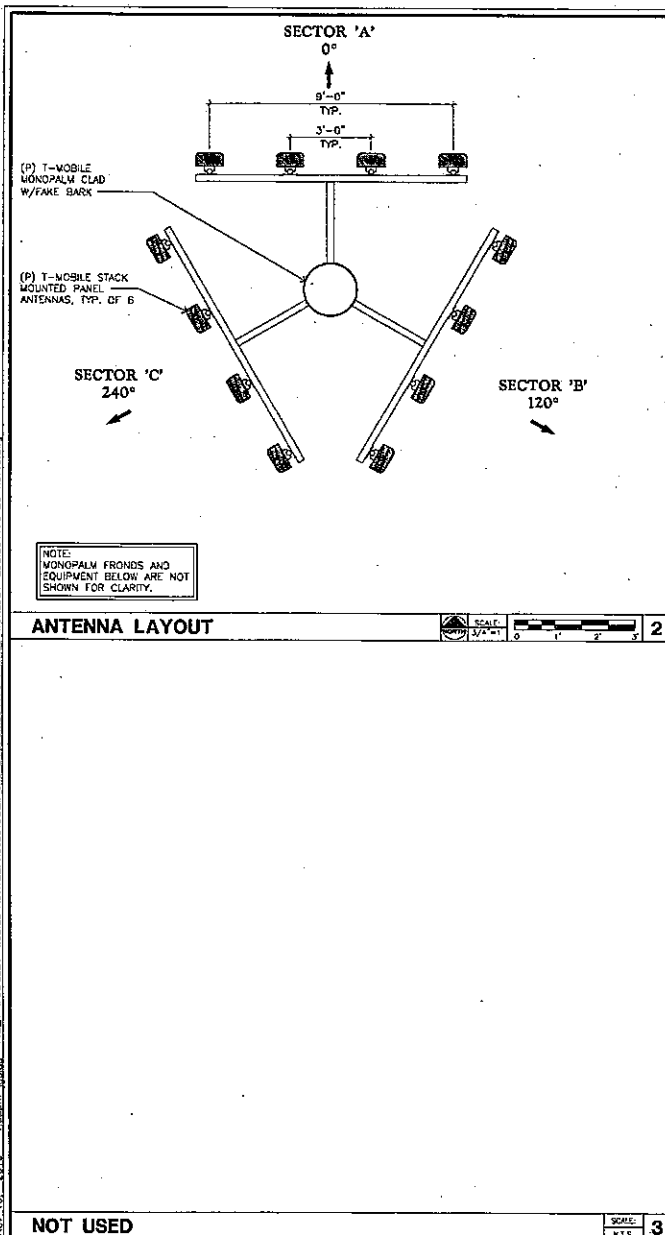
**A2** **10**

Nov 10, 2010 - 3:01pm igulda... P:\L7-MOBILELT-MOBILE ACT\MEL PROJECTS\L7-MOBILE WORLD\L7-MOBILE WORLD.1-ZDI JE04176 ZD Rev10.dwg



**A2** **10**

Nov. 10, 2010 - 1:55pm Update P.L. T-Mobile-Mobile Active Projects - Inland Emery-ED4176 WAYNES WORLD, L-72N-ED4176 7D Rev10.dwg



**T-Mobile**  
Get more from life®

3257 EAST QUART ROAD SUITE 200  
OAKLAND, CALIFORNIA 94781

PROJECT INFORMATION:

**WAYNES WORLD**  
IE04176

38920 E. BENKTON ROAD  
TEMEDULA, CALIFORNIA 92562

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

**ZONING APPROVAL**

REV.	DATE	DESCRIPTION	BY
11-10-10	11-10-10	REVISED ZDs	JG
08-28-10	08-28-10	REVISED ZDs	RG
08-18-10	08-18-10	REVISED ZDs	RG
03-08-10	03-08-10	REVISED ZDs	LGN
03-03-10	03-03-10	REVISED ZDs	LGN
05-06-09	05-06-09	REVISED ZDs	GR
01-13-09	01-13-09	REVISED ZDs	RG
12-23-08	12-23-08	REVISED ZDs	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning

1800 E. Ocean Avenue  
Santa Ana, California 92705

949.251.1177 fax 949.251.1120

Santa Ana • San Diego • San Francisco

CONSULTANT:

DRAWN BY: \_\_\_\_\_ CHK. \_\_\_\_\_ APV. \_\_\_\_\_

RM LHC MJS

LICENSURE:

SHEET TITLE:

**EQUIPMENT AND ANTENNA LAYOUT PLANS**

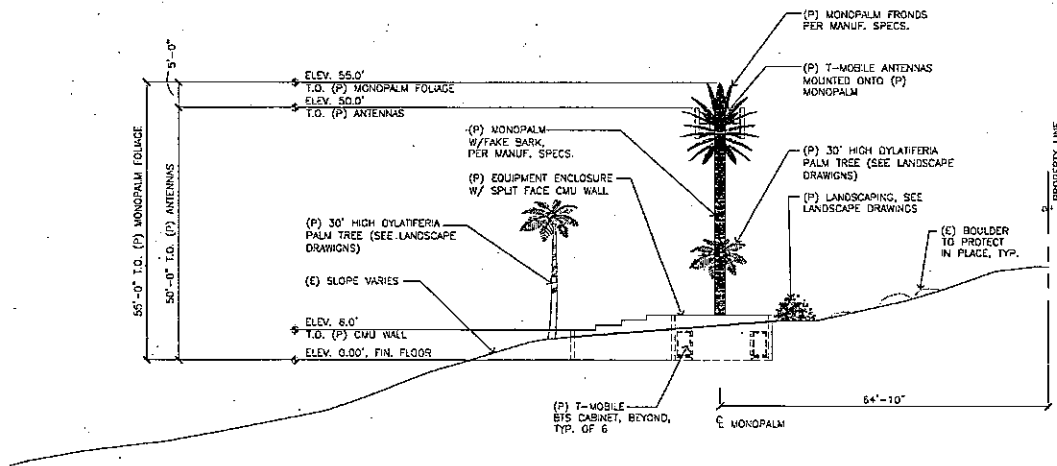
SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

A3

10

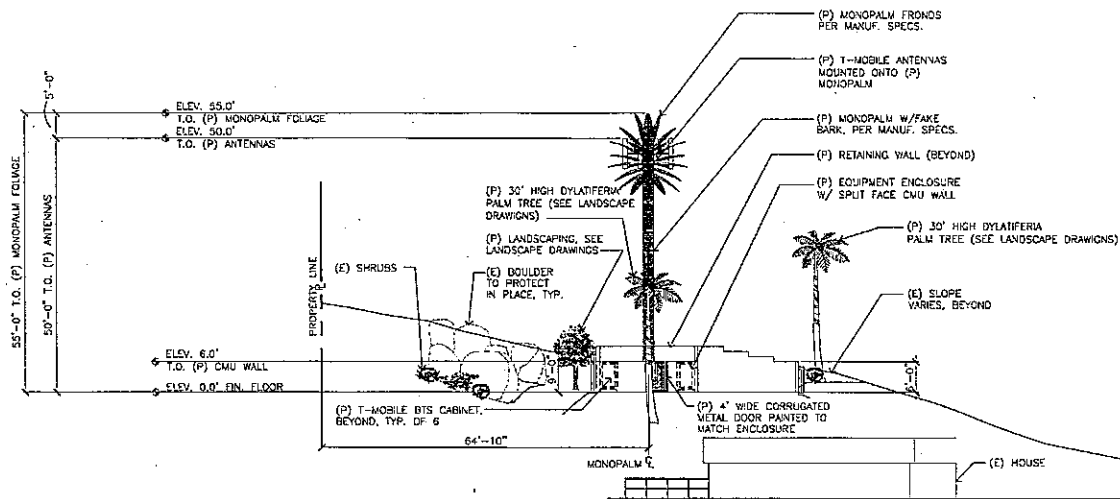
IE04176

Nov. 10, 2010 3:40pm P:\T-Mobile\T-Mobile Active\Projects\Inland Empire\ED4176 WAYNES WORLD\ED4176 2D Rev10.dwg



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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

**T-Mobile**  
Get more from life®

3357 EAST DIXIE ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

PROJECT INFORMATION:

**WAYNES WORLD**  
JE04176

38520 E. BENTON ROAD  
TEMECULA, CALIFORNIA 92592

CURRENT ISSUE DATE:

11-10-10

ISSUED FOR:

**ZONING APPROVAL**

REV.	DATE	DESCRIPTION	BY
11-10-10	11-10-10	REVISED ZDs	JG
08-26-10	08-26-10	REVISED ZDs	RG
08-18-10	08-18-10	REVISED ZDs	RG
03-08-10	03-08-10	REVISED ZDs	QA
03-03-10	03-03-10	REVISED ZDs	QA
05-06-09	05-06-09	REVISED ZDs	QA
01-13-09	01-13-09	REVISED ZDs	RG
12-23-08	12-23-08	REVISED ZDs	RG

PLANS PREPARED BY:

**MSA**  
Architecture & Planning  
1800 E. Camino Avenue  
San Antonio, California 78205  
940.281.1177 fax 940.281.1122  
San Antonio • San Diego • San Francisco  
www.msa-arch.com

CONSULTANT:

Blank box for consultant information.

DRAWN BY: CHK: APV:

RM LHC MJS

LICENSURE:

Blank box for license information.

SHEET TITLE:

**ELEVATIONS**

SHEET NUMBER: REVISION:

**A4** **10**  
JE04176





# PLANTING SPECIFICATIONS

SCOPE OF WORK  
1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPE AS SPECIFIED ON THE ACCOMPANYING DRAWINGS.

2. INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

3. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

4. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LEIN.

5. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH SITE CONDITIONS, AND SHALL VERIFY ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.

6. INCREASED COSTS: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S REQUEST FOR SUCH ADDITIONAL WORK PRIOR TO ANY CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.

7. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADED AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" IN SOIL PREPARATION.

8. BACKFILL FOR ALL SHRUBS SHALL CONSIST OF THE FOLLOWING:  
MATERIAL PER  
A. ON SITE SOIL ..... 6 CU YD.  
B. NITROGEN STABILIZED SAND/DUST ..... 4 CU YD.  
C. 16-10-10 COMMERCIAL FERTILIZER ..... 10 LBS.  
D. IRON SULFATE ..... 5 LBS.

## PLANTING

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)

2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.

3. PLANT PALMS DIRECTLY IN NATIVE SOIL WITHOUT SOIL PREP.

4. USE AGROFORM 20-10-5, 21 GRAM TABLETS PER MAKERS SPECIFICATIONS, WITH ALL SHRUBS AND TREES, 1 PER 1 GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX WIDTH.

5. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:  
5 GAL. .... 2" DEPTH X 1/2 TIMES CONTAINER

6. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT BANDING IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED.

## CLEAN UP

1. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED BY HIM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCH.

## MAINTENANCE

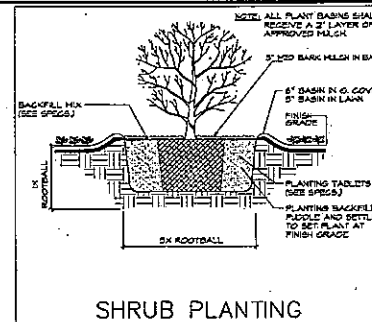
1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.

2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.

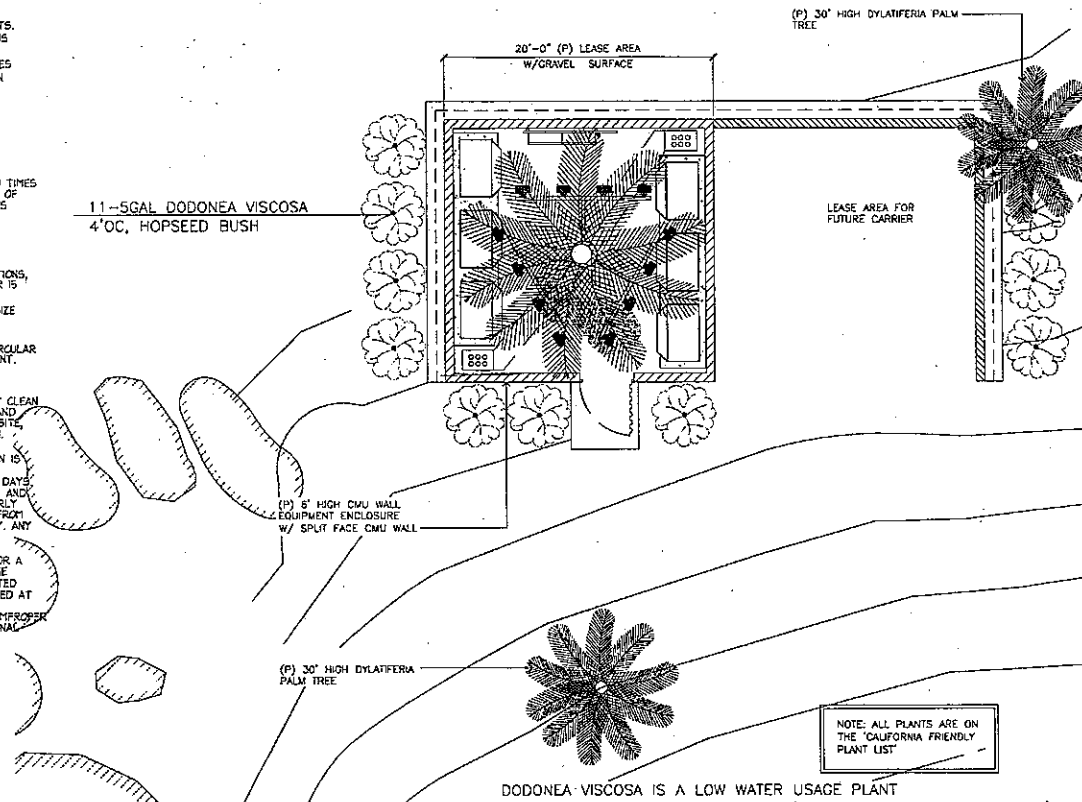
3. THE CONTRACTOR SHALL KEEP SITE WEED FREE, CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY MAINTAINED AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. ANY OWNER MUST MAINTAIN PLANTING AFTER ONE YEAR.

4. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXCESSIVE WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED AT TIME AND MATERIAL.

5. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.



11-5 GAL DODONEA VISCOSA  
4' OC, HOPSEED BUSH



# PLANTING PLAN

**T-Mobile**  
Get more from life®

3337 EAST QUINN ROAD SUITE 200  
ONTARIO, CALIFORNIA 91761

## PROJECT INFORMATION:

WAYNES WORLD  
IE04176

38920 E. BENTON ROAD  
TAMECULA, CALIFORNIA 92592

## CURRENT ISSUE DATE:

11-10-10

## ISSUED FOR:

## ZONING APPROVAL

REV.	DATE	DESCRIPTION	BY
1	11-10-10	REVISED ZONING	JG
2	08-25-10	REVISED ZONING	RG
3	08-18-10	REVISED ZONING	RG
4	03-08-10	REVISED ZONING	LN
5	03-03-10	REVISED ZONING	LN
6	05-06-09	REVISED ZONING	LN
7	01-13-09	REVISED ZONING	RG
8	12-23-08	REVISED ZONING	RG

## PLANS PREPARED BY:

**MSA**  
Architecture & Planning  
1800 E. Dunes Avenue  
Brea, CA 92625  
949.251.1177 fax 949.251.1120  
San Diego • San Francisco

## CONSULTANT:

DRAWN BY:		CHK:	APV:
RM	LHC	MJS	

## LICENSE:

SHEET TITLE:	
PLANTING PLAN	
SHEET NUMBER:	
REVISION:	

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:

## PLANTING PLAN

## SHEET NUMBER:

## REVISION:



3257 E. GUASTI RD., SUITE 200  
ONTARIO, CA 91761

PLANS PREPARED BY: -

**CONNELL DESIGN GROUP, LLC**  
CONSULTING CIVIL ENGINEERS  
15 MACARTHUR COURT, SUITE 200, NEWPORT BEACH CA 92660  
(949) 731-8877 OFFICE - (949) 731-8833 FAX  
CDG#: 10-6818

**CONSULTING GROUP:**

**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

[illegible]

**SITE INFORMATION:**

## WAYNES WORLD

**IE04176**

36920 E. BENTON RD.  
TEMECULA, CA 92592

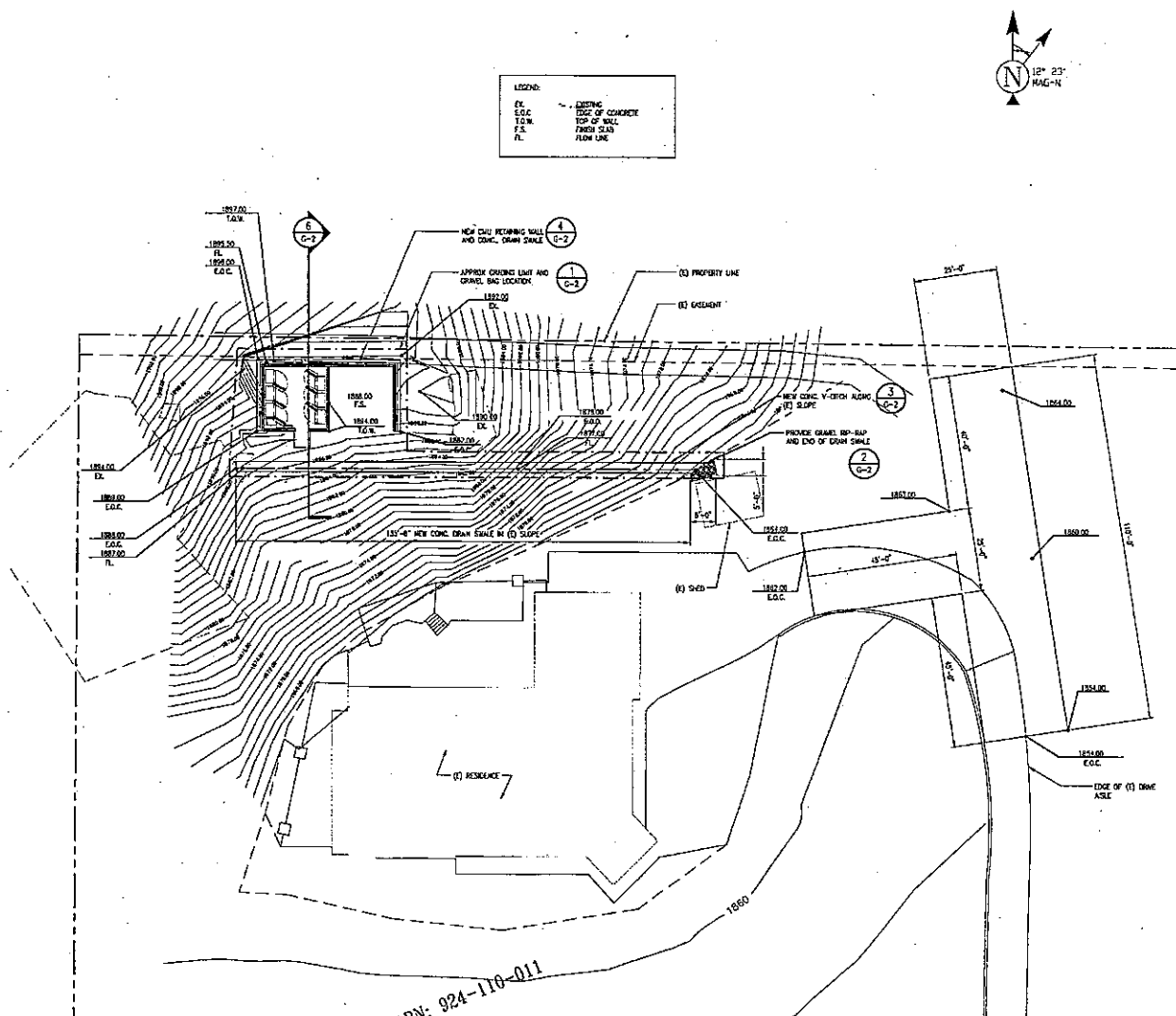
**SEAL:**

**SHEET TITLE:**

## GRADING PLAN

**SHEET NUMBER**

**G-1**



## GRADING PLAN

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

Q B 16



3257 E. GUASTI RD., SUITE 200  
ONTARIO, CA 91761

PLANS PREPARED BY:

**CONNELL DESIGN GROUP, LLC**  
CONSULTING CIVIL ENGINEERS  
49 MACARTHUR COURT, SUITE 200, NEWPORT BEACH CA 92660  
(949) 733-0887 OFFICE - (949) 733-0833 FAX  
CDG#: 10-6818

**CONSULTING GROUP:**

**AVILA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

[illegible]

**SITE INFORMATION:**

## WAYNES WORLD

**IE04176**

38920 E. BENTON RD.  
TEMECULA, CA 92592

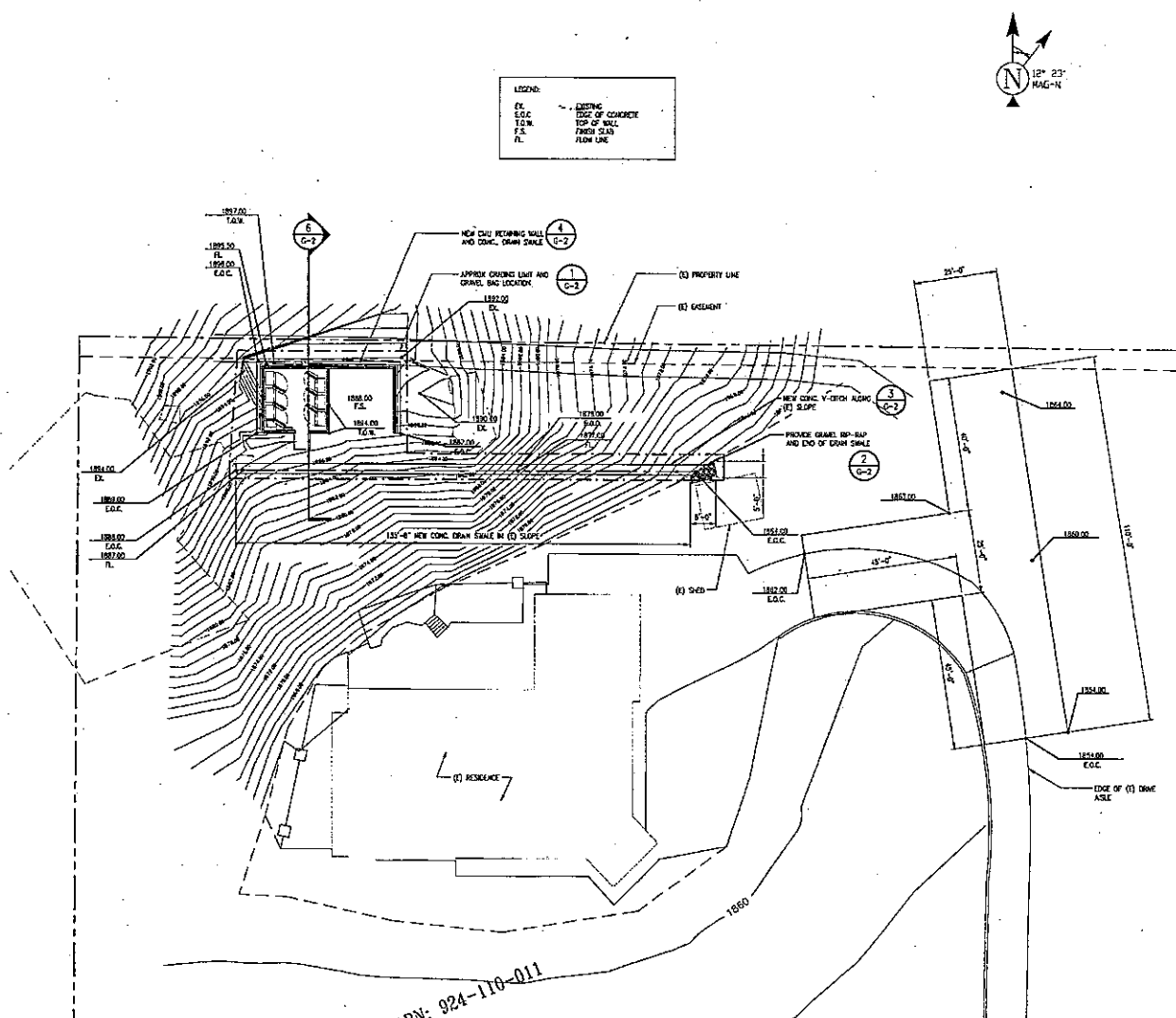
SEAL:

SHEET TITLE:

## GRADING PLAN

**SHEET NUMBER**

**G-1**

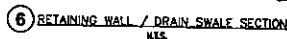
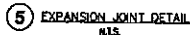
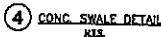
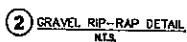
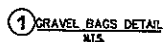


## GRADING PLAN

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

Q B 16

1



- T-Mobile**  
Stick Together  
3257 E. OLIVAS RD., SUITE 200  
ONTARIO, CA 91761

PLANS PREPARED BY:



**CONNELL DESIGN GROUP, LLC**  
CONSULTING CIVIL ENGINEERS  
15000 W. 10TH AVE., SUITE 400, WESTPORT, WY 82203  
(307) 323-0881 OFFICE • (307) 323-8811 FAX  
CDG#: 10-6818

**CONSULTING GROUP**

**AVIL & INC**

**AVIA INC.**  
6254 Avila Rd.  
Yucca Valley, CA 92284  
(760) 228-1556

[illegible]

#### SITE INFORMATION

## WAYNES WORLD

**IE04176**

38020 E. BENTON RD.  
TEMECULA, CA 92592

**SEAL**

**SHEET TITLE:**

**GRADING DETAILS,  
NOTES**

**SHEET NUMBER:**

**G-2**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42016  
**Project Case Type (s) and Number(s):** Plot Plan No. 23642/Variance No. 1875  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Damaris Abraham  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** T-Mobile West  
**Applicant's Address:** 3257 E. Guasti Rd., Suite 200, Ontario, CA 91761  
**Engineer's Name:** Barbara Saito  
**Engineer's Address:** 418 N. Cloverdale Lane, Walnut, CA 91789

### I. PROJECT INFORMATION

**Project Description:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area, surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within the project area. The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance No. 348 Section 19.410 to 55 feet, which thereby raises the maximum height allowed by 5 feet and to reduce the setback requirements from 55 feet to rear 19 feet from the property line, an encroachment of 36 feet due to the topography of the project's location.

**A.**

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

**C. Total Project Area:** 390 square feet on a 4.4 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b> 1	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 390 square foot lease area			

**D. Assessor's Parcel No(s):** 924-110-011

**E. Street References:** Northerly of East Benton Road and westerly of De Portola Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 1 West, Section 9

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is being utilized as a single family residence and it is surrounded by scattered single family residences to the north, south, east, and west.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is 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):** Southwest

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

**D. Land Use Designation(s):** Rural Residential (RR)

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

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east, and west.

**H. Adopted Specific Plan Information**

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



I. **Existing Zoning:** Residential Agricultural – 5 Acre Minimum (R-A-5)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and Residential Agricultural – 5 Acre Minimum (R-A-5) 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 type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

## III. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

will be considered by the approving body or bodies.

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

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

*David Mares for*

Signature

January 11, 2011

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a palm tree and two live palm trees are also proposed to be planted within the project area. In addition, the equipment cabinets have 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: Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that is consistent with the approved plot plan and that covers all antennas. (COA 80.PLANNING.6) and the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that covers all of the antennas (COA 90.PLANNING.9).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 16.53 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.16) 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

☐
☐
☐
☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as other lands. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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

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

timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

##### **6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐
☐
☒
☐

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?

☐
☐
☐
☒

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

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

concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the 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 construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and



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

major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

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

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation

☐ ☐ ☐ ☒

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

policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Site Visit by Environmental Programs Department (EPD) on 09/16/08

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within an MSHCP Criteria Area or cell. Therefore, there is no impact.
- b) No endangered or threatened species were identified on the project site during the Environmental Programs Department site visit. Therefore, there is no impact.
- c) Per the EPD site visit on September 16, 2008, the area where the cell tower is to be located is already disturbed and there is no sensitive habitat proximal to this location. Therefore, there is no impact.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e-f) There are no riverine/riparian resources present onsite and soils are too coarse and slopes are too steep for vernal pool formation. Therefore, there is no impact.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) The site is fully disturbed with an existing single family residence on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the single family residence existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

<b>10. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, County Geologist review

Findings of Fact:

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

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

#### **GEOLOGY AND SOILS** Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

#### Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### **12. Liquefaction Potential Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

#### Findings of Fact:

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

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

### 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

#### Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

### 14. Landslide Risk

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

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

#### Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable,

☐
☐
☐
☒

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

or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

☐
☐
☐
☒

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

☐
☐
☐
☒

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐
☐
☐
☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐
☐
☐
☒

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial



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

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.**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<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: Project application materials

Findings of Fact:

a) The project is for the installation of a 55 foot high monopalm within a 390 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## HAZARDS AND HAZARDOUS MATERIALS Would the project

### 22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☐ ☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Materials

### Findings of Fact:

a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Commission?				
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

#### Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Water Quality Impacts</b>				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

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.

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

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.9). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. Floodplains

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

NA - Not Applicable ☐

U - Generally Unsuitable ☐

R - Restricted ☐

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

☐
☐
☒
☐

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

☐
☐
☒
☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐
☐
☒
☐

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

☐
☐
☐
☒

Source: 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

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

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition the property is impacted by approximately 10 acres of tributary drainage area from the north, however the tower is located on a high ground at the northwest corner of the property. As such, except for nuisance nature local runoff that may transverse portions of the site, the project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the property is impacted by approximately 10 acres of tributary drainage area from the north, however the tower is located on a high ground at the northwest corner of the property. As such, except for nuisance nature local runoff that may transverse portions of the site, the project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the property is impacted by approximately 10 acres of tributary drainage area from the north, however the tower is located on a high ground at the northwest corner of the property. As such, except for nuisance nature local runoff that may transverse portions of the site, the project is considered free from ordinary storm flood hazard. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

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
--	--------------------------------------	--	---------------------------------------	--------------

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acre Minimum) in the Southwest 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.

<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The project will be consistent with the site's existing zoning of Residential Agricultural – 5 Acre Minimum (R-A-5). The project proposes a height over the maximum height specified in the zone; however, a variance application was submitted to address the increase in height. The project will have a less than significant impact.

b-c) The proposed cell tower will be designed as a 55 foot high monopalm. Due to the topography of the project's location, the proposed facility's height was increased beyond the maximum height of the zone. A variance application was submitted to address the increase in height. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. The project will have a less than significant impact.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<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
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **NOISE** Would the project result in

##### **Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

#### **30. Airport Noise**

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
area to excessive noise levels? 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? 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: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>				
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 55 foot high monopalm with six (6) equipment cabinets in a 390 square foot lease area. The scope of the development is not substantial enough to displace a number of houses, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services** ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services** ☐ ☐ ☒ ☐

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools** ☐ ☐ ☒ ☐

Source: Temecula Valley Unified School District correspondence, GIS database

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

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

to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<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
--------------------------------------	--	---------------------------------------	--------------

#### 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 55 foot high monopalm and six (6) equipment cabinet within a 390 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP

Findings of Fact: According to the RCIP, no regional or community trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

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

**Findings of Fact:**

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☐ ☒

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

☐ ☐ ☐ ☒

**Source:** RCIP, Riverside County Waste Management District correspondence

**Findings of Fact:**

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**48. Utilities**

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

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

**Source:** RCIP

**Findings of Fact:**

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

☐
☐
☐
☒

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐
☐
☐
☒

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

☐
☐
☐
☒

Source: Staff review, Project Application Materials

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

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

<b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**Source:** Staff review, project application

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System

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

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

## VII. AUTHORITIES CITED

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

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within the project area. The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet and to reduce the setback requirements from 50 feet to 19 feet from the property line due to the topography of the project's location.

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23642. 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. 23642 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23642, Exhibit A (Sheets 1-9), dated December 21, 2010.

APPROVED EXHIBIT L = Plot Plan No. 23642, Exhibit L (Sheets 1 and 2), dated December 21, 2010.

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                   USE - GENERAL INTRODUCTION                   RECOMMND

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

10.BS GRADE. 3                   USE - OBEY ALL GDG REGS                   RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                   USE - DISTURBS NEED G/PMT                   RECOMMND

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

10.BS GRADE. 5                   USE - 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. 6                   USE-G2.3SLOPE EROS CL PLAN                   RECOMMND

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

10.BS GRADE. 7                   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.

10.BS GRADE. 8                   USE - SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than



01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10.BS GRADE. 8                   USE - SLOPE STABL'TY ANLYS (cont.)                   RECOMMND

2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 9                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

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

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

10.BS GRADE. 10                  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. 11                  USE - DRAINAGE & TERRACING                   RECOMMND

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

10.BS GRADE. 12                  USE - SLOPE SETBACKS                   RECOMMND

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

10.BS GRADE. 13                  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. 14                  USE-G.3.1NO 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

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN: TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10.BS GRADE. 14                      USE-G.3.1NO B/PMT W/O G/PMT (cont.)                      RECOMMND

construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 15                      USE - RETAINING WALLS                      RECOMMND

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

10.BS GRADE. 17                      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. 18                      USE-G4.3PAVING INSPECTIONS                      RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                      USE - GENERAL COMMENTS                      RECOMMND

Based on the information provided to the Department of Environmental Health (DEH), no further information is required at this time. However, DEH reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      USE- FLOOD HAZARD REPORT                      RECOMMND

Plot Plan No. 23642 proposes a T-Mobile wireless facility disguised as a 55' monopalm. The 4.57 acre site is located in the Southwest Area Plan north of East Benton Road and west of Portola Road. An existing residence is also located on the site.

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE- FLOOD HAZARD REPORT (cont.)

RECOMMND

While the property is impacted by approximately 10 acres of tributary drainage area from the north, the tower is located on a high ground at the northwest corner of the property. As such, except for nuisance nature local runoff that may traverse portions of the site, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. The District does not object to this proposal. It should be noted that the existing residence does not appear to have been reviewed for flood control issues and may be subject to damage during a storm event.

This project is located in the Murrieta Creek/Santa Gertrudis 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.

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 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 reasonable 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 the treatment of the remains as provided in Public Resources Code Section 5097.98.

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

## 10. GENERAL CONDITIONS

### 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 environmental 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 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

### 10.PLANNING. 3

#### USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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

### 10.PLANNING. 4

#### USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10.PLANNING. 4                   USE - FEES FOR REVIEW (cont.)                   RECOMMND

review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6                   USE - CEASED OPERATIONS                   RECOMMND

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

10.PLANNING. 7                   USE - MAX HEIGHT                   RECOMMND

The monopalm located within the property shall not exceed a height of 55 feet.

10.PLANNING. 8                   USE - CO-LOCATION                   RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9                   USE - FUTURE INTERFERENCE                   RECOMMND

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

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN: TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10. PLANNING. 12 USE - NO USE PROPOSED LIMIT CT

RECOMMND

The balance of the subject property, APN: 924-110-011 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10. PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT

RECOMMND

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

The color of the monopalm (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10. PLANNING. 14 USE - SITE MAINTENANCE CT

RECOMMND

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

10. PLANNING. 15 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10. PLANNING. 16 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.

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10.PLANNING. 17                   USE -LC RECLAIMED WATER                   RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 18                   USE- LC VIABLE LANDSCAPE                   RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 19                   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. 20                   USE- LC LANDSCAPE SCREENING                   RECOMMND

Landscape screening located from 3 to 6 shall be designed to ensure full, opaque, coverage up to a minimum height of 4 feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

TRANS DEPARTMENT

10.TRANS. 1                   USE - TS/EXEMPT                   RECOMMND

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

10.TRANS. 2                   USE - NO ADD'L ON-SITE R-O-W                   RECOMMND

No additional on-site right-of-way shall be required on East Benton Road since adequate right-of-way exists, per



01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

10. GENERAL CONDITIONS

10.TRANS. 2                      USE - NO ADD'L ON-SITE R-O-W (cont.)                      RECOMMND

PM 99/64-65.

10.TRANS. 3                      USE - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along East Benton Road due to existing improvements.

10.TRANS. 4                      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

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

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

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

\*The geotechnical/soils, compaction and inspection reports

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE-G2.4GEOTECH/SOILS RPTS (cont.)                   RECOMMND

will be reviewed in accordance with the RIVERSIDE COUNTY  
GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND  
GEOLOGIC REPORTS.

60.BS GRADE. 4                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

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

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

60.BS GRADE. 6                   USE-G2.14OFFSITE GDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the  
sole responsibility of the owner/applicant to obtain any  
and all proposed or required easements and/or permissions  
necessary to perform the grading herein proposed.

60.BS GRADE. 7                   USE-G2.15NOTRD OFFSITE LTR                   RECOMMND

A notarized letter of permission, from the affected  
property owners or easement holders, is required for any  
proposed off site grading.

60.BS GRADE. 8                   USE-G2.16REC'D ESMT REQ'D                   RECOMMND

A recorded easement is required for off site drainage  
facilities.

60.BS GRADE. 9                   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

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 13

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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. 10 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. 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 the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

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

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 14

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required  
prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

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.

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 15

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      USE - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

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.

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 December 21, 2010.

80.PLANNING. 2                      USE - LIGHTING PLANS CT                      RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3                      USE - SCHOOL MITIGATION                      RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 4                      USE - LC LANDSCAPE SECURITIES                      RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 16

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4                   USE - LC LANDSCAPE SECURITIES (cont.)                   RECOMMND

installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 5                   USE- LC SPECIMEN TREES REQUIRE                   RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured rewith non-wire ties. Trees larger then 24" box may require guying.

80.PLANNING. 6                   USE - PALM FRONDS                   RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan, that covers all antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

80.TRANS. 1                   USE - EVIDENCE/LEGAL ACCESS                   RECOMMND

Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2                   USE - REQ'D GRADING INSP'S                   RECOMMND

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



01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 17

PLOT PLAN: TRANSMITTED Case #: PP23642

Parcel: 924-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                      USE - REQ'D GRADING INSP'S (cont.)                      RECOMMND

1. Precise grade inspection of entire permit area.

a. Precise Grade Inspection

b. Inspection of onsite drainage facilities

90.BS GRADE. 3                      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 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.

PLANNING DEPARTMENT

90.PLANNING. 1                      USE - UTILITIES UNDERGROUND                      RECOMMND

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

90.PLANNING. 2                      USE - WALL & FENCE LOCATIONS                      RECOMMND

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

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4

USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County 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. 23642 has been calculated to be 0.009 net acres.

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

90.PLANNING. 5

USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                   USE - SIGNAGE REQUIREMENT (cont.)                   RECOMMND

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 6                   USE - LC LNDSCP INSPECT DEPOST                   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 Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 7                   USE - LC COMPLY W/ LNDSCP/ IRR                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 8                   USE- LC LNDSCP/IRR INSTALL                   RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE- LC LNDSCP/IRR INSTALL (cont.)

RECOMMND

final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 9 USE - PALM FRONDS

RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that covers all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 3 USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

01/13/11  
15:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP23642

Parcel: 924-110-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      USE-UTILITY INSTALL CELL TOWER (cont.)                      RECOMMND

the Transportation Department.

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

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

DATE: October 27, 2009

**TO:**

3rd District Supervisor  
3rd District Planning Commissioner  
Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department

Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
P.D. Landscape Architects – Ron Dyo

P.D. Archaeologist  
Riv. Co. I.T. – John Sarkasian  
Riv. Co. Waste Resources Management  
County Service Area No. 152 c/o EDA  
Riv. Co. Airport Land Use – John Guerin

**PLOT PLAN NO. 23642 - EA42016 – Applicant: T-Mobile – Engineer/Representative: JDS Planning - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of East Benton Road and westerly of De Portola Road - 4.57 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - REQUEST: This plot plan proposes a T-Mobile wireless facility disguised as a 50' monopine with twelve (12) panel antennas and 2 GPS antennas, located on 3 sectors. This proposal also consists of a 413 square foot lease area with 6 equipment cabinets. - APN: 924-110-011**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 18, 2008**. 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**, Planner IV, at **(951) 955-0869** or email at [khesterl@rctlma.org](mailto:khesterl@rctlma.org) / **MAILSTOP# 1070**.

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.*

1116

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

☒ ~~PLOT PLAN~~      ☐ CONDITIONAL USE PERMIT      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT      ☐ PUBLIC USE PERMIT      ☒ **VARIANCE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 23642 / NAR 01875      DATE SUBMITTED: 8/2/10

**APPLICATION INFORMATION**

Applicant's Name: T-Mobile West, dba T-Mobile      E-Mail: \_\_\_\_\_

Mailing Address: Zoning Manager IE24889, 3257 E. Guasti Road, Suite 200  
Ontario      CA      91789  
City      State      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_      Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Barbara Saito for Avila Inc      E-Mail: barbara.saito1@verizon.net

Mailing Address: 418 N. Cloverdale Lane  
Walnut      CA      91789  
City      State      ZIP

Daytime Phone No: (909) 723-6152      Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Melvin W & JK Millner Trust      E-Mail: \_\_\_\_\_

Mailing Address: 38920 E Benton Road  
Temecula      CA      92592  
City      State      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_      Fax No: (\_\_\_\_) \_\_\_\_\_

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

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



## APPLICATION FOR LAND USE AND DEVELOPMENT

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Barbara Sager

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.

on file w/ PP 24113

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): 924-110-011

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Approximate Gross Acreage: \_\_\_\_\_

General location (nearby or cross streets): North of E. Benson, South of La Terraza Road, East of De Portola, West of Green Meadow

Thomas Brothers map, edition year, page number, and coordinates: 2004 931-955 A3

## APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Installation of a wireless telecommunication facility designed to resemble a palm tree plus radio equipment cabinets. Please see attached project description

PP 23642 variance for overall height to 55' and reduced setback to tower

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) n/a

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

BARBARA SAITO for AVILA Inc.  
418 N. Cloverdale Lane, Walnut, CA 91789  
Cell: (909) 723-6152 Email: barbara.saito1@verizon.net

August 25, 2010 revised September 27, 2010

Authorized Agent for **T-Mobile**  
T-Mobile Project Number: **IE904176**  
T-Mobile Project Name: **Wayne's World**

**County of Riverside**  
**Application for a Plot Plan Review and Variance**  
*Project Information and Justification*

T-Mobile West Corporation (T-Mobile) is requesting approval of a Plot Plan Review and Variance for the construction and operation of a unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

**Project Location**

Address        38920 Benton Road  
APN            924-110-011  
Zoning        RA5

**Project Representative**

Barbara Saito  
418 N. Cloverdale Lane, Walnut, CA 91789  
909-723-6152

**T-Mobile Contact**

Linda Paul, Real Estate and Zoning Manager  
3257 E. Guasti Rd. #200  
Ontario, CA 91761  
909-975-3698

**Project Description**

The installation of a wireless telecommunication facility consisting of twelve panel antennas, 6 TMAs, and 2 gps antennas installed on a pole designed to resemble a palm tree and radio equipment enclosed within a block surround. This design meets the County requirements for a disguised facility. A variance is being requested due to the overall height and reduced setback of the proposed facility.

**Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

Coverage – No service, or insufficient service, currently existing in the vicinity

Capacity – Service exists, but is currently overloaded or approaching overload, preventing successful call completion during times of high usage.

Quality – Service exists, but signal strength is inadequate or inconsistent.

E911 – Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Half of all 911 calls are made using mobile phones.)

Enhanced Voice and Data services – Current service does not provide adequate radio-support for advanced services.

All constitute a significant gap in the coverage or quality of service provided. In this specific case, this location was selected because T-Mobile's radio-frequency engineers (RF) have identified the objective of

this site is to provide coverage for the Residential communities near Benton and DePortola, where there is currently little to no coverage. This candidate would meet the objective primarily due to the higher terrain elevation and the designed antenna center of 48 feet.

#### Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed:

The subject site was initially approved for a 70 foot wireless communication facility but the zoning permit and building permits expired. For this application, no other candidates were reviewed.

#### Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

The parcel is of a size to meet all the required setbacks. Additionally it has existing vegetation that helps to screen the proposed facility.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The existing property takes its access from Benton Avenue. There will be no traffic generated by this proposal.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The design of the proposed facility meets the planning objective of disguised facilities by designing the antenna structure to resemble a palm tree and the equipment enclosure to be a covered enclosure. The hilly terrain also effectively screens the proposed facility.

The proposed use is deemed essential and desirable to the public convenience or welfare.

Wireless communication has been deemed essential and desirable to public convenience and welfare based on consumer demand and the FCC mandated connection to 911 services.

#### Variance

A variance is being requested to allow 5 feet over the required limit of 50 feet for wireless telecommunication facilities on residentially zoned parcels. The top of the antennas and pole structure are 50 feet. To assist in the stealthing of the facility, palm fronds have been added for an overall height of 55 feet to make the facility more "tree-like." The fronds are non-structural. A variance is also being requested from the development standard of 200% of the height (110 feet) from the property line. The variance is necessary for the following reasons:

- The subject property has a steep slope with the property line being at the top of slope. If the proposed facility were moved away from the property line or reduced in height, the radio transmission would be blocked.
- Meeting both the development standards will lessen the transmission and cause a reduced level of service for the residents and businesses in the local area. Such reduction will cause the need for additional sites to fill the potential loss of coverage..

#### Why is the height necessary

Certain uses by their very nature require height to be effective. Examples include silos, chimneys and water towers, which have practical as well as safety reasons that require them to be of greater height than allowed by the zoning regulations. Silos are designed to store dry materials. The height not only allows for more storage in a small area, but also helps to keep the dry goods dry. Chimneys have increased height to guide smoke away from the occupied area. Water towers utilize height to create the necessary water pressure to provide for domestic uses as well as fire protection. Restricting on these types of facilities would certainly reduce their effectiveness, and possibly render them useless.

Just as the water tanks utilize physics to create water pressure, so radio transmission utilizes physics to provide communication. Limiting a transmission facility to a certain height does not recognize the physical needs of the facility, and can render the facility useless.

The subject antennas must be able to send out signals to, and receive signals from mobile radios. These radios are either installed in motor vehicles or are portable. A mobile radio and a portable radio operate at different power levels. The transmission signals must be stronger for a portable radio to receive them.

As implied, these radios move around from place to place. They are sometimes in the path of the signal, sometimes out of the path. While they are in the path of a signal, they can receive and transmit to the base antennas, and communicate with the world. While out of the path, they cannot transmit or receive the base signal, therefore cannot communicate with anyone. In a shadow area, the signal is sometimes strong enough to be received by the mobile radio, but not by the portable. This point is of great significance when the users of the portable radio are emergency personnel.

The subject property is in an area with a very changing topography. It is very hilly and the streets wind throughout the area. A forty-one foot tall water tank reservoir is located on the property along with a steep uphill slope to the east and a tree row to the south. The radio signal, while moving in a straight path, must navigate its way through all this. Shadows are caused by those hills that do not totally block the signal. By increasing the height of the subject antennas, the blockages and shadows can be reduced and eliminated entirely, thereby allowing communication to occur.

The subject property has a dramatic change in elevation. The location of the proposed facility is near the highest part of the property. If the overall height were reduced, the coverage would be lessened, necessitating more sites to meet the coverage objective. Attached are the coverage plots for the proposed height and the reduced height which indicate the loss of coverage. The Coverage Improvement Comparison Table indicates the coverage area and percentage difference between allowing the top of the antennas to be 50 feet high and requesting a variance and reducing the overall height of the proposed facility to 50 feet. Although the difference does not appear great, the modeling does not take vegetation into consideration. The taller height will make for a better handover between sites and allow the system as a whole to perform better.

Meeting the setback requirement of 110 feet (200% of 55 feet) would reduce the amsl height considerable and render the site nearly useless due to the steepness of the slope. The proposed facility does meet the standard development setback and height limitations of the R-A zone. The size of the abutting properties are large with most of the homes being "down slope". Additionally, this would cause the facility to encroach into the residential setback.

What impact will this facility make on the neighborhood

There is a minor impact that the antennas will make on the neighborhood. This is the visual impact.

There will be little impact to the adjacent residential properties due to the hilly terrain. Most of the views of the surrounding residents are towards the valley, not the subject property. Passers-by would be more inclined to see the rock outcroppings, trees and other vegetation.

Are there other alternatives to increasing the height

There are no viable alternatives to increasing the height. The attached coverage plots indicate the coverage objective and how the proposed facility meets the objective at the submitted height. Additional coverage plots are included to show how much less coverage would be achieved if the proposed facility is limited to the zoning height.

#### T-Mobile Company Information

T-Mobile is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

T-Mobile is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

T-Mobile will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. T-Mobile requests a favorable determination and approval of a Minor Design Review to build the proposed facility. Please contact me at 909-723-6152 for any questions or requests for additional information.

Respectfully submitted,

Barbara Saito  
Authorized Agent for T-Mobile

# Zoning RF Map Summary

## IE04176A

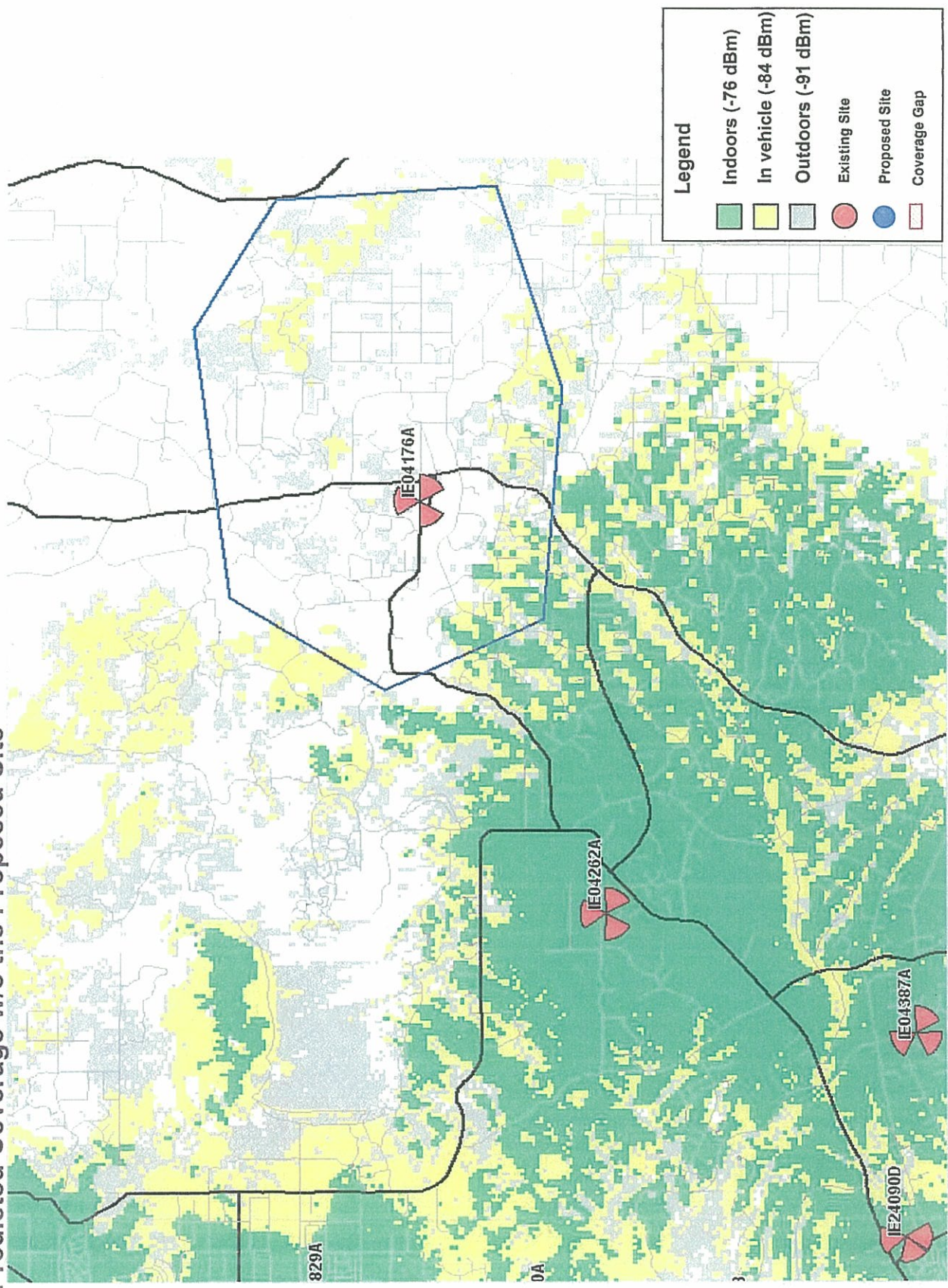
**T-Mobile** stick together<sup>SM</sup>

Confidential and Proprietary Information of T-Mobile USA



# T-Mobile Site IE04176A

Predicted Coverage w/o the Proposed Site

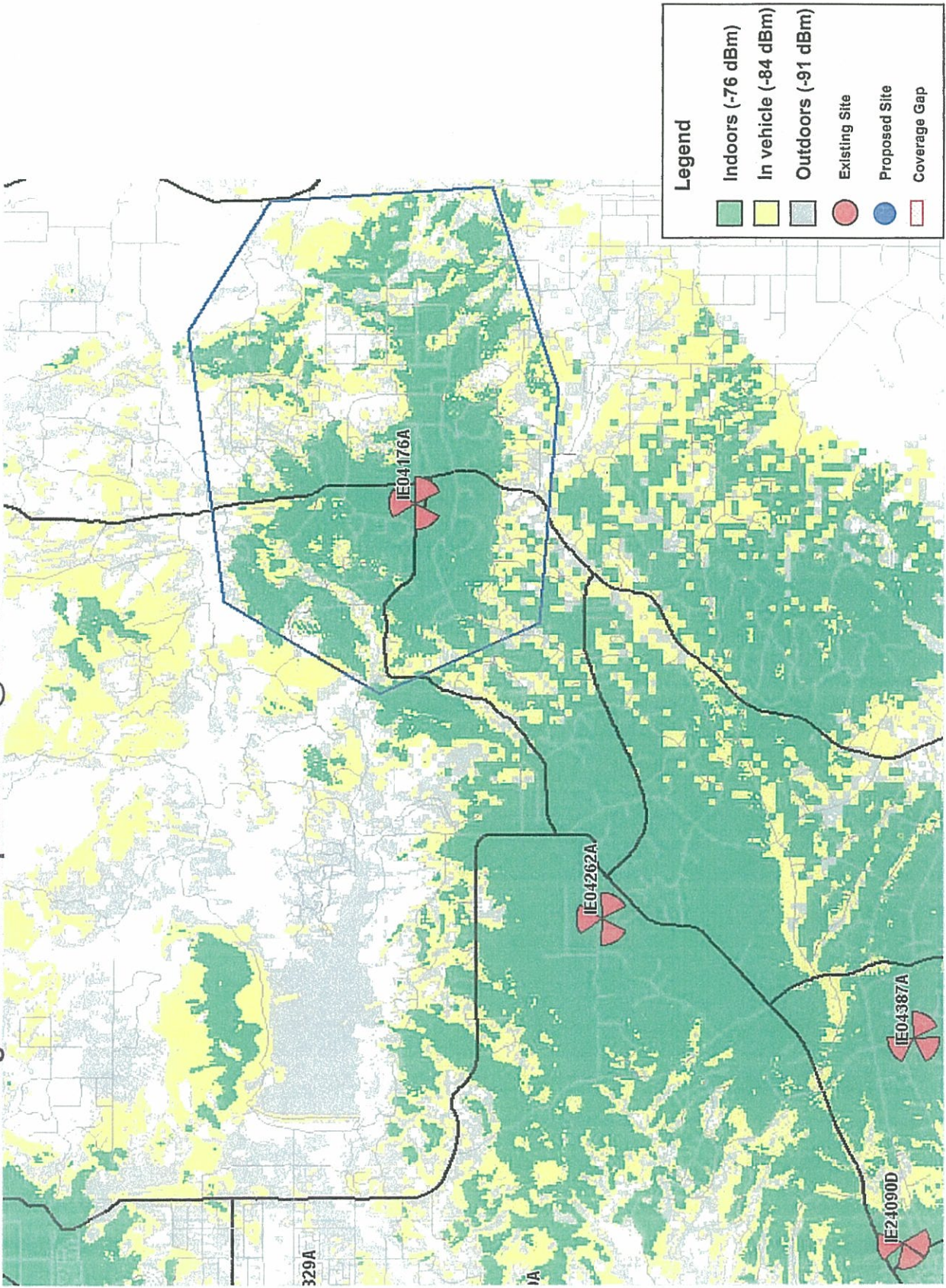


T-Mobile stick together™



T-Mobile Site IE04176A

Predicted Coverage with the Proposed Site @ 50' TOA

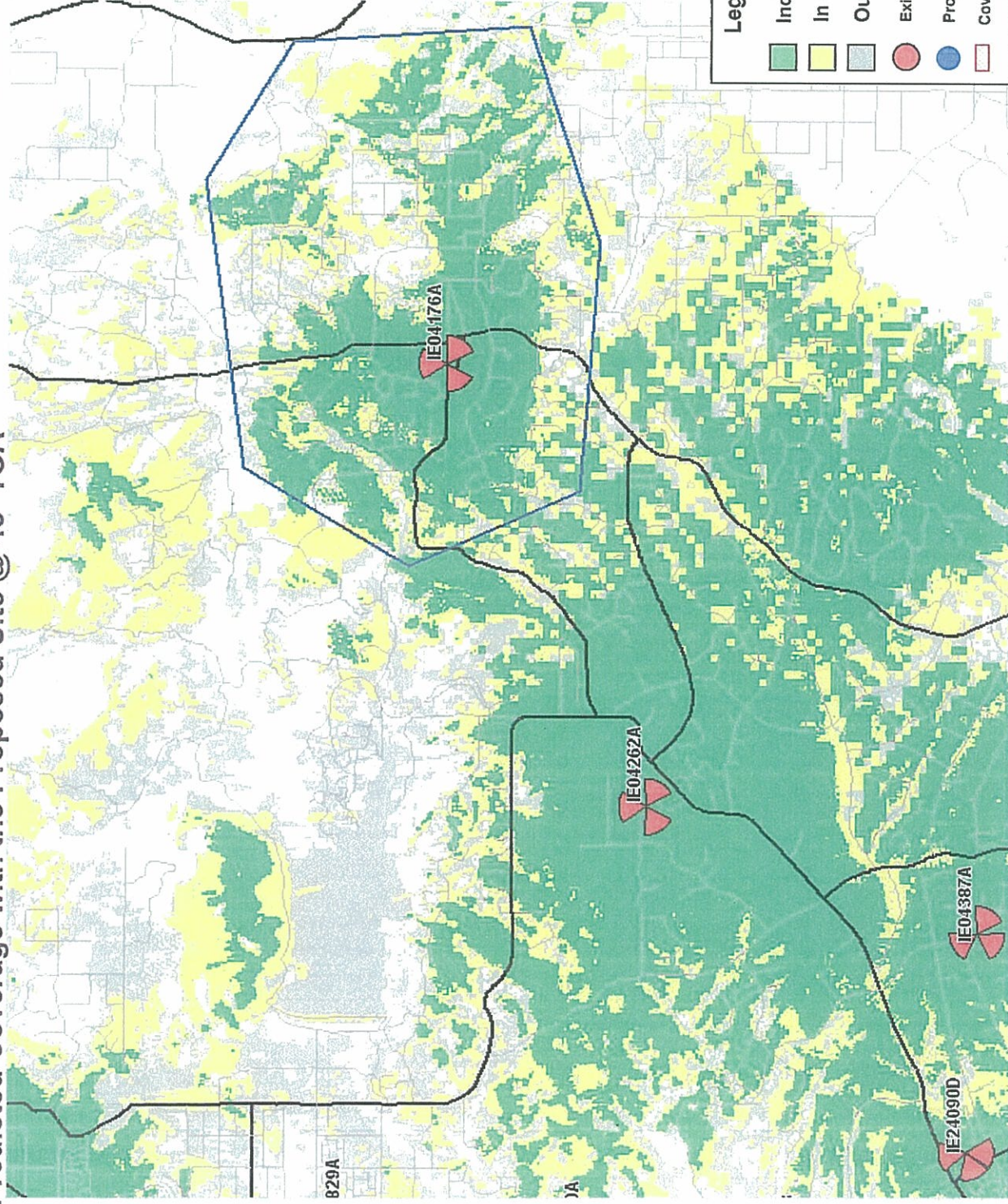


T-Mobile stick together™



Predicted Coverage with the Proposed Site @ 45' TOA

T-Mobile Site IE04176A



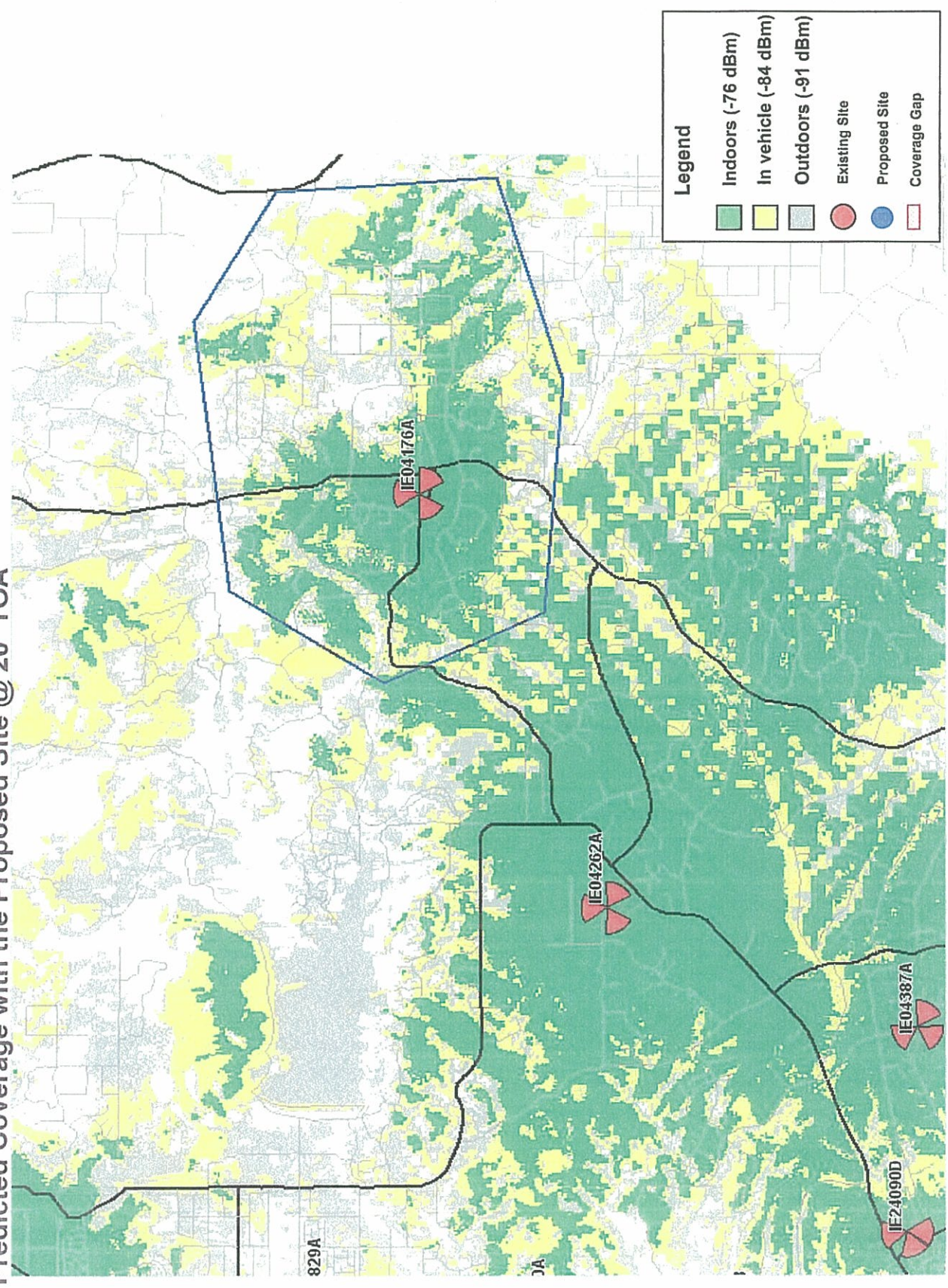
T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA



T-Mobile Site IE04176A

Predicted Coverage with the Proposed Site @ 20' TOA



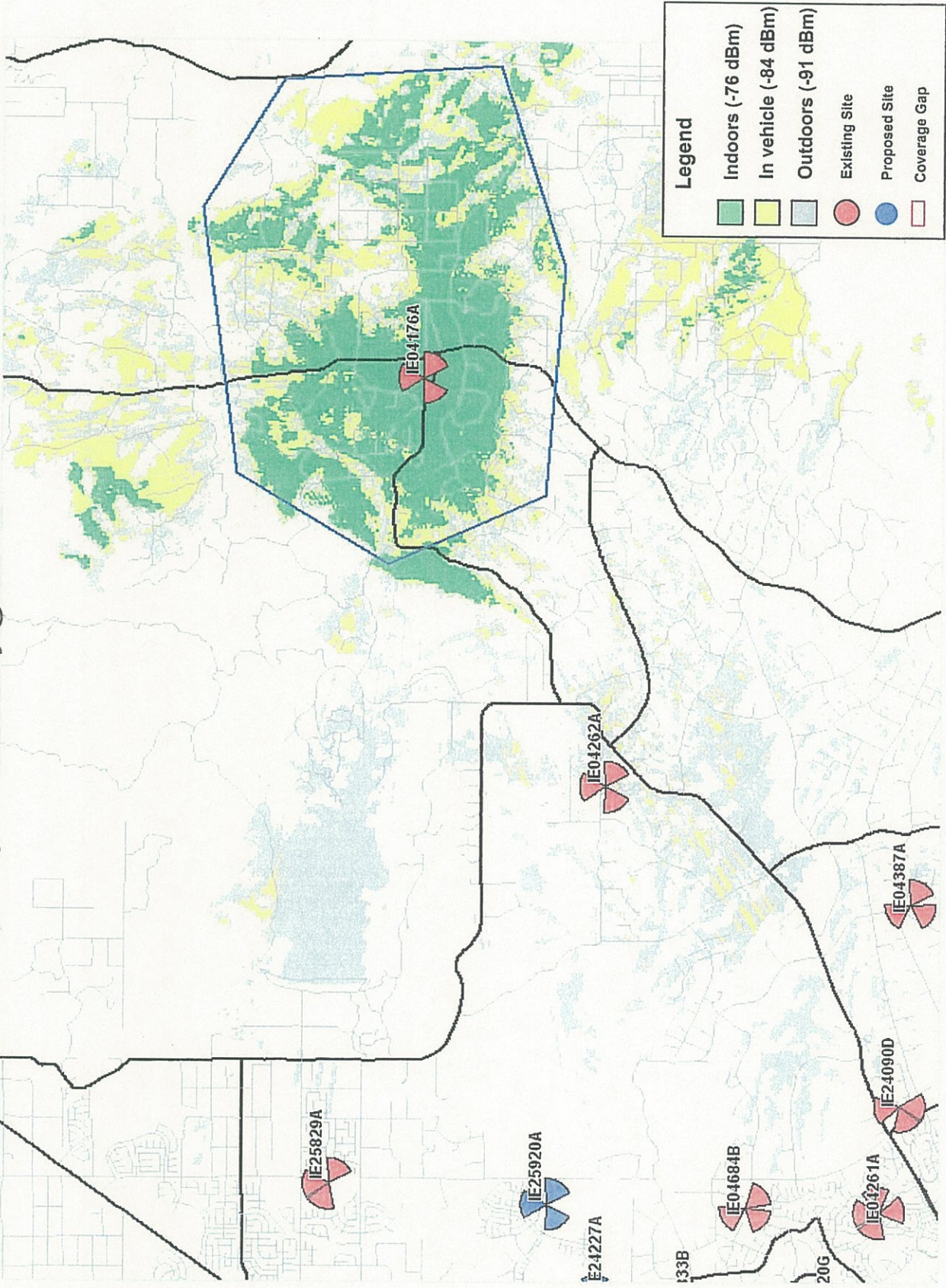
T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA



Predicted Coverage with the Proposed Site Only @ 50' TOA

T-Mobile Site IE04176A

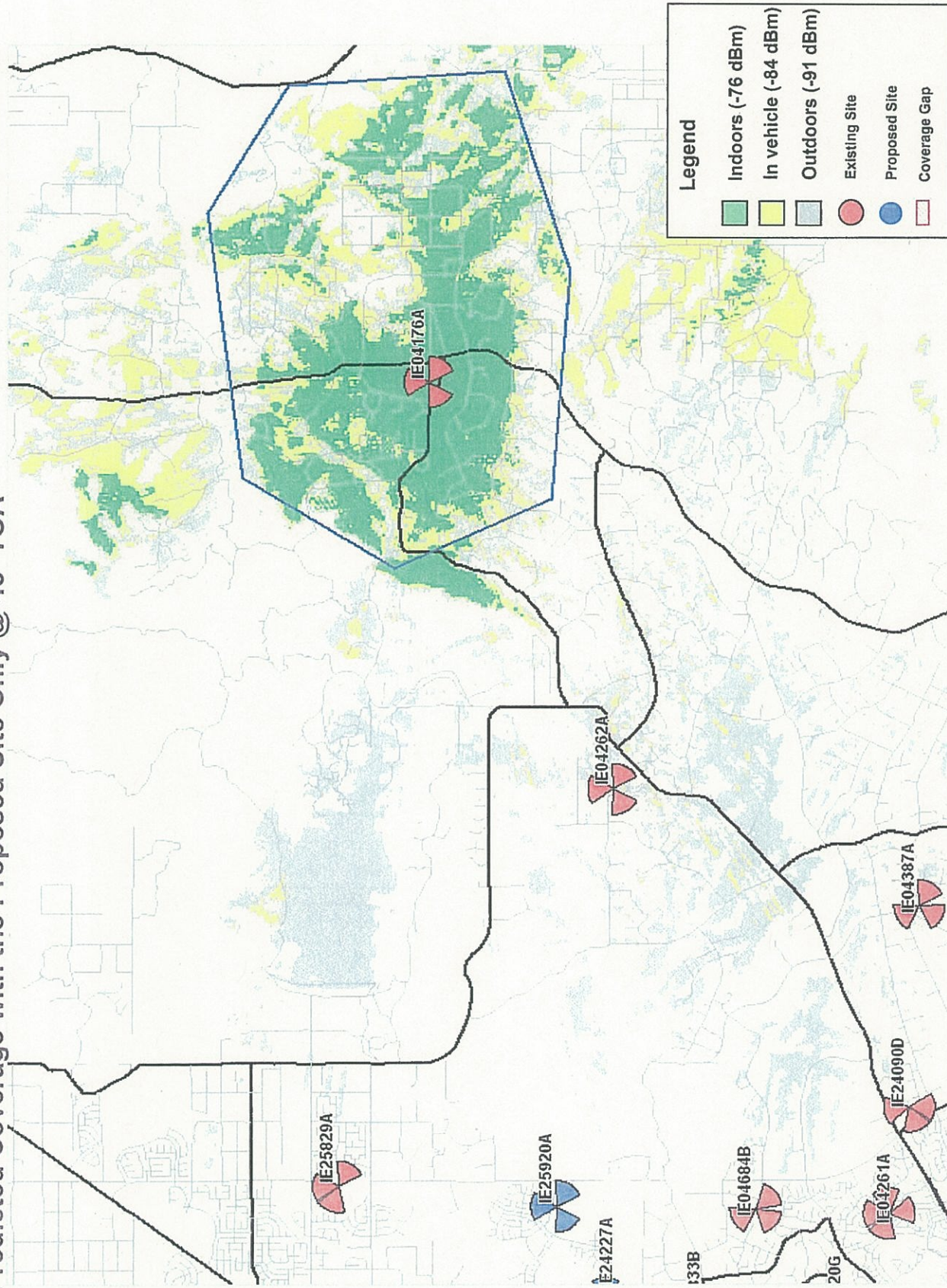


T-Mobile stick together™



# Predicted Coverage with the Proposed Site Only @ 45' TOA

T-Mobile Site IE04176A

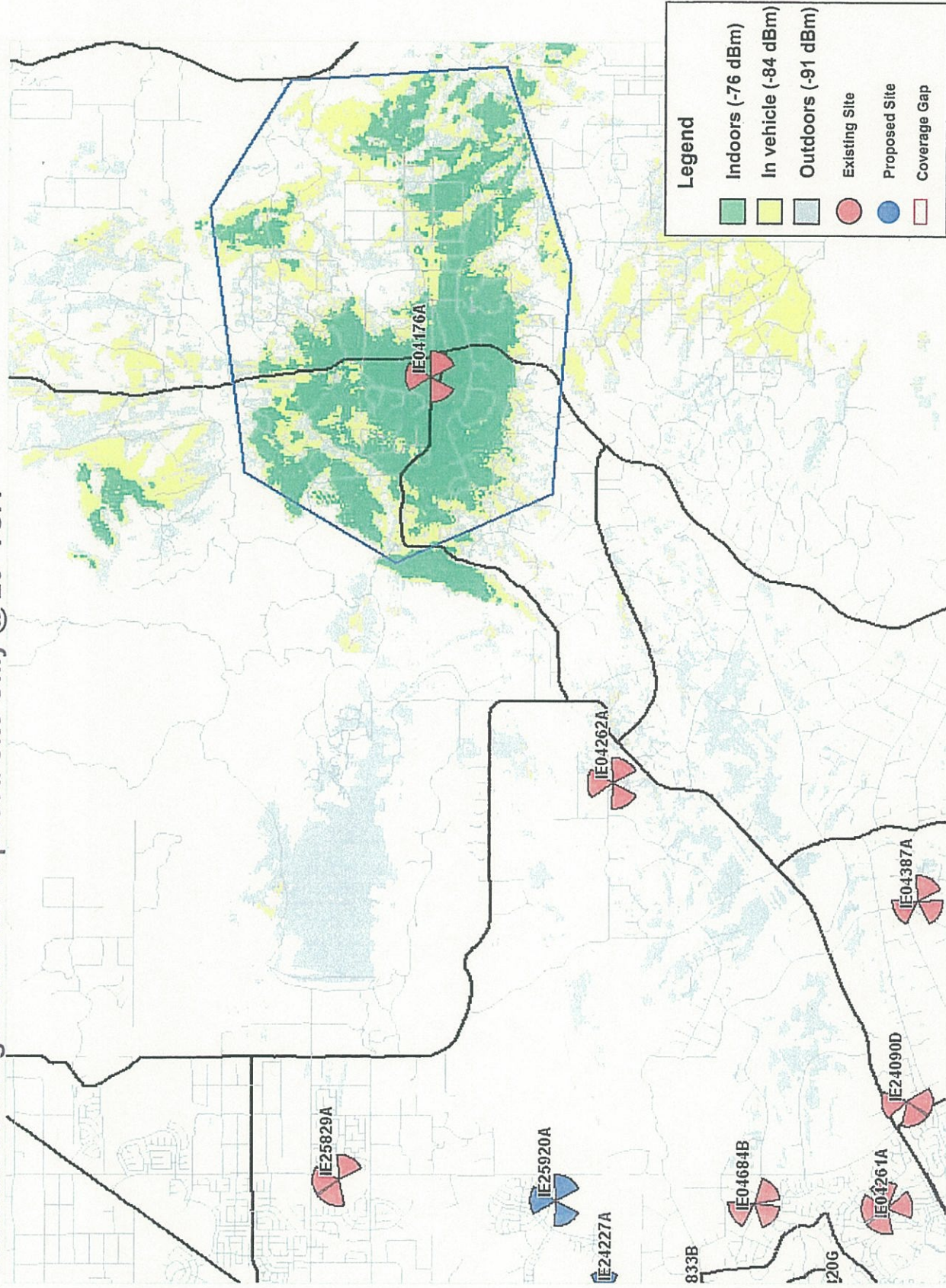


T-Mobile stick together™



Predicted Coverage with the Proposed Site Only @ 20' TOA

T-Mobile Site IE04176A



T-Mobile stick together™

Confidential and Proprietary Information of T-Mobile USA



## Coverage Improvement Comparison Table

Overall Coverage Improvement comparison			
Coverage Gap		10.20	Sq miles
Coverage Gap Improvement from		Area (sq miles)	% improvement on the coverage Gap(Overall)
Primary Site @50' TOA		8.48	83.09
Primary Site @45' TOA		8.39	82.25
Primary Site @20' TOA		7.94	77.84

Indoor only Coverage Improvement comparison			
Coverage Gap		10.20	Sq miles
Coverage Gap Improvement from		Area (sq miles)	% improvement on the coverage Gap(Overall)
Primary Site @50' TOA		4.67	45.74
Primary Site @45' TOA		4.52	44.31
Primary Site @20' TOA		3.92	38.40



00007124

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP23642                      DATE SUBMITTED: 8-5-08

**APPLICATION INFORMATION**

Applicant's Name: T-Mobile                      E-Mail: Anthony.Serpa@T-Mobile.com

Mailing Address: 3257 E. Guasti Road, Suite 200  
Ontario, CA 91761  

Street  
City                      State                      ZIP

Daytime Phone No: (    )                      Fax No: (    )

Engineer/Representative's Name: JDS Planning, Dale Stubblefield                      E-Mail: dale@jdsplanning.com

Mailing Address: 1227 De Anza Drive  
San Jacinto, CA 92582  

Street  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 880-3381                      Fax No: ( 951 ) 654-6819

Property Owner's Name: Melvin MILNER                      E-Mail: \_\_\_\_\_

Mailing Address: 38920 E. Benton Road  
Temecula, CA 92592  

Street  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 302-5450                      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 42016

CFG05365

## 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.

Dale Stoddard Dale Stoddard  
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): 924-110-011

Section: 9 Township: 2S Range: 1W

Approximate Gross Acreage: 4.57

General location (nearby or cross streets): North of Benton Road, South of Berlie Street, East of ---, West of De Portola Road.

Thomas Brothers map, edition year, page number, and coordinates: Page 409 E1 Edition 2001

**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. 23642/VARIANCE NO. 1875** – Intent to Adopt a Mitigated Negative Declaration – Applicant: T-Mobile West – Engineer/Representative: Barbara Saito - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of East Benton Road and westerly of De Portola Road, more specifically 38920 E. Benton Road – 4.57 Gross Acres - Zoning: Residential Agricultural - 5 Acres Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communication facility, for T-Mobile, disguised as a 55' high palm tree with twelve (12) panel antennas located on three (3) sectors. The 390 square foot lease area surrounded by a split face block wall enclosure and landscaping will contain six (6) equipment cabinets and two (2) GPS antennas. Two 30' high live palm trees are also proposed to be planted within the project area. The variance proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 55 feet, which there by raises the maximum height allowed by 5 feet and to reduce the setback requirements from 50 feet to 19 feet from the property line due to the topography of the project's location. - APN: 924-110-011 (Quasi-judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	FEBRUARY 28, 2011
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1 <sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/29/2010.

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

APN (s) or case numbers PP 23642 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

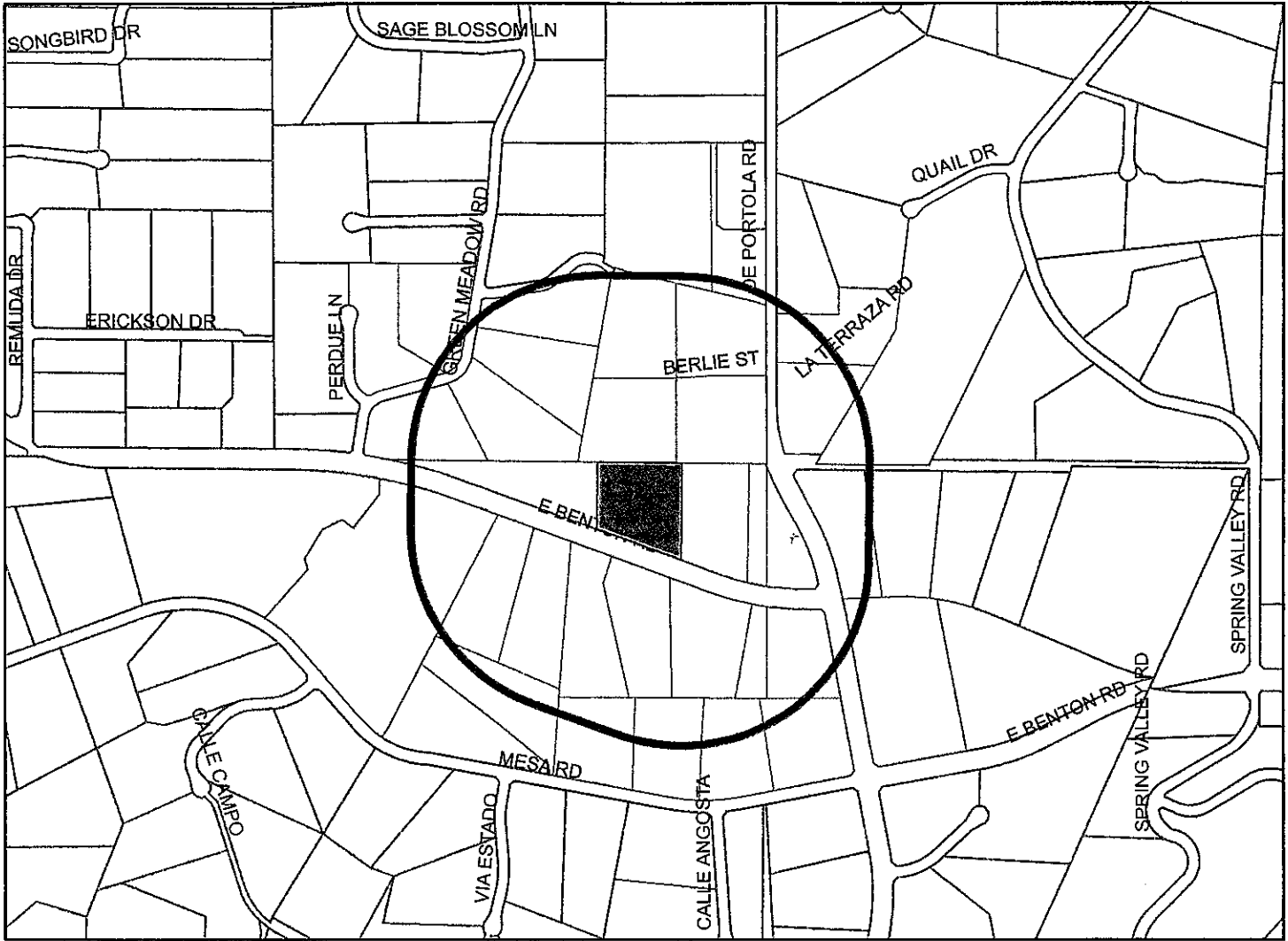
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 1000 feet buffer



### Selected Parcels

924-090-007	915-430-016	915-430-019	915-430-010	924-090-002	924-090-021	915-430-021	915-430-022	915-120-041	915-120-039
915-430-009	924-130-015	924-130-014	915-430-008	924-110-025	915-430-020	924-140-027	924-110-013	924-110-014	915-430-017
924-110-011	915-120-027	924-110-015	924-090-001	915-420-006	924-110-023	924-110-024	924-110-022	924-110-020	915-420-024
924-110-021	915-430-007	924-110-010	924-110-019	924-110-016	924-110-012	915-120-042			



1,000 500 0 1,000 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: 924090007, ASMT: 924090007  
ANAHI MANTOYA  
37131 MESA RD  
TEMECULA CA. 92590

APN: 915120041, ASMT: 915120041  
ESTELLA O MARTINEZ  
12127 EMERY ST  
EL MONTE CA 91732

APN: 915430016, ASMT: 915430016  
BELINDA MORRIS  
P O BOX 890931  
TEMECULA CA 92589

APN: 915120039, ASMT: 915120039  
FEDERAL NATL MORTGAGE ASSN  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

APN: 915430019, ASMT: 915430019  
CHARLES WHITAKER, ETAL  
37341 GREEN MEADOW RD  
TEMECULA CA. 92592

APN: 915430009, ASMT: 915430009  
FREDERICK JAY YAFFE  
38999 BERLIE ST  
TEMECULA CA. 92592

APN: 915430010, ASMT: 915430010  
CHRIS S STINNER, ETAL  
38995 MAIZ LN  
TEMECULA CA. 92592

APN: 924130014, ASMT: 924130014  
HARRIETT H SWEENEY  
5512 W 119TH ST  
INGLEWOOD CA 90304

APN: 924090002, ASMT: 924090002  
DANIEL A KREHBIEL, ETAL  
38805 E BENTON RD  
TEMECULA CA. 92592

APN: 915430008, ASMT: 915430008  
ILIJA SANTIC, ETAL  
1073 TERRACE DR  
LONG BEACH CA 90807

APN: 924090021, ASMT: 924090021  
DANIEL REYNOSO  
800 W 220TH ST  
TEMECULA CA 92592

APN: 924110025, ASMT: 924110025  
JAMES G POSEY, ETAL  
36815 MESA RD  
TEMECULA CA. 92592

APN: 915430022, ASMT: 915430022  
ERNIE B MIKUS, ETAL  
22227 SERENADE RIDGE  
MURRIETA CA 92562

APN: 915430020, ASMT: 915430020  
JAMES P DAVIS  
33083 EMBASSY AVE  
TEMECULA CA 92592



APN: 924140027, ASMT: 924140027  
JANYCE GRACIANO  
39370 MESA RD  
TEMECULA CA. 92592

APN: 915420006, ASMT: 915420006  
ROBERT BECK  
38525 MAIZ LN  
TEMECULA CA. 92592

APN: 924110014, ASMT: 924110014  
LARRY SCHEETZ  
3603 WOODPECKER ST  
BREA CA 92823

APN: 924110023, ASMT: 924110023  
ROBERT NEAL FABRICANT, ETAL  
2315 PACIFIC DR  
CORONA DEL MAR CA 92625

APN: 915430017, ASMT: 915430017  
LILYAN PATTERSON  
38320 GREEN MEADOW  
TEMECULA CA. 92592

APN: 924110024, ASMT: 924110024  
ROBERT NEAL FABRICANT, ETAL  
555 N 13TH AVE  
UPLAND CA 91786

APN: 924110011, ASMT: 924110011  
MALVIN W MILNER, ETAL  
38920 E BENTON RD  
TEMECULA CA. 92592

APN: 924110020, ASMT: 924110020  
ROBERT NEAL FABRICANT, ETAL  
2315 PACIFIC DR  
CORONA DEL MAR CA 92625

APN: 915120027, ASMT: 915120027  
NOSH SINISTAJ, ETAL  
1695 BALSAM WAY  
MILFORD MI 48381

APN: 915420024, ASMT: 915420024  
ROBERT P BECK  
38525 MAIZ LN  
TEMECULA CA 92592

APN: 924110015, ASMT: 924110015  
PATRICK J MUNDY  
5448 ARTURO CT  
LAS VEGAS NV 89120

APN: 924110021, ASMT: 924110021  
RONALD WALD  
38935 E BENTO RD  
TEMECULA CA 92592

APN: 924090001, ASMT: 924090001  
PAUL PALUMBO, ETAL  
38765 BENTON RD  
TEMECULA CA. 92592

APN: 915430007, ASMT: 915430007  
RUBEN A GARCIA, ETAL  
20550 ENTRADERO AVE  
TORRANCE CA 90503

APN: 924110010, ASMT: 924110010  
SAMUEL C SERRANO, ETAL  
13219 ABANA PL  
CERRITOS CA 90703

APN: 924110019, ASMT: 924110019  
STUART M HOYT, ETAL  
36775 MESA RD  
TEMECULA CA. 92592

APN: 924110016, ASMT: 924110016  
WALTER D STEELE, ETAL  
36875 MESA RD  
TEMECULA CA. 92590

APN: 924110012, ASMT: 924110012  
WAYNE ANDERSON, ETAL  
38950 BENTON RD  
TEMECULA CA. 92592

APN: 915120042, ASMT: 915120042  
WELLS FARGO BANK  
C/O WACHOVIA MORTGAGE  
4101 WISEMAN BLV  
SAN ANTONIO TX 78251



T Mobile  
3257 E Guasti Rd. Ste. 200  
Ontario, CA 91761  
applicant

Milner Melvin  
38920 E Benton Rd.  
Temecula, CA 92592  
owner

Barbara Saito  
418 N Cloverdale Lane  
Walnut, CA 91789  
engineer

T Mobile  
3257 E Guasti Rd. Ste. 200  
Ontario, CA 91761  
Applicant

Milner Melvin  
38920 E Benton Rd.  
Temecula, CA 92592  
owner

Barbara Saito  
418 N Cloverdale Lane  
Walnut, CA 91789  
engineer



**FOR COUNTY CLERK'S USE ONLY**



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R0808082

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: T-MOBILE \$64.00  
paid by: CK 1214293 & 1153  
CALIFORNIA FISH AND GAME FOR EA42016  
paid towards: CFG05365 CALIF FISH & GAME: DOC FEE  
at parcel: 38920 E BENTON RD TEM  
appl type: CFG3

By \_\_\_\_\_ Aug 05, 2008 09:06  
MBRASWEL posting date Aug 05, 2008

\*\*\*\*\*  
\*\*\*\*\*

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 \* R1001167

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: T-MOBILE \$2,010.25  
paid by: CK 1672542  
CALIFORNIA FISH AND GAME FOR EA42016  
paid towards: CFG05365 CALIF FISH & GAME: DOC FEE  
at parcel: 38920 E BENTON RD TEM  
appl type: CFG3

By SBROSTRO Feb 02, 2010 15:17  
posting date Feb 02, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1100231

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: T-MOBILE \$33.75  
paid by: VI 066463  
CALIFORNIA FISH AND GAME FOR EA42016  
paid towards: CFG05365 CALIF FISH & GAME: DOC FEE  
at parcel: 38920 E BENTON RD TEM  
appl type: CFG3

By \_\_\_\_\_ Jan 11, 2011 10:16  
MGARDNER posting date Jan 11, 2011

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

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

Agenda Item No.: 2.8  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Damaris Abraham  
Directors Hearing: February 28, 2011

PLOT PLAN NO. 24373  
EA NO. 42257  
Applicant: OC Feed  
Engineer/Representative: PMC Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces on a 6.97 gross acre parcel.

The project is located southerly of Highway 79 and westerly of Crosley Truck Trail, more specifically 41105 Highway 79.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)  |
| 2. Surrounding General Plan Land Use: | Open Space: Rural (OS:RUR) to the north<br>Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south<br>Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east<br>Open Space: Conservation Habitat (OS:CH) to the west |
| 3. Existing Zoning:                   | Rural Residential (R-R)   |
| 4. Surrounding Zoning:                | Rural Residential (R-R) to the north, south, east, and west   |
| 5. Existing Land Use:                 | Vacant  |
| 6. Surrounding Land Use:              | Vacant to the north, east, south, and west.   |
| 7. Project Data:                      | Total Acreage: 6.97 Acres<br>Total Building Area: 320 sq. ft  |
| 8. Environmental Concerns:            | See Attached Environmental Assessment   |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42257**, 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. 24373**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*D.M.*



**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside Multiple Species Habitat Conservation Plan (WR-MSHCP).
6. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) designation which allows for agricultural and associated uses.
3. The project site is surrounded by properties which are designated Open Space: Rural (OS:RUR) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south, Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east, and Open Space: Conservation Habitat (OS:CH) to the west.
4. The zoning classification for the subject site is Rural Residential (R-R)
5. The project is designed to be in conformance with the development standards set forth in the Rural Residential (R-R) zoning classification.
6. The proposed use, a hay storage and sales facility, is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
8. The project is located within a Western Riverside Multiple Species Habitat Conservation Cell Group 'D' Criteria Cell number: 7466. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01998) and a Joint Project Review (JPR) was completed and concluded that 1.86 acres of the parcel will be required to be conserved and must be dedicated in



fee to the Regional Conservation Authority. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

9. Environmental Assessment No. 42257 identified the following potentially significant impacts:

- a) Biological Resources
- b) Cultural Resources
- c) Hazards & Hazardous Materials
- d) Hydrology/Water Quality
- e) Utilities / Service Systems

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. In a Specific Plan;
  - c. An Agricultural Preserve;
  - d. An Airport Influence Area or Airport Compatibility Zone;
  - e. A Flood Zone;
  - f. A Fault Zone;
  - g. A County Service Area;
3. The project site is located within:
  - a. The boundaries of the Hemet Unified School District;
  - b. WRMSHCP Cell Group 'D' Criteria Cells number: 7465 and 7466;
  - c. A High Fire Area or State Responsibility Area;
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. The Santa Margarita Watershed; and,
  - f. The Mt. Palomar Lighting Area (Ordinance No. 655) Zone A, 8.90 miles.
4. The subject site is currently designated as Assessor's Parcel Number: 917-170-001.
5. This project was filed with the Planning Department on December 12, 2009.
6. This project was reviewed by the Land Development Committee two times on the following dates; February 18, 2010 and May 27, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$13,438.07.



## RIVERSIDE COUNTY GIS




Selected parcel(s):  
917-170-001

## LEGEND

☒ SELECTED PARCEL  
☐ CITY

 INTERSTATES

 HIGHWAYS

☐ PARCELS

**\*IMPORTANT\***

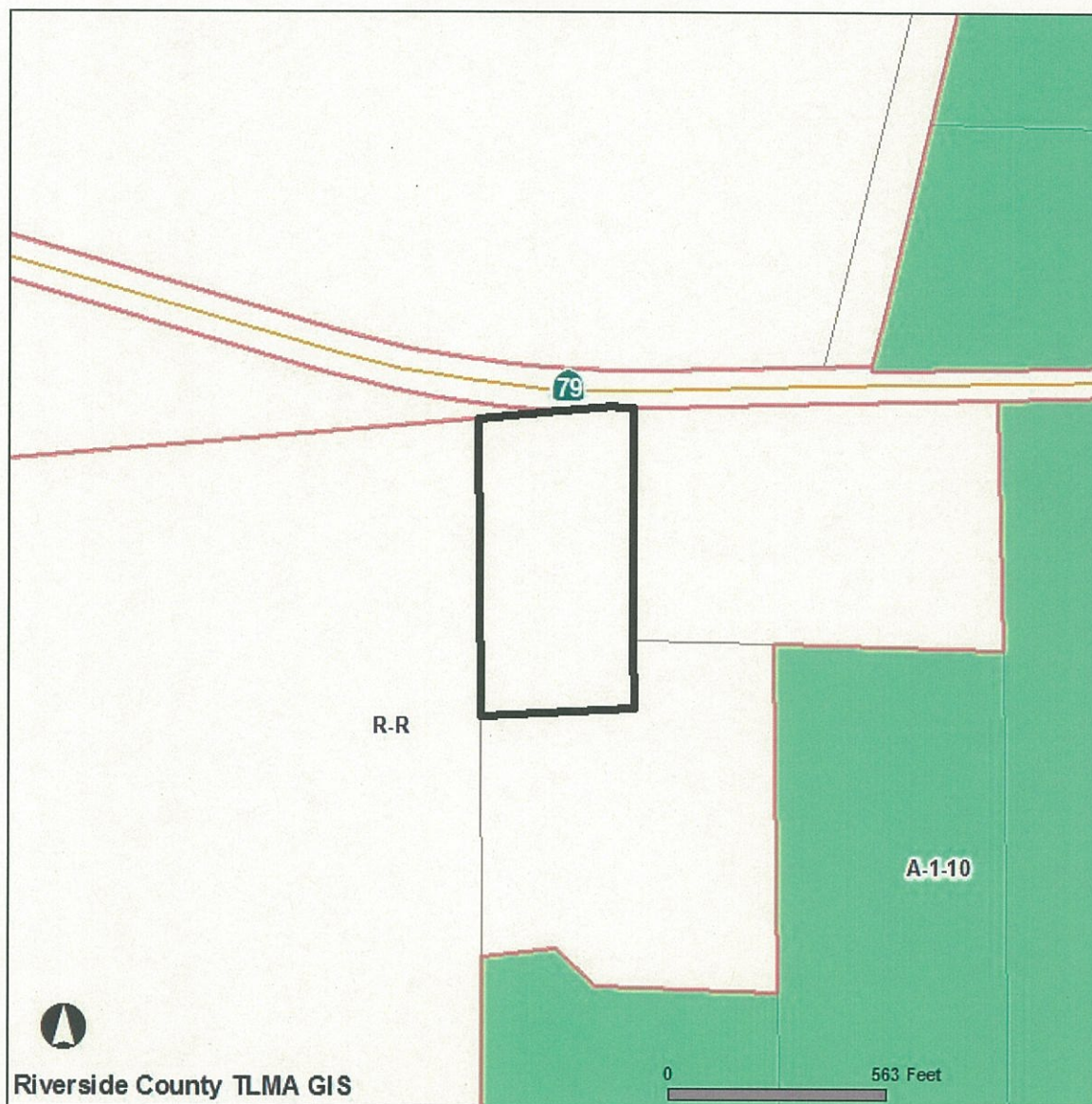
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Wed Jan 12 16:20:17 2011

Version 101221



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
917-170-001

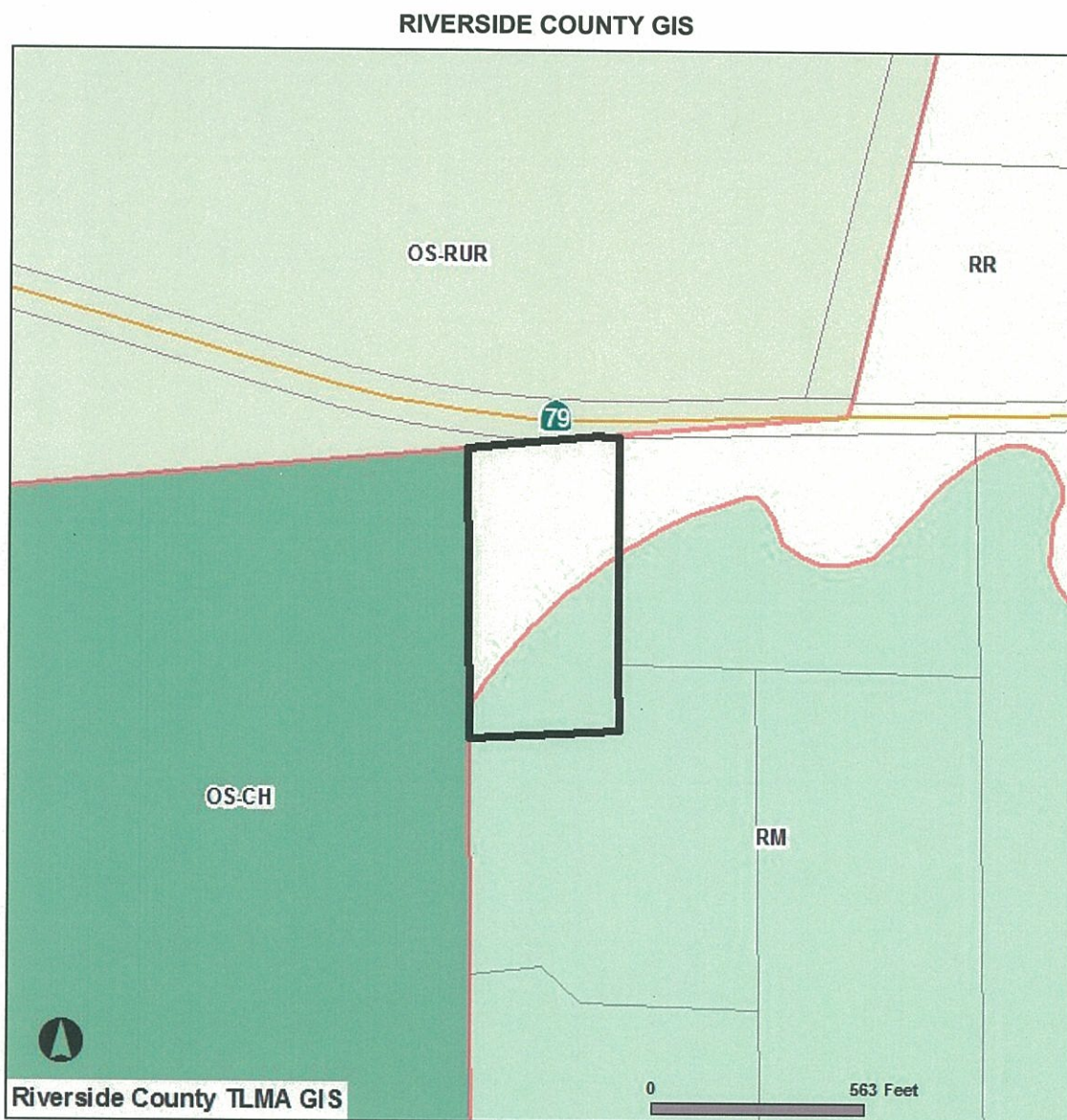
**\*IMPORTANT\***

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

REPORT PRINTED ON...Wed Jan 12 16:18:51 2011

Version 101221





**Selected parcel(s):**  
917-170-001

**LAND USE**

- |                        |                              |                           |                        |
|------------------------|------------------------------|---------------------------|------------------------|
| SELECTED PARCEL        | INTERSTATES                  | HIGHWAYS                  | CITY                   |
| PARCELS                | OS-CH - CONSERVATION HABITAT | OS-RUR - OPEN SPACE RURAL | RM - RURAL MOUNTAINOUS |
| RR - RURAL RESIDENTIAL |                              |                           |                        |

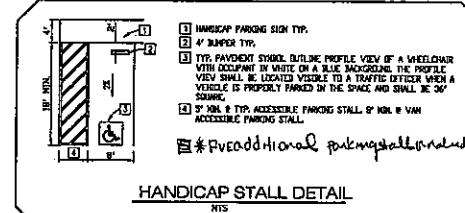
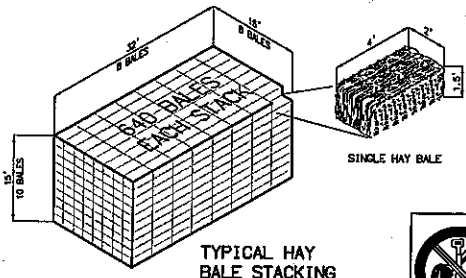
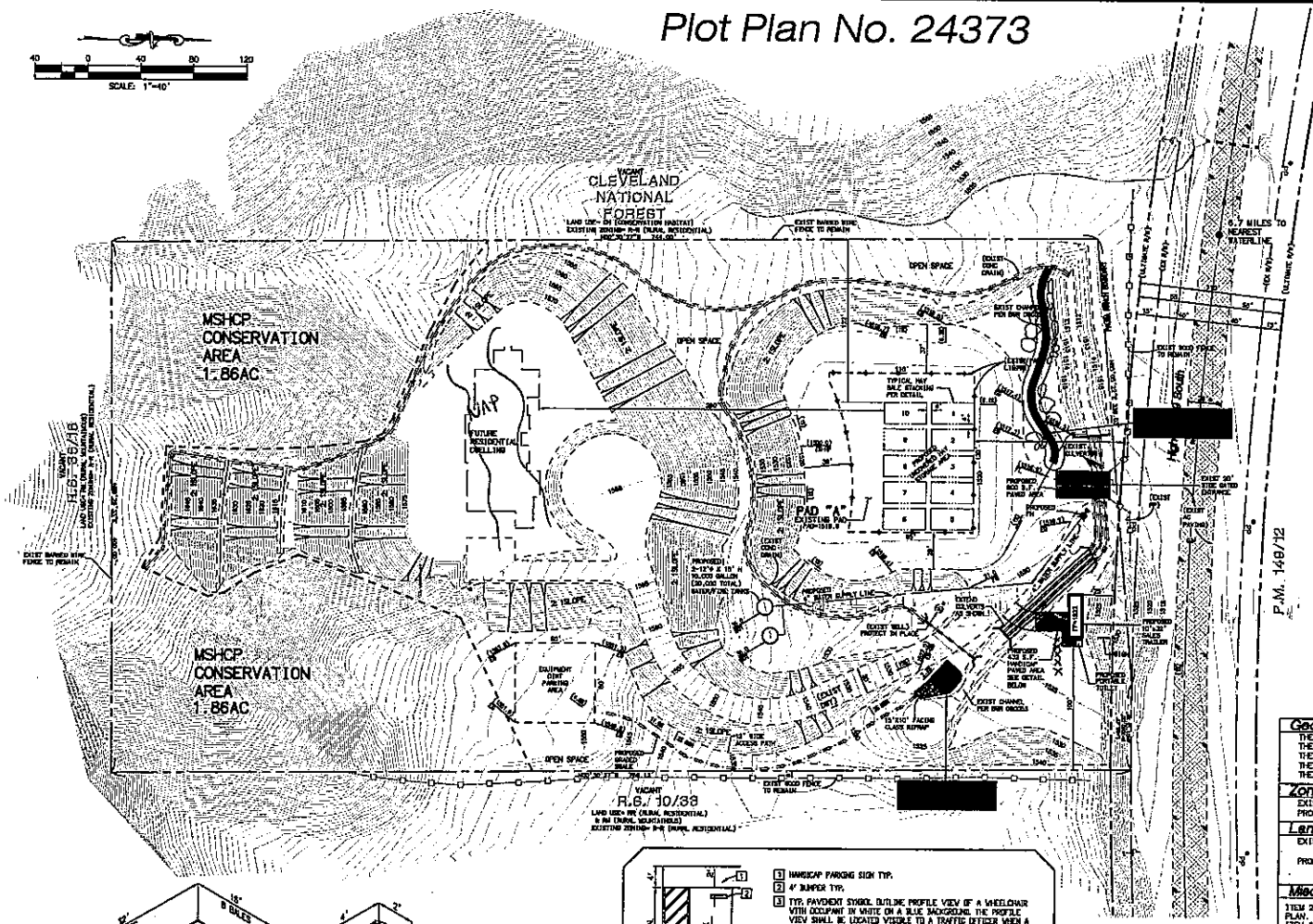
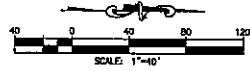
**\*IMPORTANT\***

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.

REPORT PRINTED ON...Wed Jan 12 16:19:45 2011

Version 101221

# Plot Plan No. 24373



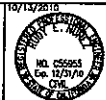
**Geological Statement**  
 THE PROJECT IS NOT SUBJECT TO LITIGATION.  
 THE PROJECT IS NOT WITHIN A GEOLOGIC HAZARD AREA.  
 THE PROJECT IS NOT WITHIN A SPECIAL STUDIES ZONE.  
 THE PROJECT IS WITHIN FEMA ZONE 7.  
 THE PROJECT IS SUBJECT TO OVERFLOW.

**Zoning**  
 EXISTING ZONING: R-R (RURAL RESIDENTIAL)  
 PROPOSED ZONING: R-R (RURAL RESIDENTIAL)

**Land Use**  
 EXISTING LAND USE: RR (RURAL RESIDENTIAL)  
 PROPOSED LAND USE: RR (RURAL RESIDENTIAL)

**Miscellaneous Items**  
 ITEM 21- THIS PROJECT IS NOT WITHIN A SPECIFIC PLANNING AREA.  
 ITEM 22- THERE ARE NO KNOWN EASEMENTS.  
 ITEM 23- THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.  
 ITEM 24- THERE ARE NO STREET IMPROVEMENTS PROPOSED.  
 ITEM 25- THERE IS NO PROPOSED LAND OR R/W TO BE DEDICATED FOR PUBLIC USE.  
 ITEM 26- THERE ARE NO SEPTIC SYSTEMS PROPOSED, A SELF-CONTAINED PORTABLE POTTY WILL BE USED.  
 ITEM 27- THERE ARE NO PROPOSED CHANNELS. PLEASE REFER TO BGP CROSS-SECTIONS FOR EXISTING CHANNEL SECTIONS.  
 ITEM 28- THERE ARE NO EXISTING BUILDINGS.  
 ITEM 29- THERE ARE NO PLANNED LANDSCAPE AREAS.  
 ITEM 30- SEE ATTACHED DRAWINGS.  
 ITEM 31- N/A  
 ITEM 32- N/A

<b>Owner / Applicant</b> OC FEED/MATTHEW RESTELLI 21408 SILVERCREST LANE TOMECOLA, CA 92562 (949) 364-3075	
<b>Engineer / Exhibit Preparer</b> RENCIVIL 29531-H ADDISON STREET MURRIETA, CA 92562 (951) 866-9902	
<b>Sewer / Septic Engineer</b> POINTE DEVELOPMENTS (ROBERT J. FERGUSON) R.E.C. 30000 41051 REMINGTON AVE, SUITE 140 TOMECOLA, CA 92560 951.973.1516	
<b>Soils Engineer</b> EVEN CORPORATION 25759 JEFFERSON AVE MURRIETA, CA 92562 951.834.9000	
<b>Utilities</b> NANCHO CALIFORNIA WATER DISTRICT WATER DISTRICT 42128 MINSTER ROAD TOMECOLA, CA 92560 951.295.6900 SOUTHERN CALIF. GAS CO. 1901 W. LUGOBLA ROSELAND, CA 92374 909.595.7847 TELEPHONE VERIZON 110 EAST 3RD STREET PERRIS, CA 92370 (909) 657-1388 SCHOOL DISTRICT: TOMECOLA UNIFIED	
<b>Topography</b> THE TOPOGRAPHY WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY RENCIVIL ON 07-08-2007.	
<b>Benchmark</b> RIVERSIDE COUNTY BENCHMARK 7-110-83 ELEVATION: 1550.148	
<b>Base of Bearing</b> THE BASIS OF BEARING FOR THIS MAP IS THE WESTERLY LINE OF A PORTION OF LOT 1 FRACTIONAL SECTION 24 T8S 19N AS SHOWN BY MAP ON FILE IN RS 122 PAGE 8 RECORDS OF RIVERSIDE COUNTY.	
<b>Legal Description</b> A PORTION OF GOVERNMENT LOT 1 IN FRACTIONAL SECTION 24 T8S 19N AS SHOWN BY MAP ON FILE IN RS 122 PAGE 8 RECORDS OF RIVERSIDE COUNTY.	
<b>Project Description</b> THE PROPERTY WAS PREVIOUSLY GRADED UNDER COUNTY PERMIT REPER00003. UNDER SAID PERMIT TWO PADS WERE CREATED. THE INTENT OF THIS CONDITIONAL USE PERMIT IS TO ALLOW THE STORAGE AND SELLING OF HAY BALES ON PAD "A" AND NONPERMANENT SALES TRAILER AND PORTABLE TOILET. NO IMPERVIOUS SURFACES AND PROPOSED	
<b>Site Information</b> ADDRESS: 41105 HIGHWAY 79 SOUTH TOMECOLA, CA 92562 APR# 917-170-001	
<b>LOT SIZE (GROSS)</b>	303,813
<b>NET</b>	301,614
<b>HOUSE FOOTPRINT SIZE</b>	5,815
<b>DISTURBED AREA</b>	5,000
<b>OPEN SPACE AREA</b>	243,813
<b>PAD "A" AREA</b>	11,650
<b>1 PARKING STALLS</b>	432
<b>Neighborhood Map</b> THOMAS BRON MAP 2002 PAGE 891- 8910 (3)	
EXHIBIT MODIFIED ON 10/13/2010 EXHIBIT MODIFIED ON 03/16/2010 EXHIBIT PREPARED ON 06/27/2009	



DATE	EXHIBIT AMENDMENT	APPROVED BY	DATE
DESIGNED BY: J.E.	DRAWN BY: J.E.	CHECKED BY: J.E.	

County of Riverside

APPROVED BY: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

DATE: \_\_\_\_\_

**Plot Plan No. 24373**

**OC Feed**  
 41105 HIGHWAY 79  
 TOMECOLA, CA 92562  
**EXHIBIT "A"**

ACCOUNT NO.: \_\_\_\_\_

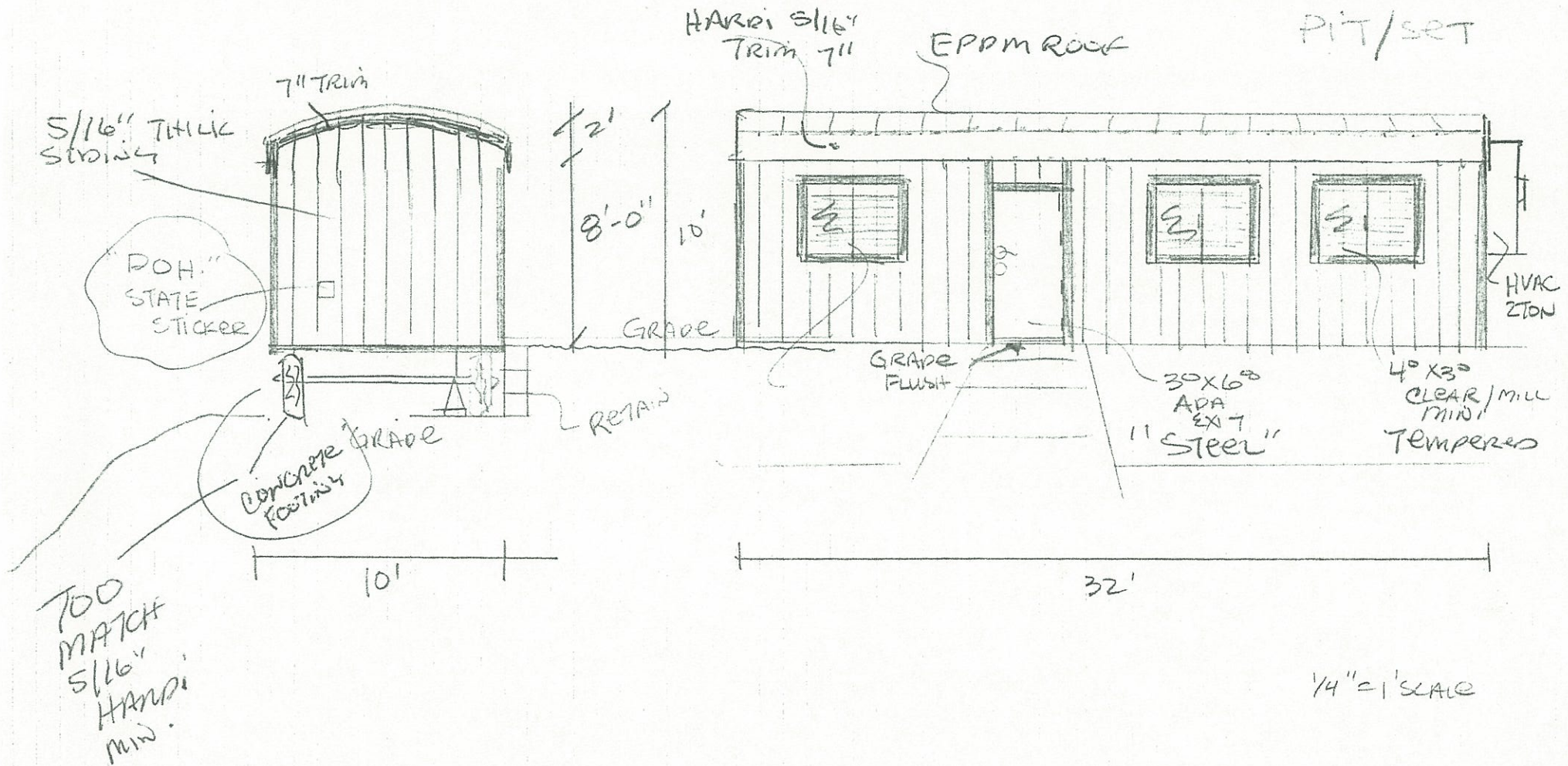
SHEET 1 of 1

J.N. 4317

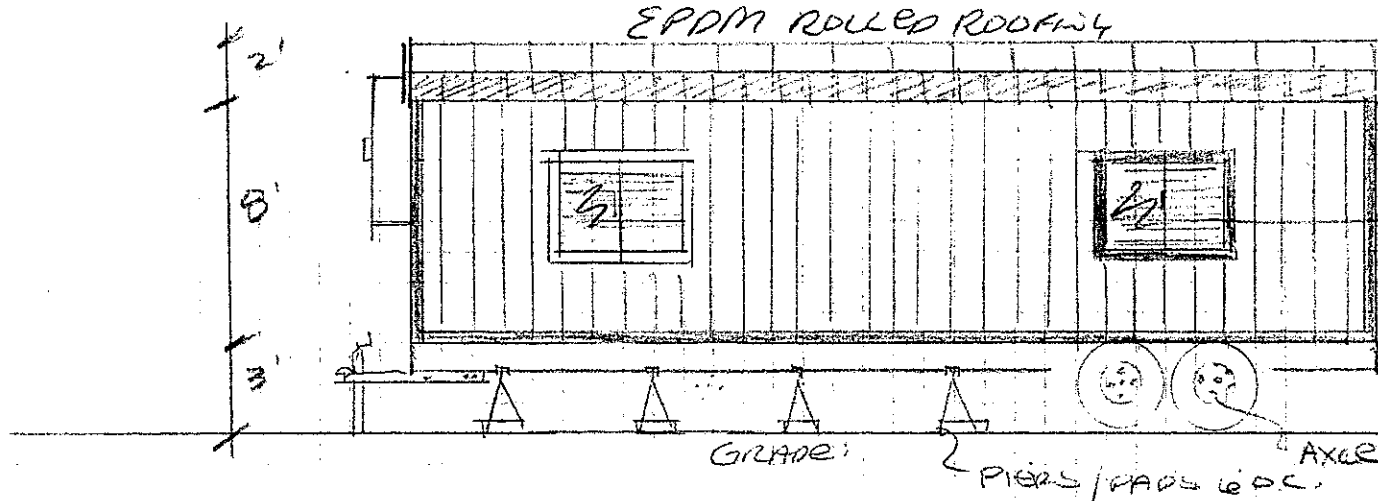


END ELEVATION  
PIT/SET

SIDE/ELEVATION ⑨  
TYPICAL 10' X 32'  
PIT/SET



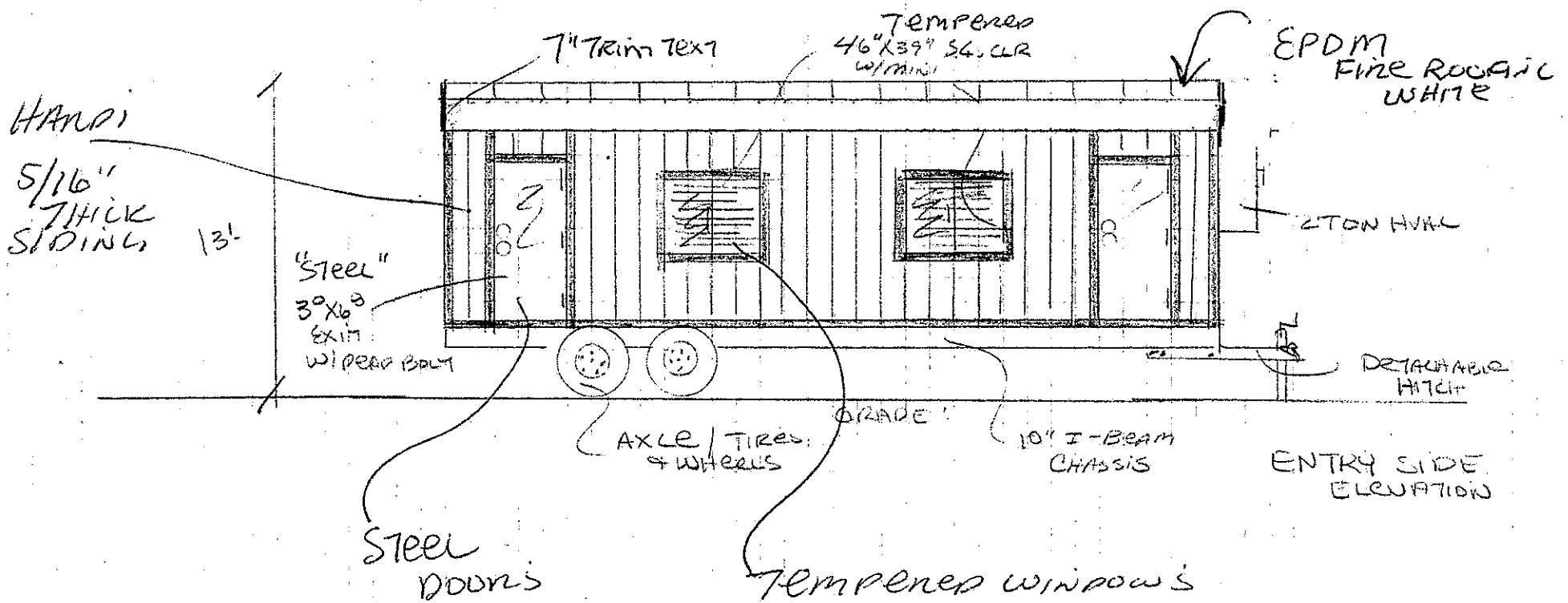
CASE: PP24373  
EXHIBIT: B  
DATED: 4/21/10  
PLANNER: J. HORN



AHN, MATT (V)  
3/31/10

Tempered  
46" X 39"  
DOH. HCD.  
New  
2010  
TRAILER

BACK SIDEWALL  
ELEVATION



HAND  
5/16"  
THICK  
SIDING 13'

"Steel"  
30x60  
EXIT  
W/ PERB BOLT

STEEL  
DOORS

Tempered windows

EPDM  
FINE ROOFING  
WHITE

2 TON HVAC

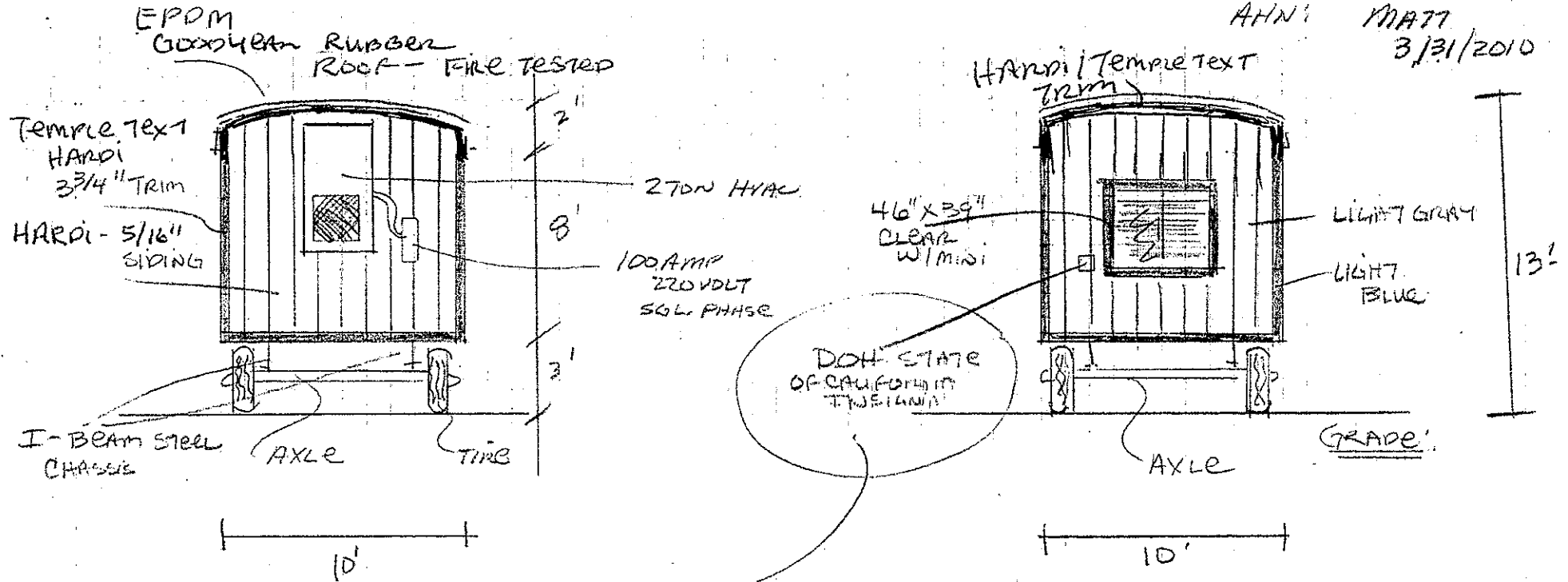
DETACHABLE  
HITCH

ENTRY SIDE  
ELEVATION

10 X 32' - 35'  
2010 NEW BUILDER  
REAR-END ELEVATION

AHN: MATT  
3/31/2010

FRONT-END ELEVATION



DOH STATE  
OF CALIFORNIA  
INSIGNIA

STATE OF CALIFORNIA  
INSIGNIA

BUILT W/ FIRE SPEED  
HIGHEST STATE OF CALIF

1/4" = 1' SCALE



10' X 32'-35'

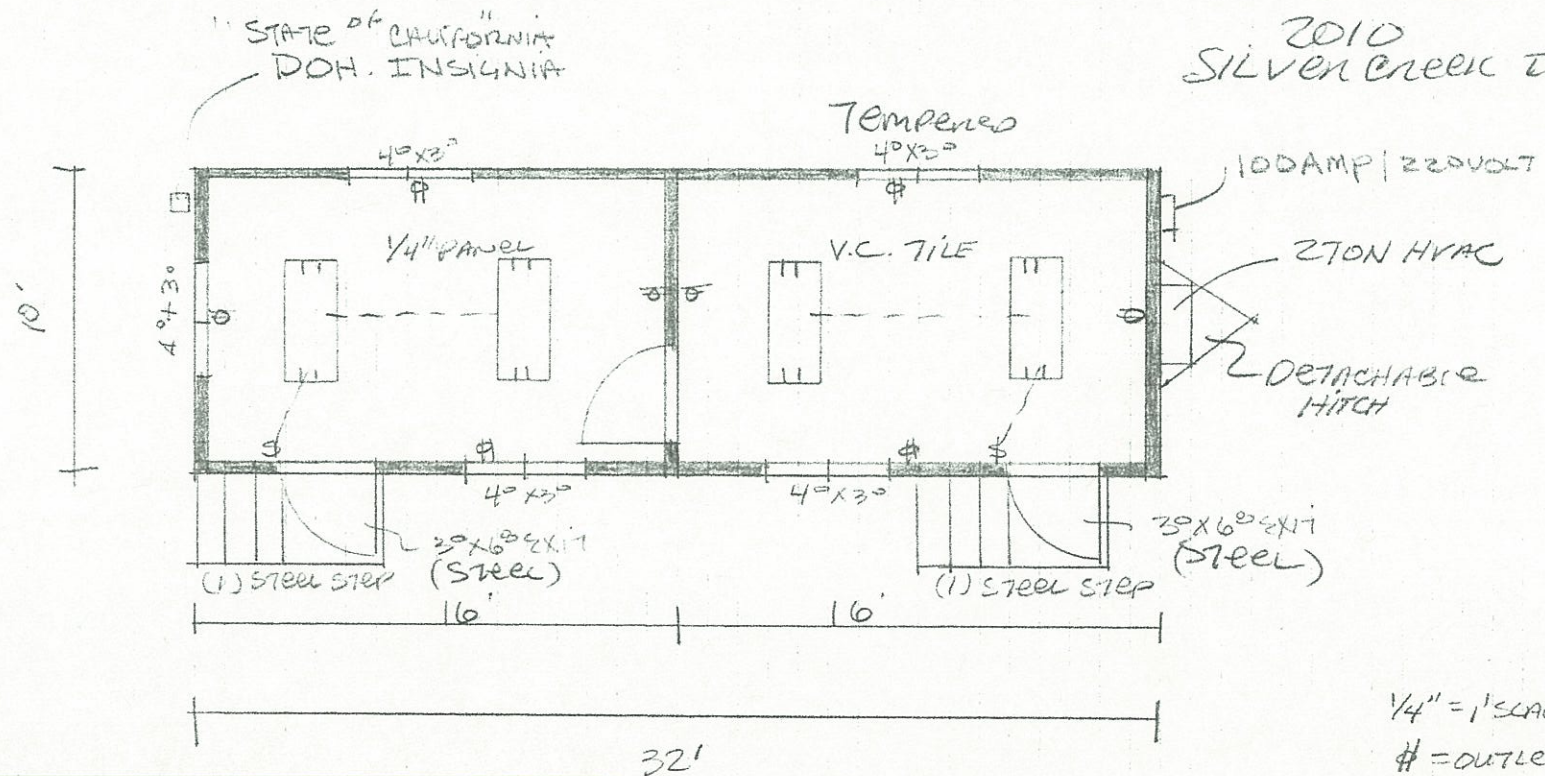
3/31/10

AHNI MATT

STOCK # NEW

2010  
SILVER CREEK INDUSTRIES

EPPM ROOF



CASE: PP24373  
EXHIBIT: C  
DATED: 4/21/10  
PLANNER: J. HORN

HAUPPI BOARD SIDING  
w/ TRIM TEXT TRIM

1/4" = 1' SCALE

# = OUTLET

S = SWITCH

BODY: LT GRAY

TRIM: LT. BLUE

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42257  
**Project Case Type (s) and Number(s):** Plot Plan No. 24373  
**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:** OC Feed  
**Applicant's Address:** 21476 Canyon Lane, Trabuco Canyon, CA 92679  
**Engineer's Name:** PMC Consulting  
**Engineer's Address:** 32211 Fall River Road, Trabuco Canyon, CA 92679

### I. PROJECT INFORMATION

#### A. Project Description:

The Plot Plan proposes a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces on a 6.97 gross acre parcel.

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

**C. Total Project Area:** 6.97 gross acres

<b>Residential Acres:</b> 6.97	<b>Lots:</b> 1	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 320	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 917-170-001

**E. Street References:** Southerly of Highway 79, easterly of Anza Avenue, and westerly of Cottle.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 8 South, Range 1 West, Section 24

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and is surrounded by vacant lots to the north, east and west, and south.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'D' Criteria Cell number: 7466. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01998) and a Joint Project Review (JPR) was completed and concluded that 1.86 acres of the parcel will be required to be conserved and must be dedicated in fee to the Regional Conservation Authority. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire area and has been reviewed by Riverside County Fire Department. The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Southwest

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

**D. Land Use Designation(s):** Rural Residential (RR) and Rural Mountainous (RM)

**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 Open Space: Rural (OS:RUR) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south, Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east, and Open Space: Conservation Habitat (OS:CH) to the west.

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, east, and west.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

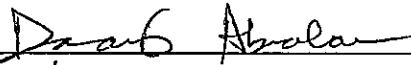
- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because 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

January 18, 2011  
Date

Damaris Abraham  
Printed Name

For Carolyn Syms Luna, Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 proposed project is located within the vicinity of Highway 79, which is County Eligible Scenic Highway. The project is designed in such a way that it would not diminish the aesthetic value of adjacent properties. Therefore, the project will not have a substantial impact upon the scenic highway corridor. The project has a less than significant impact

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>2. Mt. Palomar Observatory</b>	<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)

Findings of Fact:

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

a) The project site is located 8.90 miles away from the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.32) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

### 3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

#### Findings of Fact:

a) The proposed project may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would expose surrounding residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### **AGRICULTURE & FOREST RESOURCES** Would the project

#### 4. Agriculture

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

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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")?	<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 local importance and other lands. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:



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

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

##### **6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No.

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

2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the 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 construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of

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

particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **7. Wildlife & Vegetation**

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP, Environmental Program Department Review, HANS 1998

Findings of Fact:

a) The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), in Cell Group D, Criteria cell number 7466. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01998) and a Joint Project Review (JPR) was completed concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant

b-c) The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), in Cell Group D, Criteria cell number 7466. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01998) and a Joint Project Review (JPR) was completed and concluded that 1.86 acres of the parcel will be required to be conserved and must be dedicated in fee to the Regional Conservation Authority within 120 days of project approval. (20.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: The 1.86 acres of the parcel required conservation, as determined through HANS01998 must be dedicated in fee to the Regional Conservation Authority within 120 days of project approval. (20.EPD.1)

Monitoring: Mitigation monitoring will occur 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

a-b) The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 9. Archaeological Resources

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

Source: Project Application Materials

#### Findings of Fact:

a) An archaeological report was not required for the project site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.4) 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.3) 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"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

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

Source: GIS database, County Geologist review

Findings of Fact:

a) The project is located in an area that has 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.3) 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.2)

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 (GEO02217)

Findings of Fact:

a-b) According to GEO02217, no evidence was seen to support the presence of any active faults at the site. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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?

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02217)

Findings of Fact:

a) According to GEO02217, the potential for liquefaction at the site is low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02217)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02217)

Findings of Fact:

a) According to GEO02217, the probability of seismically induced landsliding is considered low. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.



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

Monitoring: No monitoring measures are required.

#### 15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review (GEO02217)

Findings of Fact:

a) According to GEO02217, the potential for subsidence at the site is low to remote. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project Application Materials, County Geologist review (GEO02217)

a) According to GEO02217, the potential for seiche or tsunamis is considered obsolete. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

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

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

b) The project proposes the use of a self-contained portable restroom 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The RCIP, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project is for hay storage and sales with a 320 square foot sales trailer, 3600 square foot equipment area and 5,120 square foot uncovered hay storage area. The installation of the sales trailer 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. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling and the delivery and pickup of hay to the site. Both of these elements will produce less than significant amounts of additional greenhouse gasses. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☒ ☐ ☐

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

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

a-b) The project is for a hay storage and sales with a 320 square foot sales trailer, 3600 square foot equipment area and 13,000 square foot uncovered hay storage area. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. However, the Department of Environmental Health has required 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 materials (COA 90.E HEALTH. 1).

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: The applicant will be required to prepare 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 materials (COA 90.E HEALTH. 1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

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

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

#### Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance 787.2. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **HYDROLOGY AND WATER QUALITY** Would the project

##### 25. Water Quality Impacts

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for

<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
which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the site has a tributary drainage area of approximately 45 acres originating from southern portion of the site. Therefore, the property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. (COA 10.FLOOD RI.5 and 60.FLOOD RI.9) With the incorporation of this mitigation measure, the project will have a less than significant impact.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

e) The project will 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 will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. (COA: 10.BS GRADE.9). However, this is considered a standard CEQA mitigation measure, no unique mitigation is required.

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



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

construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.9). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a water quality swale (bioswale) and porous landscape detention are proposed, located at west of the existing detention basin and east end of the 12' wide access path respectively. In addition, a project specific Water Quality Management Plan Final (WQMP) which specifically identifies these BMPs will be required in the improvement plan check stage. 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. (10.FLOODRI.15). Therefore, this project will have a less than significant impact with mitigation.

**Mitigation:** A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Flood Control District's 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. A copy of the project specific WQMP shall be submitted to the District for review and approval. The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. 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. (COA: 60.FLOODRI.02, 60.FLOODRI.03, 60.FLOODRI.09, 80.FLOODRI.02, 80.FLOODRI.05, 90.FLOODRI.02, 90.FLOODRI.03, 90.FLOODRI.05).

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

## 26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

- a) The project 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.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will 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.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project proposes to a hay storage and sales facility. The project site is currently designated as Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) in the Southwest Area Plan. Limited agricultural uses are allowed within the Rural: Rural Residential (R:RR) and Rural: Rural Mountainous (R:RM) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed use, hay storage and sales, is a permitted use in the Rural Residential (R-R) zoning classification.

b) The project is surrounded by properties which are zoned Rural Residential (R-R). The proposed project is compatible with the existing surrounding zones. Therefore, the impact is considered less than significant.

c) The project is designated as Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). Surrounding properties are also designated Open Space: Rural (OS:RUR) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south, Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east, and Open Space: Conservation Habitat (OS:CH) to the west. Because of the large lot sizes, the surrounding properties have the ability to provide for agricultural uses; the proposed project is therefore compatible with existing and planned surrounding land uses. Therefore, the impact is considered less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

☐ ☐ ☐ ☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

#### Definitions for Noise Acceptability Ratings

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
C - Generally Unacceptable                      D - Land Use Discouraged

#### 30. Airport Noise

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

NA ☒    A ☐    B ☐    C ☐    D ☐

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

NA ☒    A ☐    B ☐    C ☐    D ☐

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

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

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is located adjacent to Highway 79. The noise impact will not be significant due to the noise already caused by traffic within the area. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

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

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, 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. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services** ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

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.30) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services** ☐ ☐ ☒ ☐

Source: 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.30) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools** ☐ ☐ ☒ ☐

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

#### Findings of Fact:

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.30) 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

#### Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## RECREATION

### 41. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

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.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

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) No new construction is proposed as part of this project. The project will have no impact.

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

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: According to the RCIP, no bike trails will be affected by the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☒ ☐ ☐

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☒ ☐ ☐

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is to be served by water well, pump, and water tanks. Therefore, prior to building permit issuance, a water supply permit that shows a satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological), proof that there is adequate quantity to include fire flow and available for intended development will be required to be submitted to the Department of Environmental Health. (COA 80.E HEALTH.1) The project will have a less than significant impact with mitigation.

Mitigation: Prior to issuance of building permits, a water supply permit shall be submitted to the Department of Environmental Health for review. (COA 80.E HEALTH.1)

Monitoring: Monitoring will occur during the Building and Safety Plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing a sales trailer without plumbing. A self-contained portable restroom is proposed to provide service to staff onsite. Therefore, the project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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.

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

#### 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: Riverside County General Plan

#### Findings of Fact:

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

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

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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	<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
--	--------------------------------------	--	---------------------------------------	--------------

reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

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
- RCLIS: Riverside County Land Information System
- County Geologic Report (GEO) No. 2217
- HANS 1998

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

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

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

## VII. AUTHORITIES CITED

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

File: EA\_Template\_CLEAN\_5-12-10.doc

Revised: 2/8/2011 12:47 PM

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces on a 6.97 gross acre parcel.

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. 24373. 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. 24373 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24373, Exhibit A, dated December 1, 2010.

APPROVED EXHIBIT B = Plot Plan No. 24373, Exhibit B, dated April 21, 2010.

APPROVED EXHIBIT C = Plot Plan No. 24373, Exhibi C, dated April 21, 2010.

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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

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

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 2                      USE\* - GIN VARY INTRO                      RECOMMND

This site was previously rough graded under grading permit BGR080053 and shall be revised to include the information from Plot Plan 24373. If BGR080053 is no longer in issued status a separate Precise Grade permit shall be obtained.

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 - 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. 6                      USE-G2.3SLOPE EROS CL PLAN                      RECOMMND

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

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.BS GRADE. 7                   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.

10.BS GRADE. 8                   USE - SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 9                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

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

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

10.BS GRADE. 10                  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. 11                  USE - DRAINAGE & TERRACING                   RECOMMND

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

10.BS GRADE. 12                  USE - SLOPE SETBACKS                   RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.BS GRADE. 13                   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. 14                   USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

10.BS GRADE. 15                   USE - RETAINING WALLS                   RECOMMND

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

10.BS GRADE. 17                   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. 18                   USE-G4.3PAVING INSPECTIONS                   RECOMMND

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

10.BS GRADE. 20                   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

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.BS GRADE. 20 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).

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO BUILDINGS W/ PLUMBING

RECOMMND

Plot Plan#24373 is proposing 30' x 10' sales trailer without plumbing. A self-contained portable restroom is proposed to provide service to staff onsite. Therefore, no proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment system, or sanitary sewer is required at this time.

However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.



02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1                      EPD-CONSERVATION DEDICATION                      RECOMMND

THE 1.86 ACRES REQUIRED FOR CONSERVATION, AS DETERMINED THROUGH HANS01998 MUST BE DEDICATED IN FEE TITLE TO THE REGIONAL CONSERVATION AUTHORITY WITHIN 120 DAYS OF PROJECT APPROVAL. IF THE ACERAGE REQUIRED FOR CONSERVATION IS NOT DEDICATED WITHIN SAID TIME, THE PERMIT SHALL BE SUSPENDED AND FURTHER ACTIONS WILL BE REQUIRED

FIRE DEPARTMENT

10.FIRE. 1                      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. 2                      USE-#23-MIN REQ FIRE FLOW                      RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3                      USE-#20-SUPER FIRE HYDRANT                      RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4                      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.

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.FIRE. 5

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 09/28/10

RECOMMND

Plot Plan No. 24373 proposes to construct a 32 foot (ft.) x 10 ft. sales trailer, a 60 ft. x 60 ft. equipment parking area, a 13,000 square foot uncovered hay storage area, a self-contained portable restroom and three (3) gravel surfaced parking spaces. The project also proposes a pad for a future single family residence. The site is located in the Rancho California area, south of Highway 79, east of Vail Lake, east of Anza Avenue, and west of Cottle. This case is associated with Conditional Certificated of Compliance 06786 and BGR 080053.

The site has a tributary drainage area of approximately 45 acres originating from the southern portion of the site.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, a water quality swale (bioswale) and porous landscape detention are proposed, located at west of the existing detention basin and east end of the 12' wide access path, respectively.

The District has reviewed the exhibit and Water Quality Management Plan (WQMP) (received August 31, 2010). The submittal reflects the general drainage and water quality plan for the development and meets the requirements for the development review process. However, it should be noted that to ensure adequate contact for pollutant removal, runoff must enter at the inlet and travel a minimum length of 100 feet for the bioswale.

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner 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.

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM

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.floodcontrol.co.riverside.ca.us](http://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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.FLOOD RI. 15                      USE SUBMIT FINAL WQMP =PRELIM (cont.)                      RECOMMND

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 has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet 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. 16                      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 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.

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 1                    MAP - LC LANDSCAPE REQUIREMENT (cont.)                    RECOMMND

conformance with the APPROVED EXHIBITS;  
3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;  
4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 2                    MAP - 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. 3                    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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 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.

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

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.

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 - COLORS & MATERIALS                   RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 9                   USE - LAND DIVISION REQUIRED                   RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 11                  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), 1 space/1,000 sq ft of uncovered sales area and 1 space/200 sq ft for the office.



PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 13                   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. 19                   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. 20                   USE - NO SECOND FLOOR                   RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 21                   USE - NO RESIDENT OCCUPANCY                   RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling. No person, except the caretaker and members of the caretaker's family, 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 - 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 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 23                   USE - EXTERIOR NOISE LEVELS (cont.)                   RECOMMND

comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24                   USE - NOISE MONITORING REPORTS                   RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety 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 Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services 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. 26                   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. 27                   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. 32                   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.

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 33 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 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. 37 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 38 USE - GEO02217

RECOMMND

County Geologic Report (GEO) No. 2217 submitted for this project (PP24373) was prepared by La Cresta Geotechnical Inc. and is entitled "Geotechnical Investigation, proposed Commercial Use, O.C. Feed, Plot Plan No. 2437, 6.97 Acre Site, APN 917-170-001, 41105 Highway 79, Riverside County, California", dated August 17, 2010. In addition, the following documents were submitted for this GEO:

La Cresta Geotechnical Inc., September 20, 2010, "County Geologic Report No. 2217, Response to Review Comments, Transmitted by TLMA - Planning, August 29, 2010"

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - GEO02217 (cont.)

RECOMMND

La Cresta Geotechnical Inc., July 1, 2009, "41105 Highway 79 Property, Temecula, California, Final Report of Testing and Observation Services Performed During Site Grading"

EnGEN Corporation, April 2, 2008, "Geotechnical Feasibility Study, Restelli Residence, Assessor's parcel Number: 917-170-001, Sage Road and Highway 79 South, Temecula Area, County of Riverside, California"

These documents are herein incorporated as a part of GEO02217.

GEO02217 concluded:

- 1.No evidence was seen to support the presence of any active faults at the site.
- 2.The potential for surface fault rupture is low.
- 3.The probability of seismically induced landsliding is considered low.
- 4.The potential for liquefaction at the site is low.
- 5.The potential for subsidence at the site is low to remote.
- 6.The potential for seiche or tsunamis is considered obsolete.

GEO02217 recommended:

- 1.Structures for the site should be constructed in accordance with current CBC seismic codes and local ordinances.
- 2.The upper 4-5 feet of the Alluvium is considered unsuitable in their present condition for support of settlement sensitive structures or new fill for building pads and will require removal.

GEO02217 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02217 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit.

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

10. GENERAL CONDITIONS

10.PLANNING. 38                   USE - GEO02217 (cont.) (cont.)                   RECOMMND

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. 39                   USE - LIMIT OUTSIDE STORAGE                   RECOMMND

Outside storage shall be limited to activities related to the hay storage and sales only.

TRANS DEPARTMENT

10.TRANS. 1                       USE - TS/EXEMPT                   RECOMMND

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

10.TRANS. 2                       USE - STD INTRO 3(ORD 460/461)                   RECOMMND

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

10.TRANS. 3                       USE - COUNTY WEB SITE                   RECOMMND

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

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 18

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 EPD-CONSERVATION DEDICATION

RECOMMND

WITHIN 120 DAYS FROM PROJECT APPROVAL, THE MSHCP CONSERVATION AREA AS DETERMINED THROUGH HANS01998 AND AS SHOW ON PP24373, DATED 10/20/10, MUST BE CONVEYED TO THE REGIONAL CONSERVATION AUTHORITY. THE APPLIANT MUST PROVIDE DOCUMENTATION THAT THE 1.86 ACRES REQUIRED FOR MSHCP CONSERVATION HAS BEEN PROPERLY CONVEYED TO THE APPROPRIATE REGIONAL CONSERVATION AUTHORITY. IF THE 1.86 ACRES IS NOT DEDICATED WITHIN 120 FROM PROJECT APPROVAL, THE PROJECT MAY BE SUSPENDED OR ORDER TO STOP OPERATION.

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                   USE-G2.1 GRADING BONDS (cont.)                   RECOMMND

yards are exempt.

60.BS GRADE. 2                   USE-G2.4GEOTECH/SOILS RPTS                   RECOMMND

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

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

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

60.BS GRADE. 3                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

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

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

60.BS GRADE. 4                   USE-G2.14OFFSITE GDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 5                   USE-G2.15NOTRD OFFSITE LTR                   RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.



PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 8                   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. 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 the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 9                   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.

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading 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. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

60.PLANNING. 10 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 6.97 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.

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24373, 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.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pump(s), and water tank(s), a water supply permit will be required.

The requirements for a water supply permit are as follows:

a) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological).

b) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.

c) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

d) Satisfactory information concerning how the system will

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 25

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 WELL/WATER STATEMENT (cont.)

RECOMMND

be owned and operated.

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."

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building 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. 5 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3                   USE - 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.

80.PLANNING. 4                   USE - CONFORM TO FLOOR PLANS                   RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 17                  USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Hemet 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. 24373, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1                    USE - R-O-W DEDICATION 1                   RECOMMND

Sufficient public street right-of-way along SH-79 shall be conveyed for public use to provide for a 55 foot half-width



02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1                      USE - R-O-W DEDICATION 1 (cont.)                      RECOMMND

right-of-way per County Standard No. 95, Ordinance 461.

NOTE: Existing wood fence encroaching the road  
right-of-way shall be removed at the owner's  
expense.

80.TRANS. 2                      USE - CALTRANS ENCRCHMNT PRMT                      RECOMMND

Prior to issuance of a building permit or any use allowed  
by this permit, and prior to doing any work within the  
State highway right-of-way, clearance and/or an  
encroachment permit must be obtained by the applicant from  
the District 08 Office of the State Department of  
Transportation in San Bernardino.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      USE- PRECISE GRADE INSP REQ'D                      RECOMMND

The developer/applicant shall be responsible for obtaining  
a precise grade inspection and approval from the Building  
and Safety Department. Prior to release for building final  
the applicant shall have met all precise grade requirements  
to obtain Building and Safety Department clearance.

90.BS GRADE. 2                      USE - WQMP 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  
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 - WQMP CERTIFICATION                      RECOMMND

Prior to final building inspection, the applicant/owner  
shall submit a "Wet Signed" copy of the Water Quality  
Management Plan (WQMP) Certification from a Registered  
Civil Engineer certifying that the project - specific WQMP

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3                   USE - WQMP CERTIFICATION (cont.)                   RECOMMND

treatment controlled BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 4                   USE - WQMP 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.

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.

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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#27-EXTINGUISHERS (cont.)

RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 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.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), 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.

90.FLOOD RI. 3 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. 5 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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5                      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.

PLANNING DEPARTMENT

90.PLANNING. 2                      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. 5                      USE - PARKING PAVING MATERIAL                      RECOMMND

A minimum of six (6) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department.

90.PLANNING. 6                      USE - ACCESSIBLE PARKING                      RECOMMND

A minimum of one (1) accessible parking space 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

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 13 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. 21 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 25 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.97 acres (gross) in accordance with

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - SKR FEE CONDITION (cont.)

RECOMMND

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. 26 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 - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42257. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 29 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24373 is calculated to be 0.44 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.

02/09/11  
09:08

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 33

PLOT PLAN:TRANSMITTED Case #: PP24373

Parcel: 917-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30

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 projects 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. 24373 has been calculated to be 0.44 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.

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: January 14, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor - Dave Duda

Riv. Co. Sheriff's Dept.  
Hemet Unified School Dist.  
Rancho California Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Verizon

**PLOT PLAN NO. 24373- EA42257** – Applicant: OC Feed – Engineer/Representative: PMC Consulting – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Residential (R:RR) 5 Acre Minimum and Rural: Rural Mountainous (R:RM) 10 Acre Minimum – Location: southerly of Highway 79 east of Vail Lake, easterly of Anza Avenue, and westerly of Cottle – 6.97 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This Plot Plan proposes a 30' x 10' sales trailer, a 60' x 60' equipment parking area, an 13,000 sq. ft. uncovered hay storage area, a self-contained portable restroom and three (3) gravel surfaced parking spaces. The project also proposes a pad for a future single family residence – APN 917-170-001 - Related Case – HANS01678

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 18, 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 **Jeff Horn**, Project Planner, at (951) 955-4641 or email at **JHORN@rctlma.org / MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24373      DATE SUBMITTED: 12-22-09

APPLICATION INFORMATION      \* 4105 HIGHWAY 79, TEMECULA, CA. 92592

Applicant's Name: OC FEED / MATT RESTELLI      E-Mail: PMCCONSULTING@COX.NET

Mailing Address: 21476 SILVERTREE LN.  
TRABUCO CYN.      CA.      92677  
City      State      ZIP

Daytime Phone No: (714) 812-4115      Fax No: (949) 709-0996

Contact      Engineer/Representative's Name: PHIL COHEN - PMCCONSULTING      E-Mail: PMCCONSULTING@COX.NET

Mailing Address: 25631-B ADDISON ST. 38211 FALL RIVER RD  
MARIETTA TRABUCO CYN.      CA.      92562 92679  
City      State      ZIP

Daytime Phone No: (951) 696-9902      Fax No: ( )

Property Owner's Name: THOMAS + DIANE MATT RESTELLI      E-Mail:

Mailing Address: 21476 SILVERTREE LN.  
TRABUCO CYN.      CA.      92677  
City      State      ZIP

Daytime Phone No: (714) 812-4115      Fax No: (949) 709-0996

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.

Paul Calcutt

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.

Matthew C. Restelli

PRINTED NAME OF PROPERTY OWNER(S)

Matthew C. Restelli

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): 917-170-001

Section: 24 Township: T8S Range: R101

Approximate Gross Acreage: 7 6.97

General location (nearby or cross streets): North of ON Hwy 79 JUST EAST OF, South of VAIL LAKE, East of Anger Ave, West of Cottle

Thomas Brothers map, edition year, page number, and coordinates: 2002 pg 981 GRID E3

**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):

OC FEED IS ASKING FOR APPROVAL OF FEED & STORAGE &  
EQUIPMENT PARKING W/ A ~~FEED~~ SALES TRAILER OF 30'X10'X10'  
W/ A SELF CONTAINED PORTABLE TOILET, 3 PARKING SPACES & A TOTAL  
OF 15 STACKS OF FEED WITH 3 10,000 GALLON WATER TANKS FOR FIRE

Related cases filed in conjunction with this request: FIRE PROPOSES

BGR080053; BEL090129, ~~HA~~ HANS 01678 1998

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: GEOTECHNICAL & PRECISE

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) 6.7 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) 6+ 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? N/A

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards: \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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) 11,650 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)? N/A

☐ 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) [Signature]

Date

9/3/09

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. 24373** – Intent to Adopt a Mitigated Negative Declaration - Applicant: OC Feed - Engineer/Representative: PMC Consulting - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Southerly of Highway 79 – 6.97 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** The Plot Plan proposes to a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces. - APN: 917-170-001. (Quasi-judicial)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>FEBRUARY 28, 2011</b>
PLACE OF HEARING:	RIVERSIDE COUNTY PLANNING DEPARTMENT 4080 LEMON STREET 1 <sup>st</sup> FLOOR CONFERENCE ROOM 2A RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Damaris Abraham  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/11/2011.

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

APN (s) or case numbers PP 24373 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

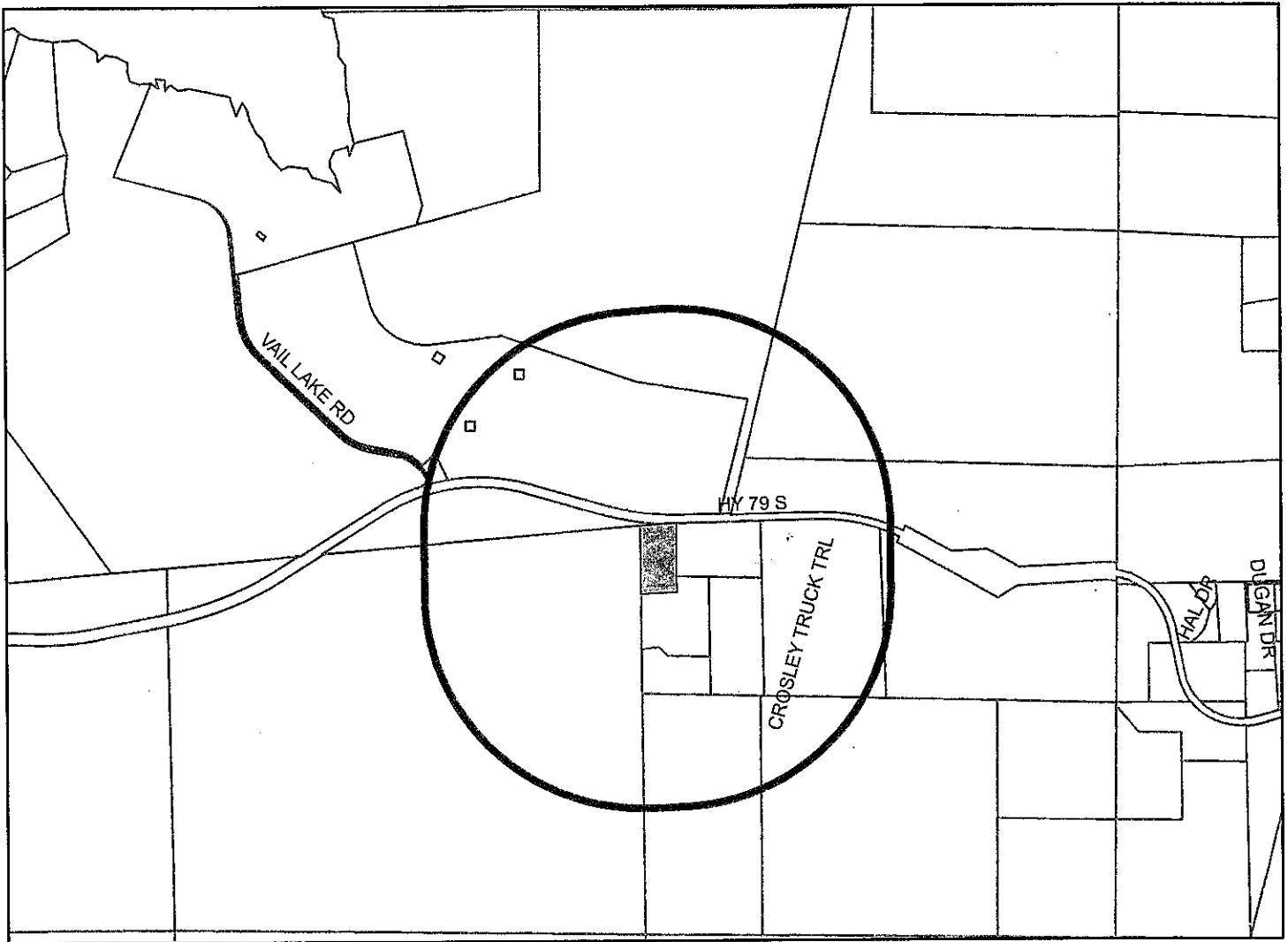
Riverside, Ca. 92502

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

✓ 1/11/2011 *CE*  
Expires: 7/11/2011



## 2400 feet buffer



### **Selected Parcels**

917-170-001	927-680-009	927-680-008	917-050-006	917-170-003	917-160-002	917-170-008	917-170-009	917-170-010	917-170-011
917-160-003	917-170-002	917-170-004	917-160-001	927-680-012	927-680-011	927-680-004	927-680-001	927-680-010	



2,200 1,100 0 2,200 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: 917170001, ASMT: 917170001  
MATTHEW C RESTELLI  
21476 SILVERTREE LN  
TRABUCO CANYON CA 92679

APN: 927680011, ASMT: 927680011  
VAIL LAKE RANCHO CALIF  
29400 RANCHO CALIF RD  
TEMECULA CA 92591

APN: 927680008, ASMT: 927680008  
RANCHO CALIFORNIA WATER DISTRICT  
P O BOX 9017  
TEMECULA CA 92589

APN: 927680004, ASMT: 927680004  
VAIL LAKE RANCHO CALIF  
701 B ST STE 1190  
SAN DIEGO CA 92101

APN: 917050006, ASMT: 917050006  
ROBERT J YANIK  
41750 HIGHWAY 79  
AGUANGA CA. 92536

APN: 927680001, ASMT: 927680001  
VAIL LAKE USA  
C/O WILLIAM JOHNSON  
29400 RANCHO CALIFORNIA RD  
TEMECULA CA 92091

APN: 917170003, ASMT: 917170003  
ROBERT J YANIK  
39 CLOUD POINTS  
IRVINE CA 92603

APN: 927680010, ASMT: 927680010  
VAIL LAKE USA  
C/O JAMES BREE  
29400 RANCHO CALIF RD  
TEMECULA CA 92591

APN: 917160003, ASMT: 917160003  
SHAMROCK SAND & ROCK  
1508 W MISSION RD  
ESCONDIDO CA 92029

APN: 917170004, ASMT: 917170004  
STEVEN E EATON, ETAL  
C/O JUDIE COLP  
412 CLARIDGE CIR  
ORANGE CA 92869

APN: 917160001, ASMT: 917160001  
USA 917  
NONE  
UNKNOWN  
0

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Verizon Engineering  
9 South 4th St.,  
Redlands, CA 92373

Applicant:  
OC Feed  
Attn: Matt Restelli  
21476 Silvertree Ln.  
Trabuco Canyon, CA 92679

Eng-Rep:  
PMC Consulting  
Attn: Phil Coughlin  
32211 Fall River Rd.  
Trabuco Canyon, CA 92679

Owner:  
Thomas & Diane Restilli  
21476 Silvertree Ln.  
Trabuco Canyon, CA 92679



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.

EA42257/Plot Plan No. 24373  
Project Title/Case Numbers

Damaris Abraham  
County Contact Person

951-955-5719  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

OC Feed  
Project Applicant

21476 Canyon Lane, Trabuco Canyon CA 92679  
Address

The project is located southerly of Highway 79 and westerly of Crosley Truck Trail, more specifically 41105 Highway 79.

Project Location

The Plot Plan proposes a facility for hay storage and sales. The project includes a 320 square foot sales trailer, a 5,120 square foot uncovered hay storage area to accommodate a maximum of ten (10) bale stacks, a self-contained portable restroom, and six (6) parking spaces on a 6.97 gross acre parcel.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on February 28, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Damaris Abraham

  
Signature

Project Planner

Title

January 18, 2011

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PP24373\DH-PC-BOS Hearings\DH-PC\NOD.PP24373 Form.docx

Please charge deposit fee case#: ZEA42257 ZCFG05615 \$.2,108

FOR COUNTY CLERK'S USE ONLY



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24373

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Damaris Abraham Title: Project Planner Date: January 18, 2011

Applicant/Project Sponsor: OC Feed Date Submitted: December 22, 2009

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Damaris Abraham Date: February 28, 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 Damaris Abraham at (951) 955-5719.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42257 ZCFG05615 \$2,108

**FOR COUNTY CLERK'S USE ONLY**

--

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0917198

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: OC FEED \$64.00  
paid by: CK 1440  
CA F&G FEE FOR EA42257  
paid towards: CFG05615 CALIF FISH & GAME: DOC FEE  
at parcel: 41105 HIGHWAY 79 TEM  
appl type: CFG3

By \_\_\_\_\_ Dec 22, 2009 09:22  
SBROSTRO posting date Dec 22, 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

F\* REPRINTED \* R1101417

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: OC FEED \$2,044.00  
paid by: CK 1585  
CA F&G FEE FOR EA42257  
paid towards: CFG05615 CALIF FISH & GAME: DOC FEE  
at parcel: 41105 HIGHWAY 79 TEM  
appl type: CFG3

By \_\_\_\_\_ Feb 16, 2011 15:50  
MGARDNER posting date Feb 16, 2011

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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