



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

**1:30 P.M.**

**JUNE 3, 2013**

## **AGENDA** **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING**

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 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 Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@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. 23299** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Corona Property Corporation First/First Supervisorial District – Location: Northerly side of Interstate 15, southerly side of Temescal Canyon Road, and easterly of Earthmover Circle – 4.72 Acres Gross - **REQUEST:** The plot plan proposes a contractor storage yard with a 672 square foot office trailer and three (3) parking spaces. The storage yard will serve as an area for storage of construction equipment, materials, supplies and vehicles and may serve as a meeting place for contractor's staff prior to dispersing to off-site project job sites. Project Planner: Damaris Abraham at (951) 955-5713 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 2.2 PLOT PLAN NO. 25067** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless –First/First Supervisorial District – Location: Northerly of Elmwood St., on the southerly side of Cajalco Rd., easterly of Haines St., and westerly of Clark St., more specifically 21381 Cajalco Road – **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65



- foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd. Project Planner: Damaris Abraham at (951) 955-5713 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25263** - CEQA Exempt - Applicant: Anthony Palmisano – First/First Supervisorial District – Location: Northerly of Nandina Avenue, southerly of Van Buren Boulevard, westerly of Dauby Court - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 1,200 square foot detached garage on 0.9 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25304** - CEQA Exempt - Applicant: Lakeshore Engineering – First/First Supervisorial District – Location: Northwesterly of Sunset Terrace, easterly of Calle Vista Lejos - **REQUEST:** The Plot Plan is a proposal to permit a 600 square foot cave storage building on 4.19 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 25247** - CEQA Exempt - Applicant: Bob Avila – Third/Third Supervisorial District – Location: Northerly of De Portola Road, southerly Glenoaks Road, easterly Avenida Bogota, westerly Marcus Drive - **REQUEST:** The Plot Plan is a proposal to construct a 4,877 square foot Barn and 432 square foot detached 3-stall pole barn on 10.03 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.6 **PLOT PLAN NO. 25320** - CEQA Exempt - Applicant: Barbara and Zoltan Csik – First/First Supervisorial District – Location: Northerly of South Main Divide Road, westerly of Ortega Highway - **REQUEST:** The Plot Plan is a proposal to construct a 2,511 square foot detached garage with storage. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.7 **PLOT PLAN NO. 25329** - CEQA Exempt - Applicant: Linda Barnes – Third/Third Supervisorial District – Location: Southerly Bailey Road, northerly Ramsey Road, easterly Chapman Road, westerly of Terwilliger Road - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted pre-fabricated detached 1,400 square foot Barn and existing unpermitted 1,680 square foot detached horse barn on 2.31 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.8 **PLOT PLAN NO. 24928** – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave., southerly of Acacia Ave., easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west



section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Project Planner: HP Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

- 2.9 **TENTATIVE PARCEL MAP NO. 36412** – No New Environmental Documents Required – Applicant: Jeff Simcox – Third/Third Supervisorial District – Location: Northerly of Glenoaks Road, Southerly of Via Broza and westerly of Bella Vista Road – **REQUEST:** a Schedule H subdivision of 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel. Project Planner: H.P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:



Agenda Item No.:  
 Area Plan: Elsinore  
 Zoning Area: Alberhill  
 Supervisorial District: First/First  
 Project Planner: Damaris Abraham  
 Director's Hearing: June 3, 2013

PLOT PLAN NO. 23299  
 Environmental Assessment No. 41839  
 Applicant: Corona Property Corporation  
 Engineer/Representative: Dwight Weevie

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a contractor storage yard with a 672 square foot office trailer and three (3) parking spaces. The storage yard will serve as an area for storage of construction equipment, materials, supplies and vehicles and may serve as a meeting place for contractor's staff prior to dispersing to off-site project job sites.

The project is located on the northeasterly side of Interstate 15, southwesterly side of Temescal Canyon Road, and easterly of Earthmover Circle.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio); Warm Springs and Temescal Wash Policy Areas  |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) and Open Space: Water (OS:W) to the north<br>Interstate 15 to the south<br>Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) to the east and west |
| 3. Existing Zoning:                   | Manufacturing-Service Commercial (M-SC)   |
| 4. Surrounding Zoning:                | Manufacturing-Service Commercial (M-SC) and Watercourse, Watershed & Conservation Areas (W-1) to the north and east<br>Interstate 15 to the south<br>Manufacturing-Service Commercial (M-SC) to the west  |
| 5. Existing Land Use:                 | Vacant  |
| 6. Surrounding Land Use:              | Vacant and Temescal Wash to the north and east<br>Interstate 15 to the south<br>Contractor storage yard and propane gas distribution facility to the west   |
| 7. Project Data:                      | Total Acreage: 4.72<br>Total Building Area: 672 sq. ft.   |
| 8. Environmental Concerns:            | See attached environmental assessment   |

P.M.



**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41839**, 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. 23299**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) on the Elsinore Area Plan.
2. The Light Industrial land use designation allows for a wide variety of light industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses.
3. The project site located within the Warm Springs Policy Area of the Elsinore Area Plan. Policy ELAP 1.3 requires commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e. biological and water quality). The project is proposing to protect the area located along the southern boundary that is reported to be connected to Temescal Creek by permanently fencing this area. The project has also been conditioned for a deed restriction to be recorded to ensure that no disturbances occur within this area. In addition, an eastern portion of the property lies within the 100 year Zone AE floodplain. No structural improvements or grading are proposed within the floodplain.
4. The project site located within the Temescal Wash Policy Area of the Elsinore Area Plan. Policy ELAP 2.1 requires the protection of the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element, the Trails section of the Circulation Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element. The project is proposing to protect the area located along the southern boundary that is reported to be connected to Temescal Creek by permanently fencing this area. The project has also been conditioned for a deed restriction to be recorded to ensure that no disturbances occur within this area. In addition, an eastern portion of the property lies within the 100 year Zone AE floodplain. No structural improvements or grading are proposed within the floodplain.
5. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) and Open Space: Water (OS:W) to the north and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) to the east and west.
6. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
7. The proposed use, contractor storage yard, is a permitted use, subject to approval of a plot plan in the M-SC zone, in accordance with Section 11.2.b. (1) (m) 9. of Ordinance No. 348.



8. The proposed use, contractor storage yard, is consistent with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, outside storage areas, and lighting) set forth in the M-SC zone.
9. The project site is surrounded by properties zoned Manufacturing-Service Commercial (M-SC) and Watercourse, Watershed & Conservation Areas (W-1) to the north and east and Manufacturing-Service Commercial (M-SC) to the west.
10. Similar uses have been constructed and are operating in the project vicinity.
11. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group F, Criteria Cell Numbers 3648 and 3748. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to protect the "sandy wash" located along the southern boundary that is reported to be connected to Temescal Creek from any disturbance, the project has been conditioned for a deed restriction to be recorded and for the area to be permanently fenced. The project fulfills these requirements.
12. Environmental Assessment No. 41839 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hydrology/Water Quality

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

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are 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, as conditioned, will not preclude reserve design and is in conformance with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The proposed project will not have a significant effect on the environment.

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.



2. The project site is not located within:
  - a. A fault zone; or,
  - b. An Airport Influence area.
3. The project site is located within:
  - a. A high fire area;
  - b. Areas of Flooding Sensitivity;
  - b. The City of Lake Elsinore sphere of influence;
  - c. The boundaries of the Lake Elsinore Unified School District;
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. An area susceptible to subsidence;
  - f. An area with High Paleontological sensitivity; and,
  - g. An area with low to moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 391-480-014.

DA:da  
Y:\Planning Case Files-Riverside office\PP23299\DH-PC-BOS Hearings\DH-PC\Staff Report.PP23299.docx  
Date Prepared: 09/13/12  
Date Revised: 04/24/13



PP23299



Selected parcel(s):  
391-480-014

**LEGEND**

SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

**\*IMPORTANT\***

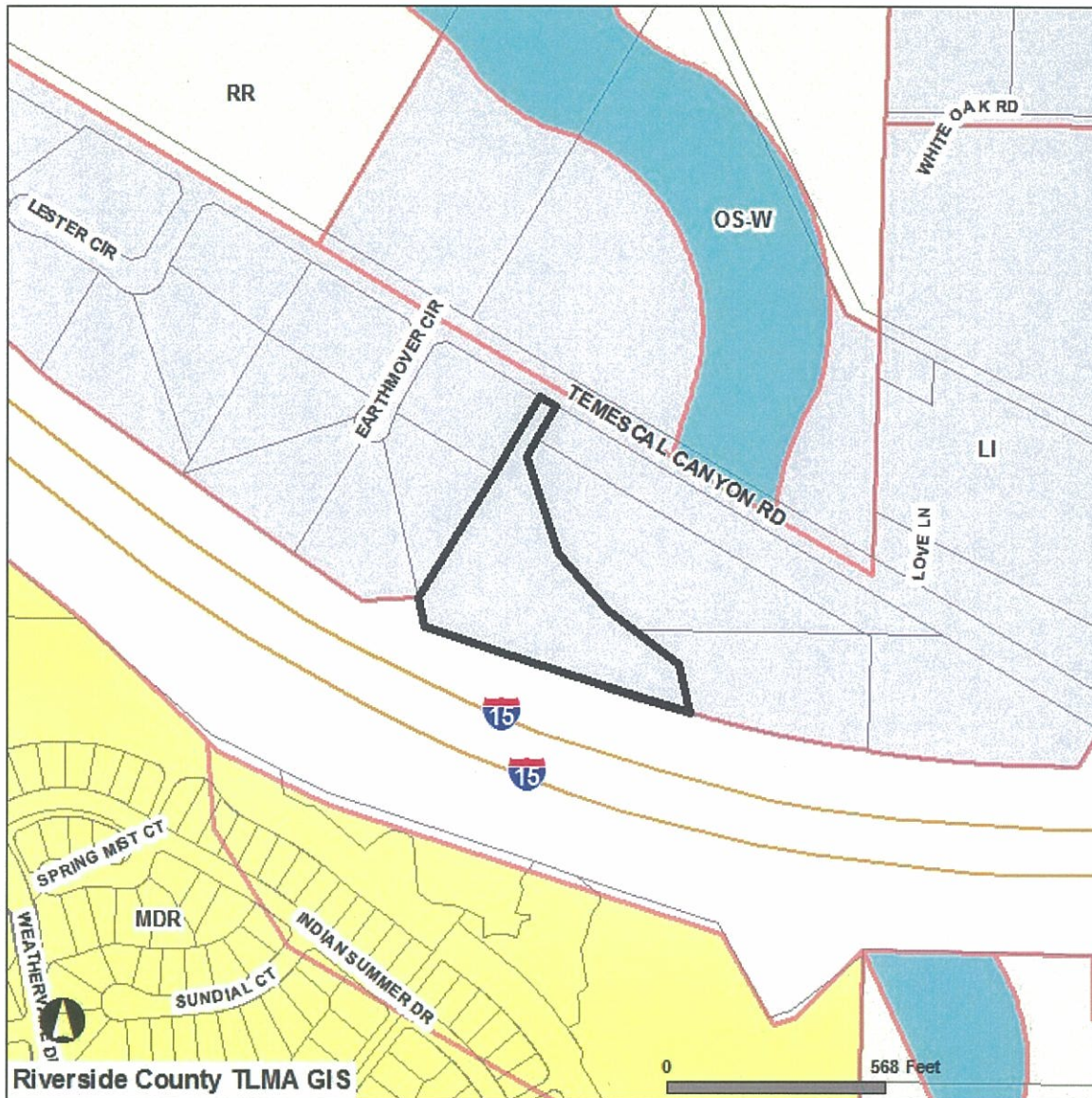
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 Apr 08 10:58:51 2013

Version 130225



PP23299



Selected parcel(s):  
391-480-014

#### LAND USE

SELECTED PARCEL	INTERSTATES	HIGHWAYS	PARCELS
LI - LIGHT INDUSTRIAL	MDR - MEDIUM DENSITY RESIDENTIAL	OS-W - WATER	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 Apr 08 11:01:10 2013

Version 130225



PP23299



Selected parcel(s):  
391-480-014

#### POLICY AREAS/OVERLAYS



#### \*IMPORTANT\*

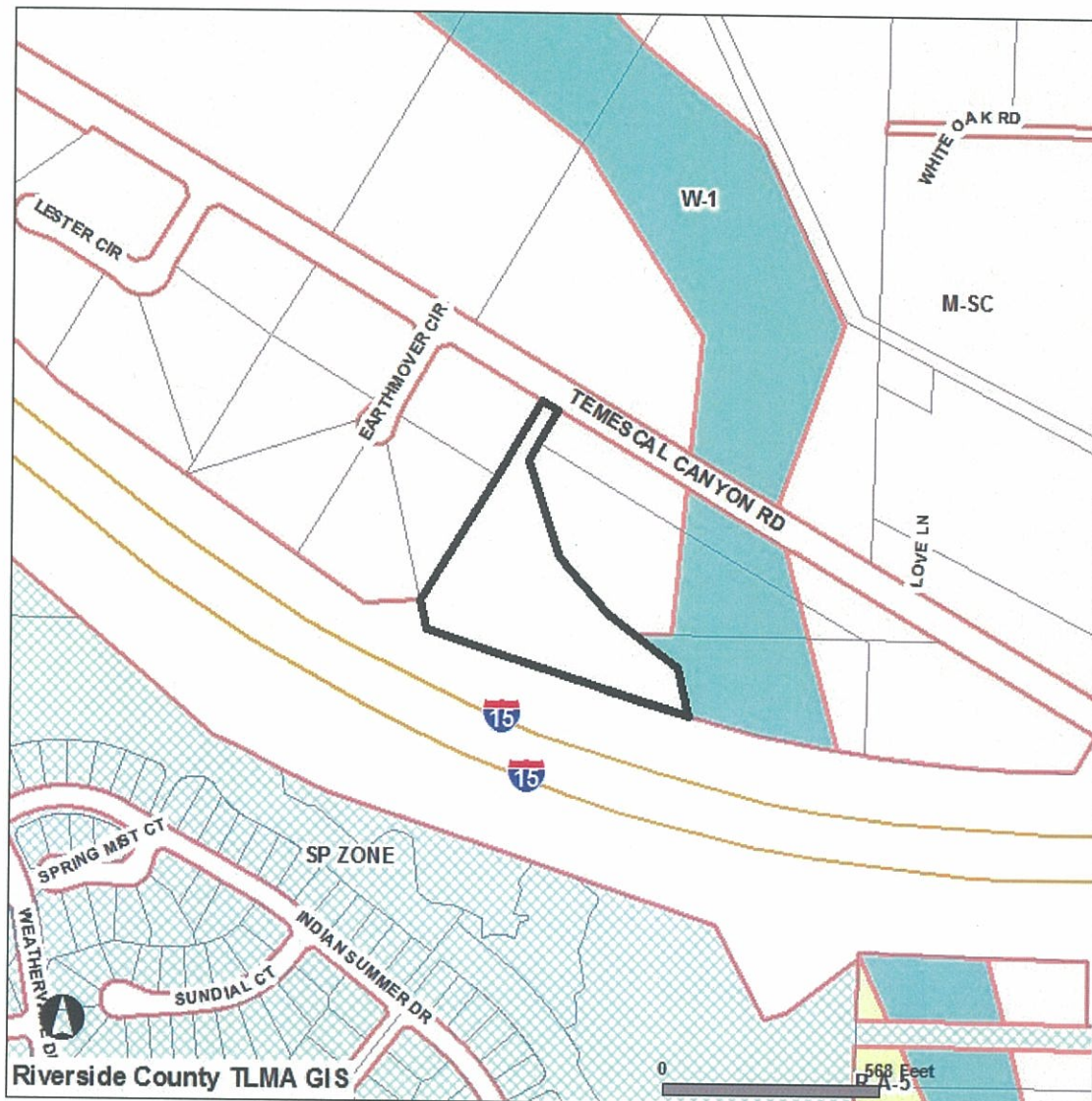
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REPORT PRINTED ON...Mon Apr 08 11:08:11 2013

Version 130225



PP23299



Selected parcel(s):  
391-480-014

### ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	PARCELS
ZONING BOUNDARY	M-SC	R-A-5	SP ZONE
W-1			

#### \*IMPORTANT\*

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

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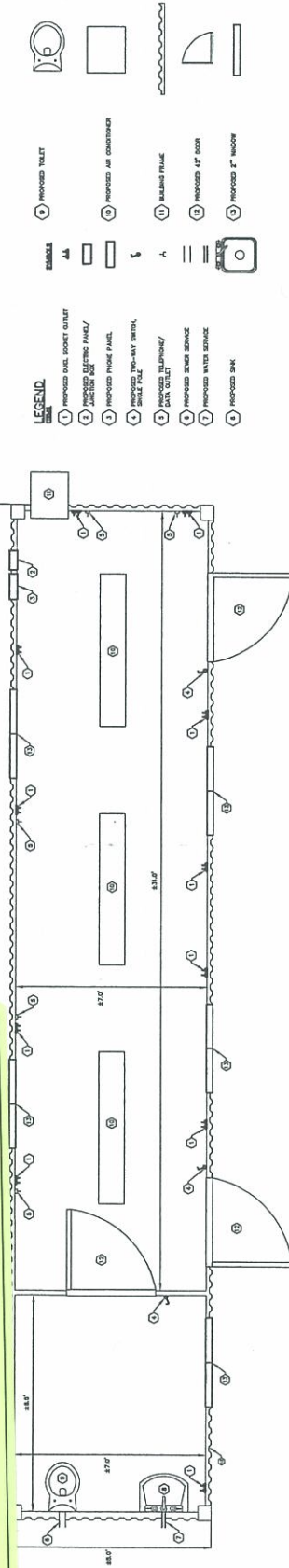
Version 130225





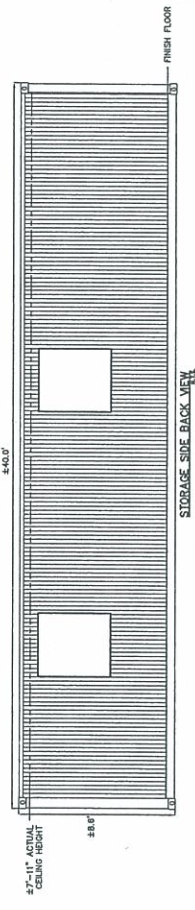
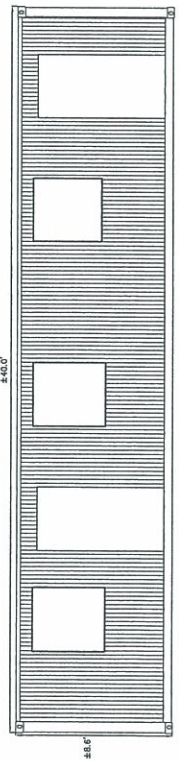


CASE: PP23299, AMD. #5  
 EXHIBIT: B and C  
 DATE: 8/6/12  
 PLANNER: D. ABRAHAM

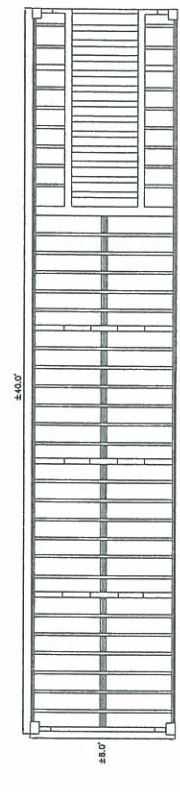
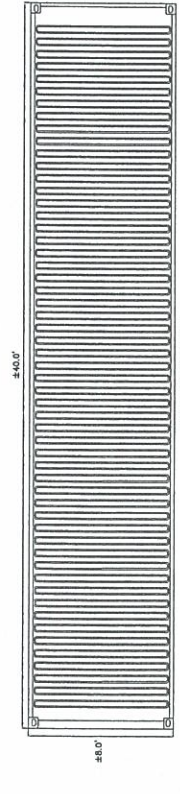


- LEGEND**
- 1 PROPOSED MAIL SORTER OUTLET
  - 2 PROPOSED ELECTRIC PANEL
  - 3 PROPOSED PHONE PANEL
  - 4 PROPOSED TWO-WAY SWITCH, SINGLE POLE
  - 5 PROPOSED TELEPHONE/ DATA OUTLET
  - 6 PROPOSED SERIES SERVICE
  - 7 PROPOSED WATER SERVICE
  - 8 PROPOSED SINK
- FINISHES**
- AA
  - A
- PROPOSED TOILET**
- 11 BUILDING FRAME
  - 12 PROPOSED 4\"/>

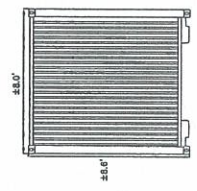
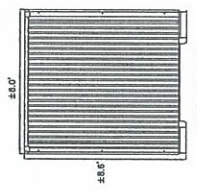
1 FLOOR PLAN 1/2\"/>



2 FRONT & REAR ELEVATION 1/2\"/>



3 TOP AND BOTTOM PLAN VIEW 1/2\"/>



4 ENDWALL ELEVATION 1/2\"/>



MAIN SPECIFICATIONS  
 SIZE: 40' X 8' X 9' (L X W X H)  
 MANUFACTURER NAME:  
 AZTEC CONTAINERS, INC.  
 YEAR BUILT: 2011

REVISIONS
1.
2.
3.

PROJECT NAME  
 TEMESCAL CANYON  
 CONTRACTOR STORAGE

CLIENTS NAME  
 AZTEC CONTAINER  
 2600 S. SANTE FE AVE.  
 MSTA, CA 92804

EXTERIOR ELEVATIONS

DRAWING TITLE
DRAWN BY
SCALE
AS SHOWN
DATE
DESIGNED BY
PROJECT NO.
002309



SHEET NO.  
 1 OF 2



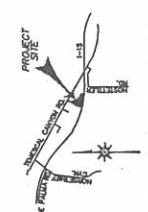






PER GRADING PLAN FOR  
PARCEL MAP 22735

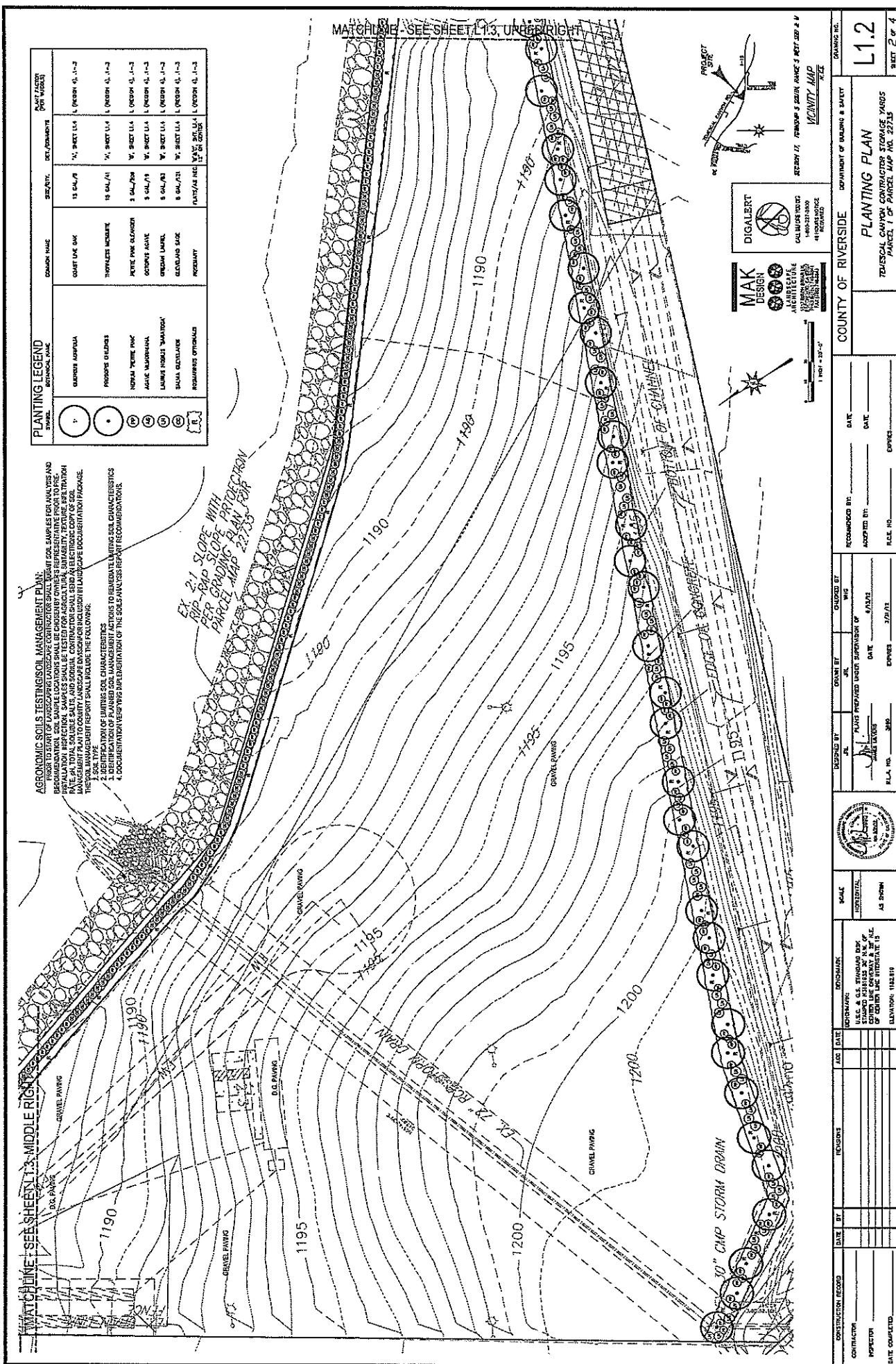
EXTERIOR WALL MOUNT IRRIGATION CONTROLLER (12 STATIONS)-  
CONTRACTOR SHALL VERIFY LOCATION AND POWER SOURCE WITH  
OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



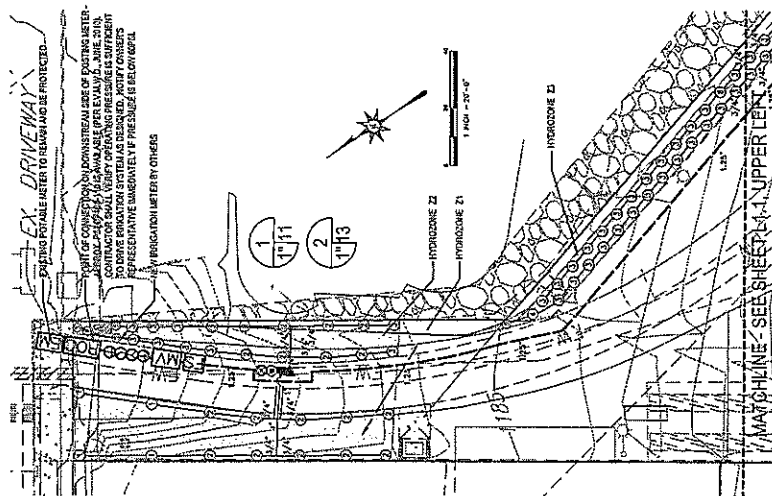
**MAK  
DESIGN**  
**LANDSCAPE  
ARCHITECTURE**  
337 BIRCH BLVD. SUITE 100  
DALLAS, TEXAS 75241  
TEL: (214) 748-9941  
FAX: (214) 748-9942

[illegible]

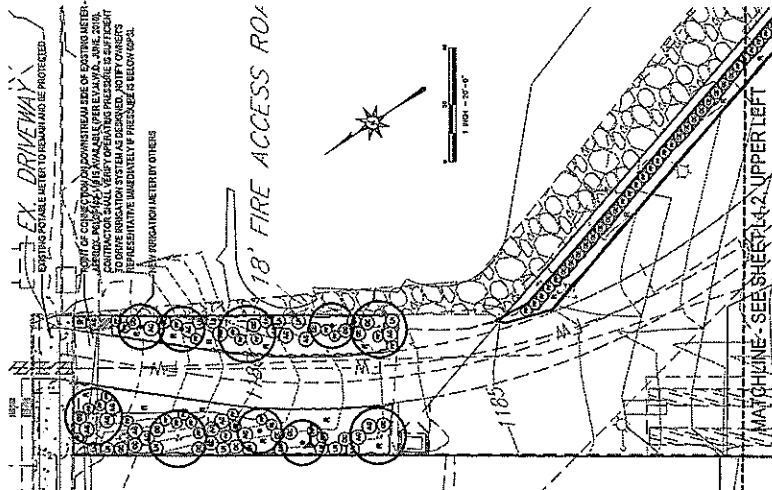
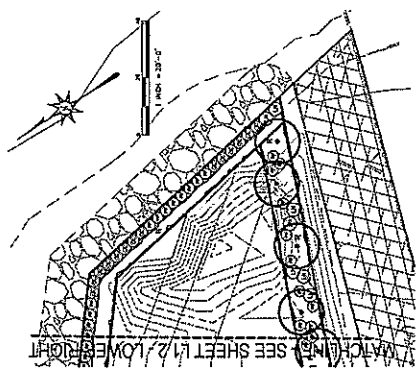









WORST CASE VALVE PRESSURE LOSS CALCULATIONS -  
VALVE NO. 40

[illegible]

## IRRIGATION PLANS

SEE IRRIGATION LEGEND ON SHEET L1.4

CONSTRUCTION RECORD		DATE	BY	REVISIONS	ACC	DATE	REMARKS	SCALE		DRAWN BY: <u>JL</u> PLANT BY: <u>          </u> CHECKED BY: <u>          </u> DATE: <u>          </u> FILE NO.: <u>290</u>
CONTINUATION <u>          </u>	REVISION <u>          </u>					REMARKS: U.S. & C.I. STANDARD DOK STAMPED 11/14/53 BY R.M. OF DISTRICT OF COLUMBIA OF DISTRICT AND REVISIONS IS AS SHOWN		SCALE: AS SHOWN		

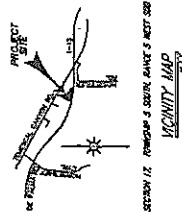
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**IRRIGATION PLANS**  
IRRIGATION LEGEND ON SHEET L1.4

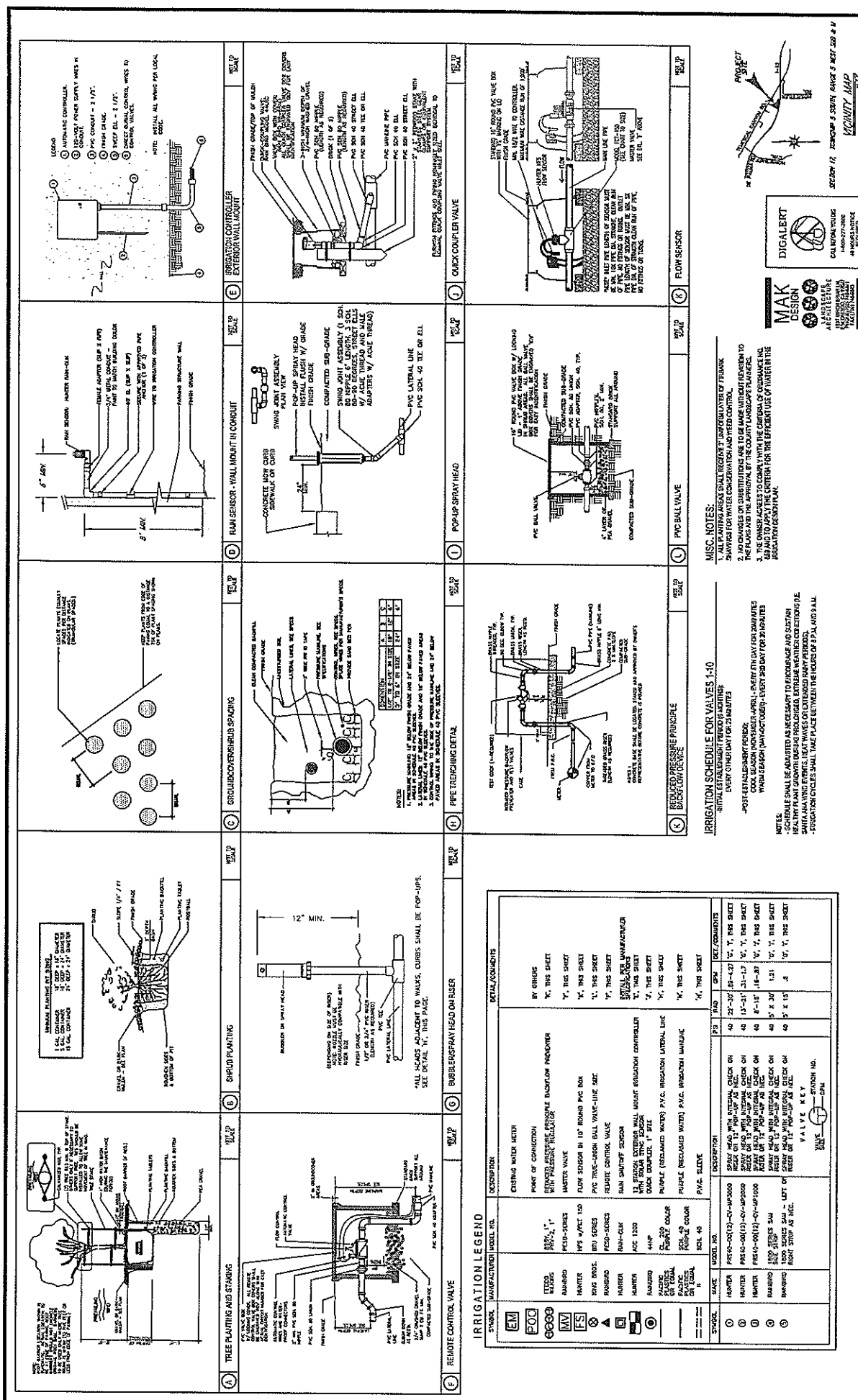
## PLANTING PLANS

SEE PLANTING LEGEND ON SHEET L1.2

DRAWING NO.		PROJECT NO.		SHEET	
L1.3		11.3		3 of 4	
COUNTY OF RIVERSIDE		DEPARTMENT OF BUSINESS & SAFETY			
IRRIGATION/PLANTING PLAN		REMEDIAL ACTION CONTRACTOR STORAGE YARDS		PARCEL 1 OF PARCELS MAP NO. 22-25	
RECOMMENDED BY:		DATE:			
APPROVED BY:		DATE:			
R.C.L. NO.		EXPENSE:			
CREATED BY:		DATE:			
JUL		4/11/12			
UNDER SUPERVISION OF:		DATE:			
EXPENSE:		3/21/13			







**CONSTRUCTION RECORD**

DATE	BY	REVISIONS

CONTRACTOR: \_\_\_\_\_  
 INSPECTOR: \_\_\_\_\_  
 DATE COMPLETED: \_\_\_\_\_

**DESIGN RECORD**

DATE	BY	REVISIONS

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**SCALE**

AS SHOWN

**NOTES**

1. ALL PLANTING AREAS SHALL BE MAINTAINED AT ALL TIMES.  
 2. NO CHANGES OR SUBSTITUTIONS ARE TO BE MADE WITHOUT PERMISSION OF THE COUNTY OF RIVERSIDE.  
 3. THE SCHEDULE SHALL BE ADJUSTED AS NECESSARY TO ENCOURAGE AND SUSTAIN HEALTHY PLANT GROWTH AND PROLONGED LIFETIME WEATHER CORRECTIONS DEPENDENT ON LOCAL CLIMATE.  
 4. PLANTING CYCLES SHALL TAKE PLACE BETWEEN THE MONTHS OF JUNE AND FALL.

**PROJECT INFORMATION**

PROJECT: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_  
 DRAWING NO.: \_\_\_\_\_

**COUNTY OF RIVERSIDE**

DEPARTMENT OF PLANNING & SAFETY

**LANDSCAPE DETAILS**

TRUSCHAL CHURCH CATHEDRAL EPISCOPAL JARVIS

PAGE: 1 OF 3

**DATE**

DATE: \_\_\_\_\_



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41839  
**Project Case Type (s) and Number(s):** Plot Plan No. 23299  
**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:** Corona Property Corporation  
**Applicant's Address:** 2600 South Santa Fe, Vista, CA 92084  
**Engineer's Name:** Dwight Weevie  
**Engineer's Address:** 819 D Ave, Suite 101-A, National City, CA 91950

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a contractor storage yard with a 672 square foot office trailer and three (3) parking spaces. The storage yard will serve as an area for storage of construction equipment, materials, supplies and vehicles and may serve as a meeting place for contractor's staff prior to dispersing to off-site project job sites.

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

**C. Total Project Area:** 4.72 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 4.72	Lots: 1	Sq. Ft. of Bldg. Area: 672	Est. No. of Employees: 2
Other:			

**D. Assessor's Parcel No(s):** 391-480-014.

**E. Street References:** Northeasterly side of Interstate 15, southwesterly side of Temescal Canyon Road, and easterly of Earthmover Circle.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 5 West, Section 17

**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 land and Temescal Wash to the north and east, contractor storage yard and propane gas distribution facility to the west, and Interstate 15 to the south.

### I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.



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 proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group F, Criteria Cell Numbers 3648 and 3748. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to protect the "sandy wash" located along the southern boundary that is reported to be connected to Temescal Creek from any disturbance, the project has been conditioned for a deed restriction to be recorded and for the area to be permanently fenced. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, 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 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 project proposes a contractor storage yard with a 672 square foot office trailer. There are no impacts to housing as a direct result of this project at this time.
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):** Elsinore

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Light Industrial (LI) (0.20 to 0.60 Floor Area Ratio)

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

**F. Policy Area(s), if any:** Warm Springs and Temescal Wash Policy Areas

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) and Open Space: Water (OS:W) to the north and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) to the 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: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are located zoned Manufacturing-Service Commercial (M-SC) and Watercourse, Watershed & Conservation Areas (W-1) to the north and east and Manufacturing-Service Commercial (M-SC) to the west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing                 | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                      |   |

III. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.



☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

  
Signature

April 8, 2013  
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 adjacent to Interstate 15, which is a State Eligible Scenic Highway. The proposed project will install new landscaping along the freeway that will provide a soft buffer between the public view and proposed contractor storage yard. Therefore, the project will not have a substantial impact upon the scenic highway corridor. The project will have 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>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 41.18 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. (COA 10.PLANNING.28) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

### 3. Other Lighting Issues

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is located on land designated as "Other Lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agricultural 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 (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) 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

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). 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's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Elsinore 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. Projects of this type 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. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; 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.



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

Monitoring: No monitoring measures are required.

**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 policy or ordinance?

☐ ☐ ☒ ☐

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, HANS01799, biological report prepared by Ken Osborne dated August 22, 2007, and Ken Osborne letter dated November 8, 2007

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group F, Criteria Cell Numbers 3648 and 3748. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01799) and a Joint Project Review (JPR) was completed and concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant

b-c) According to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area, no conservation is described for this property. However, the biological report prepared by Ken Osborne dated August 22, 2007 and Ken Osborne's letter dated November 8, 2007 identified a "sandy wash" located along the southern boundary that is reported to be connected to Temescal Creek. In order to protect this area from any disturbance, a deed restriction shall be recorded over the area delineated as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" on PP23299, AMD. #5 dated 8/6/12 prior to the issuance of a grading permit. This area shall be clearly delineated on the Grading Plan and shall be permanently fenced in order to ensure that no disturbances occur within this area. In addition, a permanent fencing and signage plan for the protection of this area shall be submitted to the Environmental Programs Division (EPD) for review and approval. The Grading Plan shall also be checked for compliance with section 6.1.4 of the MSHCP with emphasis placed on lighting and drainages. A qualified biological monitor shall also be contracted to provide biological monitoring of the grading and construction activities and a work plan shall be submitted to EPD for review and approval. (COA 10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.4, 60.EPD.5, 60.EPD.6, 70.EPD.1, 70.EPD.2, 80.EPD.3, and 90.EPD.1) With the incorporation of these mitigation measures, 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, the impact is considered less than significant.

e-f) In order to protect the "sandy wash" area from any disturbance, a deed restriction shall be recorded over the area delineated as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" on PP23299, AMD. #5 dated 8/6/12 prior to the issuance of a grading permit. This area shall be clearly delineated on the Grading Plan and shall be permanently fenced in order to ensure that no disturbances occur within this area. In addition, a permanent fencing and signage plan for the protection of this area shall be submitted to the Environmental Programs Division (EPD) for review and approval. The Grading Plan shall also be checked for compliance with section 6.1.4 of the MSHCP with emphasis placed on lighting and drainages. A qualified biological monitor shall also be contracted to provide biological monitoring of the grading and construction activities and a work plan shall be submitted to EPD for review and approval. (COA 10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.4, 60.EPD.5, 60.EPD.6, 70.EPD.1, 70.EPD.2, 80.EPD.3, and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant 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, the impact is considered less than significant.

Mitigation: A deed restriction shall be recorded over the area delineated as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" on PP23299, AMD. #5 dated 8/6/12 prior to the issuance of a grading permit. This area shall be clearly delineated on the Grading Plan and shall be permanently fenced in order to ensure that no disturbances occur within this area. In addition, a permanent fencing and signage plan for the protection of this area shall be submitted to the Environmental Programs Division (EPD) for



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review and approval. The Grading Plan shall also be checked for compliance with section 6.1.4 of the MSHCP with emphasis placed on lighting and drainages. A qualified biological monitor shall also be contracted to provide biological monitoring of the grading and construction activities and a work plan shall be submitted to EPD for review and approval. (COA 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.5, 60.EPD.6, 70.EPD.1, 70.EPD.2, 80.EPD.3, and 90.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, PD-A-4690

#### Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site. And the project site is currently vacant and does not propose 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. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist. (COA 10.PLANNING.35) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### **9. Archaeological Resources**

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

Source: Project Application Materials, County Archaeologist Review, PD-A-4690

#### Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site. If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.35) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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.34) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or sacred uses within the potential impact area. Therefore, there is no significant 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?

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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

#### Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.3)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

#### **GEOLOGY AND SOILS** Would the project

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

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

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02302)

Findings of Fact:

a-b) According to GEO02302, there no faults or fault related features trending through or near the property. The potential for tectonic related surface rupture is considered low. 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 commercial 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?

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02302)

Findings of Fact:

a) According to GEO02302, the potential for liquefaction to impact the site is considered low and the estimated seismic settlements are very low. GEO02302 recommended that the site should be cleared of all structures, vegetation and deleterious material which should be hauled off site. Building/structures should be provided with a compacted fill mat that extends to at least 3 feet below existing ground or proposed grade, whichever is deeper. All foundation bottoms should be underlain with at least 2 feet of compacted fill. The foundation design engineer should contact the consultant if tolerable settlements are lesser for the type of structure proposed at the site. Surface drainage should be directed away from foundations of buildings or appurtenant structures. No over-the-slope-drainage should be permitted. (COA 10.PLANNING.37) This is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02302)



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

According to GEO02302, there no faults or fault related features trending through or near the property. The potential for tectonic related surface rupture is considered low. 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 commercial 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 mitigation measures are required.

**14. Landslide Risk**

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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 (GEO02302)

Findings of Fact:

a) According to GEO02302, the local topography precludes the potential for landslide hazard to impact the proposed site improvements. The potential for rockfall hazard to impact the proposed development is low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review (GEO02302)

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



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

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Source: Project Application Materials, County Geologist review (GEO02302)

a) According to GEO02302, the potential for impact should a tsunami event reach the southern California coastline is considered negligible. The potential for seiches to impact the proposed development is negligible. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

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 or create a slope higher than 10 feet.

c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

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 checked="" type="checkbox"/>	<input 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 proposes to utilize an Onsite Wastewater Treatment System. Prior to issuance of a building permit, the applicant shall submit to DEH for review a detailed contoured plot plan wet stamped and signed by the Professional of Record showing the location of all applicable detail as required by the DEH. A floor plan showing all proposed plumbing fixtures shall also be submitted to DEH for review to ensure proper septic tank sizing. DEH site evaluation is required. (COA 80.E HEALTH. 1) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the project will have less than significant 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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for contractor storage yard with a 672 square foot office trailer. The installation of the office 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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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phase are minimal. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling and the drop off and pickup of construction equipments, materials and supplies, and vehicles 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?

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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

#### Findings of Fact:

a-b) The project is proposing to operate a contractor storage yard and no hazardous materials shall be used and/or stored on site. The project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within one-quarter mile of an existing school. The project will have no significant impact.

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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

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

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

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

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b) Violate any water quality standards or waste discharge requirements?

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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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g) Otherwise substantially degrade water quality?

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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) An eastern portion of this property is within the 100 year Zone AE floodplain limits as delineated on Panel No. 06065C 2006G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This FEMA floodplain was originally adopted on 20th November 1996. It appears some fill was placed within the area that is now designated FEMA floodplain before 1996 and since the quality of this fill placement is unknown, it may be subject erosion in a large storm event. No structural improvements or grading are proposed within the floodplain. The proposed office and the parking spaces are outside the floodplain and therefore free from the ordinary flood hazard but may be damaged during a severe flooding event. The topography of the site is a gentle easterly sloping terrain and onsite runoff leaves the property in a broad sheet flow manner. (COA 10.FLOOD RI. 1) Therefore, the project 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. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and any other necessary documentation to the District for review (COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. (COA 60.FLOOD RI. 3) Therefore, the impact is considered less than significant with mitigation incorporated.

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 considered less than significant.

d) An eastern portion of this property is within the 100 year Zone AE floodplain limits as delineated on Panel No. 06065C 2006G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This FEMA floodplain was originally adopted on 20th November 1996. It appears some fill was placed within the area that is now designated FEMA floodplain before 1996 and since the quality of this fill placement is unknown, it may be subject erosion in a large storm event. No structural improvements or grading are proposed within the floodplain. The proposed office and the parking spaces are outside the floodplain and therefore free from the ordinary flood hazard but may be damaged during a severe flooding event. The topography of the site is a gentle easterly sloping terrain and onsite runoff leaves the property in a broad sheet flow manner. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

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, 80.FLOODRI.02, 80.FLOODRI.03, 90.FLOODRI.02, 90.FLOODRI.03, 90.FLOODRI.04).

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 ☒ 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) 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

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The project proposes a contractor storage yard. The project site is currently designated Community Development: Light Industrial (CD:LI) (0.20 to 0.60 Floor Area Ratio) on the Elsinore Area Plan. A wide variety of light industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses are allowed within the Community Development: Light Industrial (CD:LI) (0.20 to 0.60 Floor Area Ratio) 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 significant impact.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is located within the City of Lake Elsinore sphere of influence. The project has been transmitted to the City of Lake Elsinore. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 28. Planning

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

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b) Be compatible with existing surrounding zoning?

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c) Be compatible with existing and planned surrounding land uses?

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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

### Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Manufacturing - Service Commercial (M-SC). The proposed use, contractor storage yard, is a permitted use, subject to approval of a plot plan in the Manufacturing-Service Commercial (M-SC).

b) The surrounding zoning is Manufacturing-Service Commercial (M-SC) and Watercourse, Watershed & Conservation Areas (W-1) to the north and east and Manufacturing-Service Commercial (M-SC) to the west. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) and surrounding properties are designated Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) and Open Space: Water (OS:W) to the north and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) to the east and west. The project site is surrounded by vacant land to the north, Interstate 15 to the south, contractor storage yard and propane gas distribution facility to the west. The project is proposing a contractor storage yard. Therefore, the project is compatible with existing and planned surrounding land uses.

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 significant impact.

Mitigation: No mitigation measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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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 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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>30. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Railroad Noise</b>	<input 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, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant 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 checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project site is not located adjacent to Interstate 15 and Temescal Canyon Road. However, the project is for a contractor storage yard that does not create a noise sensitive use. The existing highway noise will have no significant impact on the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**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 significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" 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) 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.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 ground-borne vibration or ground-borne 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?

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

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

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d) Affect a County Redevelopment Project Area?

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e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☒ ☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

#### Findings of Fact:

a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant 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 significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant 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.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

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

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.29) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.29) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Lake Elsinore 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 Lake Elsinore Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

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

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.29) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

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

Findings of Fact:



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

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, 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 significant 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 significant impact.

c) The project is located within County Service Area No. 134. However, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant 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"/>
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Source: Riverside County General Plan



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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?

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

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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?

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d) Alter waterborne, rail or air traffic?

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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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f) Cause an effect upon, or a need for new or altered maintenance of roads?

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g) Cause an effect upon circulation during the project's construction?

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h) Result in inadequate emergency access or access to nearby uses?

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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?

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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 Transportation Department has determined that the



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project is exempt from traffic study requirements (COA 10.TRANS.1). 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 significant 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 significant 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 significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

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

Findings of Fact: The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from Elsinore Valley Municipal Water District. 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. Therefore, the impact is considered less than significant.

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. Water shall be installed in accordance 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?

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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treatment System. Prior to issuance of a building permit, the applicant shall submit to DEH for review a detailed contoured plot plan wet stamped and signed by the Professional of Record showing the location of all applicable detail as required by the DEH. A floor plan showing all proposed plumbing fixtures shall also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.E HEALTH. 1) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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 (including the CIWMP- County Integrated Waste Management Plan).

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 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.



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

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Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

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

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

## VII. AUTHORITIES CITED

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

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Riverside County LMS  
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted for a contractor storage yard with a 672 square foot office trailer and three (3) parking spaces. The storage yard will serve as an area for storage of construction equipment, materials, supplies and vehicles, and may serve as a meeting place for contract's staff prior to dispersing to off-site project job sites.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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



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10. GENERAL CONDITIONS

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. 23299 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23299, Exhibit A, Amended No. 5, dated August 6, 2012.

APPROVED EXHIBIT B and C = Plot Plan No. 23299, Exhibit B and C, Amended No. 5, dated August 6, 2012.

APPROVED EXHIBIT L = Plot Plan No. 23299, Exhibit L, (Sheets 1-4), Amended No. 5, dated August 6, 2012.

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

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE - GENERAL INTRODUCTION                      RECOMMND

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

10.BS GRADE. 3                      USE - OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                      USE - DISTURBS NEED G/PMT                      RECOMMND

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



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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is



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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &



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10. GENERAL CONDITIONS

10.BS GRADE. 14                   USE - SLOPES IN FLOODWAY (cont.)                   RECOMMND

Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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

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

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

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

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD& SAFETY PLCK                   RECOMMND

Plot Plan 23299 proposes a construction storage yard consisting of a 24'-0" gate, 672 square foot office, trash enclosure, and a lighting feature.

All proposed construction, and placement of structures and features shall have building plans with applicable documents submitted to the building & safety department for review, approval and permit issuance.

All building plan submittal and fee requirements shall apply.



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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD& SAFETY PLCK (cont.) RECOMMND

The trash enclosure shall be of an accessible design and have a solid cover to comply N.P.D.E.S. requirements.

A continuous paved accessible path of travel shall connect the accessible parking loading and unloading areas to the office building, and accessible trash enclosure.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination is discovered at the site, additional assessment, investigation, and/or cleanup may be required. For further assistance, please contact the Environmental Cleanups Program (ECP) at (951) 955-8982.

10.E HEALTH. 2 EVMWD POTABLE WATER SERVICE RECOMMND

Plot Plan 23299 is proposing a contractor storage yard with an office which will receive potable water service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of this facility to ensure that all requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 3 SOIL EXP CO.-NO FILL @ LL AREA RECOMMND

Per Soil Exploration Co., Inc. letter dated January 4, 2013 (Project No. 8065-03), it states that "leach lines will be located between elevations 1190 and 1192". Moreover, "fill grading neither exists nor is proposed at the proposed leach line location".

10.E HEALTH. 4 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based on the information provided, the facility shall comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime



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10. GENERAL CONDITIONS

10.E HEALTH. 4 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. If a caretaker facility is proposed, a noise study shall be required.

Please contact the Office of Industrial Hygiene at (951) 955-8980 if you have any questions.

EPD DEPARTMENT

10.EPD. 1 - UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to



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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED  
ADJACENT TO THE MSHCP CONSERVATION AREA  
BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia  
Achillea millefolium-var. millefolium common yarrow  
Ailanthus altissima-tree of heaven  
Aptenia cordifolia-red apple  
Arctotheca calendula-cape weed  
Arctotis spp. (all species & hybrids)-African daisy  
Arundo donax-giant reed or arundo grass  
Asphodelus fistulosus-asphodel  
Atriplex glauca-white saltbush  
Atriplex semibaccata-Australian saltbush  
Carex spp. (all species\*)-sedge



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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.)

RECOMMND

Carpobrotus chilensis-ice plant  
Carpobrotus edulis-sea fig  
Centranthus ruber -red valerian  
Chrysanthemum coronarium-annual chrysanthemum  
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose  
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass  
Cortaderia dioica [syn. C. sellowana]-pampas grass  
Cotoneaster spp. (all species)-cotoneaster  
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass  
Cyperus spp. (all species\*)-nutsedge, umbrella plant  
Cytisus spp. (all species)-broom  
Delosperma 'Alba' -white trailing ice plant  
Dimorphotheca spp. (all species)-African daisy, Cape marigold  
Drosanthemum floribundum-rosea ice plant  
Drosanthemum hispidum-purple ice plant  
Eichhornia crassipes-water hyacinth  
Elaeagnus angustifolia-Russian olive  
Eucalyptus spp. (all species)-eucalyptus or gum tree  
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower  
Festuca arundinacea-tall fescue  
Festuca rubra-creeping red fescue  
Foeniculum vulgare-sweet fennel  
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash  
Gaura (spp.) (all species)-gaura  
Gazania spp. (all species & hybrids)-gazania  
Genista spp. (all species)-broom  
Hedera canariensis-Algerian ivy  
Hedera helix-English ivy  
Hypericum spp. (all species)-St. John's Wort  
Ipomoea acuminata-Mexican morning glory  
Lampranthus spectabilis-trailing ice plant  
Lantana camara-common garden lantana  
Lantana montevidensis [syn. L. sellowiana]-lantana  
Limonium perezii -sea lavender  
Linaria bipartita-toadflax  
Lolium multiflorum-Italian ryegrass  
Lolium perenne -perennial ryegrass  
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle  
Lotus corniculatus-birdsfoot trefoil  
Lupinus arboreus-yellow bush lupine  
Lupinus texanus-Texas blue bonnets  
Malephora crocea-ice plant  
Malephora luteola -ice plant  
Mesembryanthemum nodiflorum-little ice plant



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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.)

RECOMMND

Myoporum laetum-myoporum  
Myoporum pacificum-shiny myoproum  
Myoporum parvifolium-(incl. 'Prostratum') ground cover  
myoporum  
Oenothera berlandieri-Mexican evening primrose  
Olea europea-European olive tree  
Opuntia ficus-indica-Indian fig  
Osteospermum spp. (all species)-trailing African daisy,  
African daisy,  
Oxalis pes-caprae-Bermuda buttercup  
Parkinsonia aculeate-Mexican palo verde  
Pennisetum clandestinum-Kikuyu grass  
Pennisetum setaceum-fountain grass  
Phoenix canariensis-Canary Island date palm  
Phoenix dactylifera-date palm  
Plumbago auriculata-cape plumbago  
Polygonum spp. (all species)-knotweed  
Populus nigra 'italica-' Lombardy poplar  
Prosopis spp. (all species\*)-mesquite  
Ricinus communis-castorbean  
Robinia pseudoacacia-black locust  
Rubus procerus-Himalayan blackberry  
Sapium sebiferum-Chinese tallow tree  
Saponaria officinalis-bouncing bet, soapwort  
Schinus molle-Peruvian pepper tree, California pepper  
Schinus terebinthifolius-Brazilian pepper tree  
Spartium junceum-Spanish broom  
Tamarix spp. (all species)-tamarisk, salt cedar  
Trifolium fragiferum-strawberry clover  
Tropaeolum majus-garden nasturtium  
Ulex europaeus-prickly broom  
Vinca major-periwinkle  
Yucca gloriosa -Spanish dagger  
An asterisk (\*) indicates some native species of the genera  
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United  
States Department of Agriculture-Division  
of Plant Health and Pest Prevention Services, California  
Native Plant Society,  
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;  
Higher Plants of California,  
and County of San Diego-Department of Agriculture.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area  
shall incorporate barriers, where appropriate in individual



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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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 2010 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 250 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the



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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#84-TANK PERMITS (cont.)

RECOMMND

Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 5 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. 6 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 18 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

Plot Plan 23299 proposes a contractor storage yard with a 672 sq. ft. office trailer and three parking spaces on an approximately 4.7-acre site in Elsinore area. The site is located northerly of Interstate 15, southerly of Temescal Canyon Road, and easterly of Earthmover Circle.

An eastern portion of this property is within the 100 year Zone AE floodplain limits as delineated on Panel No. 06065C 2006G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This FEMA floodplain was originally adopted on 20th November 1996. It appears some fill was placed within the area that is now designated FEMA floodplain before 1996 and since the quality of this fill placement is unknown, it may be subject erosion in a large storm event. No structural improvements or grading are proposed within the



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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

#### USE FLOOD HAZARD REPORT (cont.)

RECOMMND

floodplain. The proposed office and the parking spaces are outside the floodplain and therefore free from the ordinary flood hazard but may be damaged during a severe flooding event. The topography of the site is a gentle easterly sloping terrain and onsite runoff leaves the property in a broad sheet flow manner.

Since the developer is proposing over 5000 sq. ft of impervious area along with compacted soil overlaid with gravel which is also considered impervious, a preliminary site specific water quality plan is required. The District has received a preliminary Water Quality Management Plan (WQMP) dated February 26, 2009. Previously a grassy swale was proposed along the eastern boundary to mitigate for water quality. However, grassy swales are no longer considered an effective BMP and therefore the developer shall propose some other effective BMPs that mitigate the project pollutants of concerns. Also, it appears from the amended 5 exhibit, the developer is proposing a 10' wide LID landscape area along the eastern boundary. Although no back up calculations or a cross section has been submitted there is enough area to construct a larger BMP if needed. In addition the runoff from access road and the northwest corner should be treated with an effective BMP before it leaves the site.

Conceptually this proposal is acceptable to the District but at the final plan check stage the developer shall submit a final WQMP that complies with the latest WQMP and LID provisions (Section XII.E of the permit). In particular, the project shall show how it complies with LID principles and the prioritized/tier selection of mitigation or structural site design BMPs identified in Section XII.E.6 through 8 of the permit.

### 10.FLOOD RI. 5

#### 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



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10. GENERAL CONDITIONS

10.FLOOD RI. 5                      USE SUBMIT FINAL WQMP >PRELIM (cont.)                      RECOMMND

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. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

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

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions 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 burdened with future costs, prior to final approval or recordation of this case, the District will require an



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10. GENERAL CONDITIONS

10.FLOOD RI. 6                      USE WQMP ESTABL MAINT ENTITY (cont.)                      RECOMMND

acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1                      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, B, C and L, unless otherwise amended by these conditions of approval.

10.PLANNING. 2                      USE - FEES FOR REVIEW                      RECOMMND

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

10.PLANNING. 3                      USE - LIGHTING HOODED/DIRECTED                      RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4                      USE - COLORS & MATERIALS                      RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B and C.



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10.PLANNING. 7                   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/200 sq.ft. for the office.

10.PLANNING. 9                   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. 15                  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. 16                  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. 17                  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. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19                  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 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or



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10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 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. 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. 22 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. 23 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. 25 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall



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10.PLANNING. 25                   USE - IND OCCUPANT CHANGE (cont.)                   RECOMMND

provide a letter from the Planning Department to Building and Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 28                   USE - MT PALOMAR LIGHTING AREA                   RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 30                   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. 33                   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. 34                   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:



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### 10.PLANNING. 34

#### GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

### 10.PLANNING. 35

#### 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.



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10.PLANNING. 35                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

2.At the meeting, the significance of the discoveries shall be discussed and fter 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. 36                    USE - LC LANDSCAPE REQUIREMENT                    RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.



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10.PLANNING. 36                   USE - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

3)Ensure that all landscaping is healthy, free of weeds,  
disease and pests.

10.PLANNING. 37                   USE - GEO02302                   RECOMMND

County Geologic Report (GEO) No. 2302 submitted for this project (PP23299) was prepared by RGS Engineering Geology and is entitled: "Limited Engineering Geologic Evaluation, Proposed RV/Boat Storage Facility, 13859 Temescal Canyon Road, 4 Acres, APN 391-480-014), Riverside County, California", dated August 6, 2012. In addition, the following documents were submitted for this GEO:

Soil Exploration Company, Inc., July 8, 2008,  
"PreliminaryGeotechncial Investigation, Proposed RV/Boat Storage Facility, 13859 Temescal Canyon Road, 4 Acres, APN 391-480-014), Riverside County, California".

Soil Exploration Company, Inc., December 12, 2012,  
"Liquefaction Evaluation Report/Response to County Review Sheet Dated October 25, 2012, Proposed RV/Boat Storage Facility, Parcel 1 of Parcel Map No. 22735, 18359 Temescal Canyon Road (4+/- Acres, APN 391-480-014), riverside County, California".

These documents are herein incorporated as a part of GEO02302.

GEO02302 concluded:

- 1.There are no faults or fault related features trending through or near the property.
- 2.The potential for tectonic related surface rupture is considered low.
- 3.The potential for liquefaction to impact the site is considered low. The estimated seismic settlements are very low.
- 4.The local topography precludes the potential for landslide hazard to impact the proposed site improvements.
- 5.The potential for rockfall hazard to impact the propose development is considered low.



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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - GEO02302 (cont.)

RECOMMND

6.The potential for impact should a tsunami event reach the southern California coastline is considered negligible.

7.The potential for seiches to impact the proposed development is negligible.

GEO02302 recommended:

1.The site should be cleared of all structures, vegetation and deleterious material which should be hauled off site.

2.Building/structures should be provided with a compacted fill mat that extends to at least 3 feet below existing ground or proposed grade, whichever is deeper.

3.All foundation bottoms should be underlain with at least 2 feet of compacted fill.

4.The foundation design engineer should contact the consultant if tolerable settlements are lesser for the type of structure proposed at the site.

5.Surface drainage should be directed away from foundations of buildings or appurtenant structures.

6.No over-the-slope-drainage should be permitted.

GEO02302 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02302 is hereby accepted for Planning purposes. This approval is not intended for, and should not be misconstrued as, approval for grading permit.

Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

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



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10. GENERAL CONDITIONS

10.TRANS. 2 USE - 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS (cont.)                   RECOMMND

of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9                   USE - RECORDED ESMT REQ'D                   RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The area mapped as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" on PP23299 Amd. No. 5 Exhibit A dated 8/6/12, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within this area. This area shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIOLOGICAL MONITOR (cont.) RECOMMND  
information.

60.EPD. 3 - CONSERVATION DEDICATIOIN RECOMMND

Prior to the issuance of a grading permit, a deed restriction shall be recorded over the area delineated as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" on PP23299 dated 8/6/12 to protect it from any disturbance in the future and maintain it for conservation purposes. The deed restriction language must be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval, prior to recordation. For more information, including sample deed restriction language, please contact EPD at (951) 955-6892.

60.EPD. 4 - FENCING RECOMMND

Prior to the issuance of a grading permit, the areas mapped as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" and "TEMESCAL WASH" on PP23299, AMD. #5, dated 8/6/12, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

60.EPD. 5 - FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP CONSERVATION DEDICATION AREA (TYP.) BETWEEN PROPERTY LINE AND 10' LANDSCAPE BUFFER (TYP.)" and "TEMESCAL WASH" on PP23299, AMD. #5, dated 8/6/12, shall be permanently fenced for protection as open



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - FENCING PLAN (cont.)

RECOMMND

space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 6 - UWIG PLAN CHECK

RECOMMND

Grading Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as



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60.EPD. 6 - UWIG PLAN CHECK (cont.)

RECOMMND

manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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



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60.FLOOD RI. 2                      USE SUBMIT PLANS MINOR REVIEW (cont.)                      RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 1                      USE - PALEO PRIMP & MONITOR                      RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any



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

RECOMMND

mitigation measures required during construction, as applicable.

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

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the



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

museum repository by a laboratory technician. The remains will then be accessioned into the museum\* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.72 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,



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60.PLANNING. 8                   USE - SKR FEE CONDITION (cont.)                   RECOMMND

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.

60.PLANNING. 11                  USE - FEE STATUS                   RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23299, 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.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1                       - BIO MONITOR REPORT                   RECOMMND

Prior to grading permit finalization, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

70.EPD. 2                       - UWIG SITE INSPECTION                   RECOMMND

The project site will be inspected by the Riverside County Planning Department, Environmental Programs Division (EPD) to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated



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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 2 - UWIG SITE INSPECTION (cont.)

RECOMMND

surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species



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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 2 - UWIG SITE INSPECTION (cont.) (cont.) RECOMMND

considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

PLANNING DEPARTMENT

70.PLANNING. 3 USE - 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



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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall meet the following conditions:



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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1

ENV HEALTH CLEARANCE REQUIRED (cont.)

RECOMMND

a) Provide a detailed contoured plot plan wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all required detailed. If grading is proposed, all required detail must be shown on Precise Grading Plans wet stamped and signed by the Professional of Record.

b) A floor plan showing all proposed plumbing fixtures shall be submitted to DEH for review to ensure proper septic tank sizing.

c) DEH Site Evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe is installed for DEH staff to evaluate).

d) Applicable fees to be paid.

\*\*Please note that further information may be required pending review of all requested items.\*\*

EPD DEPARTMENT

80.EPD. 3

USE - UWIG PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods



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80.EPD. 3

USE - UWIG PLAN CHECK (cont.)

RECOMMND

including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.



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FIRE DEPARTMENT

80.FIRE. 1                      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.

80.FIRE. 2                      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.



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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 AND C.

80.PLANNING. 4                   USE - CONFORM TO FLOOR PLANS                   RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B AND 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. 16                  USE - WASTE MGMT. CLEARANCE                   RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 2, 2008, summarized as follows:

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17                   USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Lake Elsinore 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. 23299, 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.

80.PLANNING. 20                   USE - LC LANDSCAPE PLOT PLAN                   RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:  
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;



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80.PLANNING. 20

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 4 USE - R-O-W DEDICATION SUR

RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64' (59'+5' additional right of way to accomodate a future trail) half-width right-of-way per County Standard No. 92, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   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 treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Precise grade inspection of entire permit area.

a.Precise Grade Inspection

b.Inspection of the WQMP treatment control BMPs



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.



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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE- E.HEALTH CLEARANCE REQ                      RECOMMND

Environmental Health Clearance prior to final inspection.

EPD DEPARTMENT

90.EPD. 1                              USE - UWIG INSPECTION                              RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP



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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 USE - UWIG INSPECTION (cont.)

RECOMMND

Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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



PLOT PLAN:TRANSMITTED Case #: PP23299

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1                      USE-#45-FIRE LANES (cont.)                      RECOMMND

fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2                      USE-#27-EXTINGUISHERS                      RECOMMND

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

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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 4 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of three (3) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 5 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 the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5                   USE - ACCESSIBLE PARKING (cont.)                   RECOMMND

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. 9                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12                  USE - UTILITIES UNDERGROUND                   RECOMMND

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

90.PLANNING. 16                  USE - TRASH ENCLOSURES                   RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16           USE - TRASH ENCLOSURES (cont.)           RECOMMND  
to be deposited in each bin.

90.PLANNING. 19           USE - REMOVE OUTDOOR ADVERTISE           RECOMMND  
All existing outdoor advertising displays, signs or  
billboards shall be removed.

90.PLANNING. 23           USE - WASTE MGMT. CLEARANCE           RECOMMND  
A clearance letter from Riverside County Waste Management  
Department shall be provided to the Riverside County  
Planning Department verifying compliance with the  
conditions contained in their letter dated June 2, 2008,  
summarized as follows:

Prior to final building inspection, the applicant shall  
construct the recyclables collection and loading area in  
compliance with the Recyclables Collection and Loading Area  
plot plan, as approved and stamped by the Riverside County  
Waste Management Department and as verified by the  
Riverside County Building and Safety Department through  
site inspection.

Prior to issuance of an occupancy permit, evidence (i.e.,  
receipts or other type of verification) to demonstrate  
project compliance with the approved WRP shall be presented  
by the project proponent to the Planning Division of the  
Riverside County Waste Management Department in order to  
clear the project for occupancy permits.

90.PLANNING. 24           USE - SKR FEE CONDITION           RECOMMND  
Prior to the issuance of a certificate of occupancy, or  
upon building permit final inspection, whichever comes  
first, the applicant shall comply with the provisions of  
Riverside County Ordinance No. 663, which generally  
requires the payment of the appropriate fee set forth in  
that ordinance.

The amount of the fee required to be paid may vary,  
depending upon a variety of factors, including the type  
of development application submitted and the applicability  
of any fee reduction or exemption provisions contained in  
Riverside County Ordinance No. 663. Said fee shall be  
calculated on the approved development project which is  
anticipated to be 4.72 acres (gross) in accordance with



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24                   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. 25                   USE - CONDITION COMPLIANCE                   RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28                   USE - ORD 810 O S FEE                   RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23299 is calculated to be 3.95 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29                   USE - ORD NO. 659 (DIF)                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 23299 has been calculated to be 3.95 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. 30 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. 31 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31                   USE - LC COMPLY W/ LNDSCP/ IRR (cont.)                   RECOMMND

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.

TRANS DEPARTMENT

90.TRANS. 7                       USE - WRCOG TUMF                       RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



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

DATE: May 16, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Archeology  
Riv. Transit Agency  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.  
CSA 152 c/o EDA

Wildomar MAC  
Supervisor Buster  
Commissioner Roth  
City of Lake Elsinore  
Lake Elsinore Unified School Dist.  
WMWD  
SCE  
Southern California Gas  
EIC "Attachment A"  
Caltrans Dist. #8  
Regional WQCB-Santa Ana  
California Dept. of Fish & Game  
U.S. Fish and Wildlife Service

**PLOT PLAN NO. 23299** - EA41839 - Applicant: Allen Mehrabi - Engineer/ Representative: Dwight Weevie - First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) - Location: Northerly of Interstate 15, Southerly of Temescal Canyon Road, Easterly of Earthmover Circle - 3.6 acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** The plot plan proposes to construct a recreational vehicle and boat Storage facility. - APN(s): 392-480-014

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 5, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Childers**, Project Planner, at **(951) 955-3626** or email at [jchilder@RCTLMA.org](mailto:jchilder@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.*



**LAND DEVELOPMENT COMMITTEE**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 18, 2008

TO

Riv. Co. Fire Dept.  
Riv. Co. Flood Control  
Riv. Co. Environmental Health Dept.  
Riv. Co. Environmental Programs Dept.

P.D. Archaeologist  
P.D.. Geologist  
Riv. Co. Transportation  
Riv. Co. Environmental Health

Building & Safety – Grading  
Riv. Co. Parks & Recreation

**PLOT PLAN NO. 23299, AMENDED NO. 1 – EA41839 – Applicant: Allen Mehrabi – Engineer/ Representative: Dwight Weevie - First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD: LI) – Location: Northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Earthmover Circle – 3.6 acres gross- Zoning: Manufacturing - Service Commercial (M-SC) - REQUEST: The plot plan proposes to construct a recreational vehicle and boat Storage facility. – APN: 392-480-014**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **December 11, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeffery Childers, (951) 955-3626**, or e-mail at **jchilders@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.*



**LAND DEVELOPMENT COMMITTEE**  
**3<sup>rd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 27, 2009

**TO:**

Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Environmental Programs Dept.

P.D.. Geology Section-D. Jones  
P.D. Archaeology Section-L. Mouriquand

**PLOT PLAN NO. 23299, AMENDED NO. 2– EA41839 – Applicant: Allen Mehrabi – Engineer/ Representative: Dwight Weevie - First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD: LI) – Location: Northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Earthmover Circle – 3.6 acres gross- Zoning: Manufacturing - Service Commercial (M-SC) - REQUEST: This plot plan proposes to construct a recreational vehicle and boat storage facility. – APN: 392-480-014**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 26, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeffrey Childers, Project Planner (951) 955-3626**, or e-mail at **jchilder@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.*



**LAND DEVELOPMENT COMMITTEE**  
**4th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: April 8, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D., Geology Section-D. Jones

P.D. Landscaping Section-R Dyo  
P.D. Archaeology Section-L. Mouriquand

**PLOT PLAN NO. 23299 AMENDED NO. 3–** EA41839 – Applicant: Allen Mehrabi – Engineer/  
Representative: Dwight Weevie - First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan:  
Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) – Location: Northerly of  
Interstate 15, southerly of Temescal Canyon Road, easterly of Earthmover Circle – 3.6 acres gross-  
Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** Construct a Recreational Vehicle and  
Boat Storage Facility. – APN(s): 391-480-014

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any  
further comments, recommendations, and/or conditions are requested prior to the pending **May 13, 2010**  
**LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for  
this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai**,  
Project Planner at **(951) 955-2419**, or e-mail at **WBUGTAI@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.*



**LAND DEVELOPMENT COMMITTEE**  
**5th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 4, 2011

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.-Ind. Hygiene  
Riv. Co. Flood Control District

Riv. Co. Fire Dept.  
Riv. Co. Building & Safety - Grading  
Riv. Co. Building & Safety - Plan Check  
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones  
P.D. Landscaping Section-R Dyo  
P.D. Archaeology Section-L. Mouriquand

**PLOT PLAN NO. 23299, AMENDED NO. 4** – EA41839 – Applicant: Allen Mehrabi – Engineer/  
Representative: Dwight Weevie - First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan:  
Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) – Location: Northerly of  
Interstate 15, southerly of Temescal Canyon Road, easterly of Earthmover Circle – 3.6 acres gross-  
Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** Construct a contractors storage yard.  
– APN(s): 391-480-014

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 1, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai**, (951) 955-2419, or e-mail at **wbugtai@rcplma.org** / **MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



LAND DEVELOPMENT COMMITTEE  
6<sup>TH</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: August 14, 2012

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
City of Lake Elsinore-Planning Dept.

**PLOT PLAN NO. 23299, AMENDED NO. 5 – EA41839 – Applicant: Corona Property Corporation – Engineer/Representative: Dwight Weevie – First/First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) – Location: Northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Earthmover Circle – 4.7 acres gross - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: The plot plan proposes a contractor storage yard with a 672 square foot office trailer and three (3) parking spaces. – APN: 391-480-014**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 13, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham, (951) 955-5719**, Project Planner, or e-mail at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

June 2, 2008

Jeff Childers, Project Planner  
Riverside County Planning Department  
P.O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan No. 23299**

**Proposal: Construct a recreational vehicle and boat storage facility.**

**APN: 391-480-014**

Dear Mr. Childers:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Interstate 15, south of Temescal Canyon Road, east of Earthmover Circle, in the Alberhill Zoning Area. The project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential development projects provide adequate area(s) for collection and loading of recyclable materials (i.e., paper products, glass and other recyclables). Based on this State Law the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the proposed development project:

1. **Prior to issuance of a building permit for EACH building,** the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. a) **Prior to the issuance of a building permit,** a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the



measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

- b) **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
  5. 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.
  6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD 67231v2



Date: November 17, 2009

County of Riverside  
Riverside County Planning Department-TLMA  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501-1629

To Whom It May Concern:

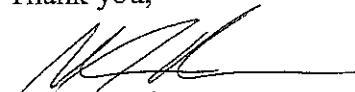
Re: Plot Plan 23299 - 13859 Temescal Canyon Rd, Corona, CA. APN 391-480-014

Corona Property Corporation is the owner of the property located at 13859 Temescal Canyon Rd, Corona, CA. Allen Mehrabi was leasing this property but has vacated the property. We are taking over the process of obtaining a permit from the County of Riverside.

The new applicant of the project will be:

Corona Property Corporation  
2600 South Santa Fe Ave  
Vista, CA 92084  
Steve Hyndman – 760-727-0533

Thank you,



Steve Hyndman  
Corona Property Corporation  
Title: Secretary  
760-727-0533

3/16/10

Acknowledgement attached.



## CALIFORNIA ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF

San DiegoOn March 16, 2010 before me, Anita L. Hutchins

Notary Public,

personally appeared

Steven Hyndman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Anita L. Hutchins  
Signature of Notary

## ATTENTION NOTARY

The information requested below is OPTIONAL. It could, however, prevent fraudulent removal and reattachment of this certificate to any unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
ONLY TO THE  
DOCUMENT  
DESCRIBED AT  
RIGHT

Title of Type of Document Letter -  
Number of pages 1  
Date of Document 3-16-10  
Signer(s) other than named above None -

Signer #1 name:

Thumbprint signer #1

CAPACITY CLAIMED BY SIGNER(S)

- ☐ INDIVIDUAL(S)  
☐ CORPORATE OFFICER(S)  
☐ PARTNERS  
☐ ATTORNEY IN FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

Signer #2 name:

Thumbprint signer #2

CAPACITY CLAIMED BY SIGNER(S)

- ☐ INDIVIDUAL(S)  
☐ CORPORATE OFFICER(S)  
☐ PARTNERS  
☐ ATTORNEY IN FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

original is embossed.



**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 23299      DATE SUBMITTED: 2-14-08

**APPLICATION INFORMATION**

Applicant's Name: ALI <sup>Alien</sup> MEHRABI      E-Mail: AMIN@BLACKSTONECIVIL.COM

Mailing Address: 338 E. SAND PEBBLE WAY  
ORANGE      CA      92865-1133  
City      State      ZIP

Daytime Phone No: (714) 585-1034      Fax No: (714) 998-1034

Engineer/Representative's Name: DWIGHT WEEVIE      E-Mail: SOLEENGINEERING.COM

Mailing Address: 2605 CAMINO DEL RIO SOUTH STE 101  
SAN DIEGO      CA      92108  
City      State      ZIP

Daytime Phone No: (619) 270-8539      Fax No: (619) 330-1880

Property Owner's Name: CORONA PROPERTY CORPORATION      E-Mail: \_\_\_\_\_

Mailing Address: 2600 S. SANTA FE AVE  
VISTA      CA      92804  
City      State      ZIP

Daytime Phone No: (760) 727-0533      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 41839

CFG 05185



**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.

ALI MEHRABI

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.

Corona Property Corporation

PRINTED NAME OF PROPERTY OWNER(S)

[Signature] - Steven Hyndman - Manager

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): 391-480-014

Section: 17 Township: 5S Range: SW

Approximate Gross Acreage: 3.6 AC

General location (nearby or cross streets): North of I-15, South of

TEMESCAL CYN PD East of HORSESHOE CYN West of TEMESCAL CYN

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_



**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):

RV & CONTAINER STORAGE

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) \_\_\_\_\_

Is sewer service available at the site? Yes ☐ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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



## APPLICATION FOR LAND USE AND DEVELOPMENT

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 ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☒ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

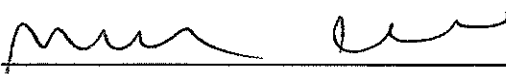
### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 2.14.08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2013.

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

APN (s) or case numbers PP 23299 For

Company or Individual's Name Planning Department,

Distance buffered 1800'.

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

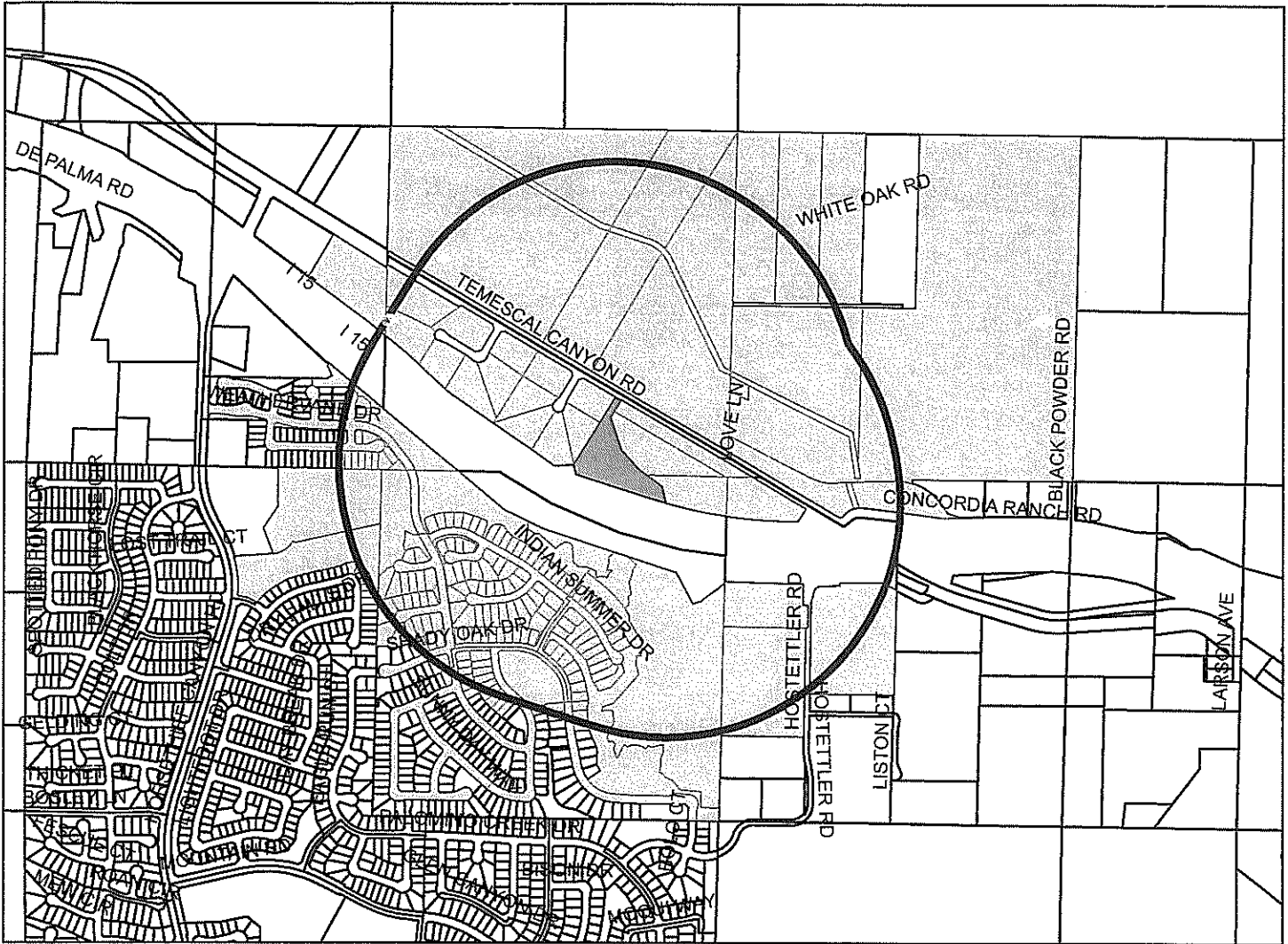
Riverside, Ca. 92502

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

*AS*  
Copies  
9/20/13



## PP23299 (1800 feet buffer)



### Selected Parcels

391-150-017	391-150-027	391-480-009	391-401-023	391-480-003	391-480-004	391-480-014	391-110-003	391-110-005	391-480-006
391-100-040	391-480-012	391-480-010	391-480-011	391-120-015	391-140-019	391-110-022	391-110-001	391-110-021	391-110-002
391-401-026	391-140-020	391-110-006	391-110-007	391-480-005	391-480-020	391-480-018	391-480-016	391-480-013	391-401-025
391-401-024	391-401-028	391-880-004	391-880-005	391-880-007	391-880-009	391-880-011	391-880-023	391-880-039	391-890-001
391-890-004	391-890-016	391-890-021	391-890-024	391-890-030	391-890-051	391-890-056	391-890-058	391-890-061	391-890-064
391-900-011	391-900-017	391-900-018	391-900-024	391-900-025	391-910-002	391-910-024	391-920-044	391-920-045	391-920-047
391-920-048	391-930-080	391-930-082	391-930-087	391-940-026	391-940-028	391-940-030	391-940-034	391-940-050	391-940-071
391-880-001	391-880-002	391-880-003	391-880-008	391-880-010	391-880-020	391-880-022	391-880-025	391-880-038	391-890-002
391-890-005	391-890-009	391-890-012	391-890-026	391-890-027	391-890-028	391-890-029	391-890-032	391-890-033	391-890-041
391-890-043	391-890-045	391-890-046	391-890-060	391-900-008	391-900-009	391-900-012	391-900-013	391-900-016	391-900-020
391-910-001	391-910-025	391-920-046	391-940-025	391-940-075	391-140-027	391-140-031	391-880-016	391-880-017	391-880-037
391-890-007	391-890-013	391-890-014	391-890-023	391-890-034	391-890-037	391-890-040	391-890-044	391-890-047	391-890-049

First 120 parcels shown



1,300 650 0 1,300 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.





ASMT: 391100040, APN: 391100040  
MARY BUSCHLEN, ETAL  
3605 BUCHANAN  
RIVERSIDE CA 92503

ASMT: 391140019, APN: 391140019  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

ASMT: 391110005, APN: 391110005  
SHANNON BEADOR, ETAL  
C/O BEADOR CONST CO  
26320 LESTER CIR  
CORONA CA 92883

ASMT: 391140020, APN: 391140020  
HORSETHIEF CANYON RANCH MAINTENANCE  
C/O THE PRESLEY COMPANIES  
22659 OLD CANAL RD  
YORBA LINDA CA 92687

ASMT: 391110007, APN: 391110007  
JOANNE DERUYTER, ETAL  
1136 HUMMINGBIRD LN  
CORONA CA 92882

ASMT: 391150017, APN: 391150017  
ANGELINA KITCHELL  
26678 HOSTETTLER RD  
CORONA, CA. 92883

ASMT: 391120016, APN: 391120016  
SOUTHERN CALIF EDISON CO  
2ND FLOOR  
2131 WALNUT GROVE AVE  
ROSEMEAD CA 91770

ASMT: 391150019, APN: 391150019  
SO CAL SANDBAGS INC  
12620 BOSLEY LN  
CORONA CA 92883

ASMT: 391120017, APN: 391120017  
TEMESCAL CANYON LP  
C/O NEAR CAL CORP  
512 CHANEY ST  
LAKE ELSINORE CA 92530

ASMT: 391150023, APN: 391150023  
WILLIAM HANMER  
P O BOX 2407  
CORONA CA 92878

ASMT: 391120018, APN: 391120018  
SANDRA JAUREGUI  
22349 AMBER EVE DR  
CORONA CA 92883

ASMT: 391150027, APN: 391150027  
BFW CORONA  
C/O CENTENNIAL FUNDING CORP  
1131 E MAIN ST STE 207B  
TUSTIN CA 92780

ASMT: 391120019, APN: 391120019  
WILLIAN CROW  
1466 EAST 1370 SOUTH  
PROVO UT 84604

ASMT: 391160021, APN: 391160021  
SOUTHERN CALIF EDISON CO  
C/O G BRIDGES  
2244 WALNUT GROVE AVE  
ROSEMEAD CA 91770



ASMT: 391401023, APN: 391401023  
CECILIA HOLMES, ETAL  
26680 CARAVAN CIR  
CORONA, CA. 92883

ASMT: 391480005, APN: 391480005  
JENNIFER CHIRKANIAN, ETAL  
26330 LESTER CIR  
CORONA, CA. 92883

ASMT: 391401024, APN: 391401024  
MICHELE JOHNSON, ETAL  
26668 CARAVAN CIR  
CORONA, CA. 92883

ASMT: 391480006, APN: 391480006  
SHANNON BEADOR, ETAL  
P O BOX 1  
CORONA DEL MAR CA 92625

ASMT: 391401025, APN: 391401025  
PENNY SLAUGHTER  
16509 RUNNING DEER RD  
LAKE ELSINORE CA 92530

ASMT: 391480008, APN: 391480008  
TERRY PARCELL, ETAL  
9550 WARNER AVE STE 336  
FOUNTAIN VALLEY CA 92708

ASMT: 391401026, APN: 391401026  
SILVIA QUINTANILLA, ETAL  
26646 CARAVAN CIR  
CORONA, CA. 92883

ASMT: 391480009, APN: 391480009  
WADE RASMUSSEN, ETAL  
C/O WADE RASMUSSEN  
3250 RANCHO DEL MONICO RD  
COVINA CA 91724

ASMT: 391401027, APN: 391401027  
LAURA GARCIA, ETAL  
26636 CARAVAN CIR  
CORONA, CA. 92883

ASMT: 391480011, APN: 391480011  
EARTHMOVER CIRCLE  
C/O RONALD C SMIT  
205 W BRISTOL LN  
ORANGE CA 92886

ASMT: 391401028, APN: 391401028  
RAY SUAREZ  
26637 KICKING HORSE DR  
CORONA, CA. 92883

ASMT: 391480013, APN: 391480013  
MARIE FORCONE, ETAL  
634 S SCOUT TRAIL  
ANAHEIM CA 92807

ASMT: 391480004, APN: 391480004  
CORONA LESTER 11  
16402 CONSTRUCTION CIR E  
IRVINE CA 92606

ASMT: 391480014, APN: 391480014  
CORONA PROP CORP  
2550 S SANTA FE AVE  
VISTA CA 92084





ASMT: 391480015, APN: 391480015  
WESTERN RIVERSIDE CO REG CONSERV AUT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 391480018, APN: 391480018  
MCCOY CONST CO  
23622 CALABASAS RD STE 149  
CALABASAS CA 91302

ASMT: 391480020, APN: 391480020  
LEVEL 3 COMMUNICATIONS  
14023 DENVER WEST PKWY  
GOLDEN CO 80401

ASMT: 391940075, APN: 391940075  
HILL COUNTRY S A LTD, ETAL  
C/O LEGAL DEPT  
4100 NEWPORT PL STE 800  
NEWPORT BEACH CA 92660



City of Lake Elsinore  
130 Main St.  
Lake Elsinore, CA 92530

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

CALTRANS District #8  
ATTN: Dan Kopulsky  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

Lake Elsinore Unified School District  
545 Chaney St.  
Lake Elsinore, CA 92530

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Elsinore Valley  
Municipal Water District  
31315 Chaney St.  
Elsinore, CA 92531

Applicant/Owner:  
Corona Property Corporation  
2600 S Santa Fe Ave  
Vista, CA 92084

Eng-Rep:  
Dwight Weevie  
819 D Ave, Suite 101-A  
National City, CA 91950

Applicant/Owner:  
Corona Property Corporation  
2600 S Santa Fe Ave  
Vista, CA 92084

Eng-Rep:  
Dwight Weevie  
819 D Ave, Suite 101-A  
National City, CA 91950









## MITIGATED NEGATIVE DECLARATION

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0801601

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: MEHRABI ALLEN  
paid by: MC 09626Z  
CALIFORNIA FISH AND GAME FOR EA41839  
paid towards: CFG05185 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

\$64.00

By \_\_\_\_\_ Feb 14, 2008 16:51  
MBRASWEL posting date Feb 14, 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

A\* REPRINTED \* R1301932

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: CORONA PROPERTY CORPORATION \$2,156.25  
paid by: CK 3053  
CALIFORNIA FISH AND GAME FOR EA41839  
paid towards: CFG05185 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 04, 2013 16:01  
MGARDNER posting date Mar 04, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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



2.1.2

Agenda Item No.:  
Area Plan: Mead Valley  
Zoning District: Mead Valley  
Supervisory District: First/First  
Project Planner: Damaris Abraham  
Director's Hearing: June 3, 2013

PLOT PLAN NO. 25067  
Environmental Assessment No. 42491  
Applicant: Verizon Wireless  
Engineer/Representative: Spectrum  
Surveying & Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

The project is located northerly of Elmwood St, on the southerly side of Cajalco Rd, easterly of Haines St, and westerly of Clark St, more specifically 21381 Cajalco Road.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)   |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, and west<br>Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south |
| 3. Existing Zoning:                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning:                | Scenic Highway Commercial (C-P-S) to the north, east, and west<br>Light Agriculture – 1 Acre Minimum (A-1-1) to the south   |
| 5. Existing Land Use:                 | Market  |
| 6. Surrounding Land Use:              | Vacant and commercial uses to the north, east, and west<br>Scattered single family residences to the south  |
| 7. Project Data:                      | Total Acreage: 1.1<br>Lease Area: 900 Square Feet   |
| 8. Environmental Concerns:            | See Attached Environmental Assessment   |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42491**, 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,

D.M.



**APPROVAL** of PLOT PLAN NO. 25067, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Mead Valley Area Plan which allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Commercial Retail land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby by commercial and residential uses in the area.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, and west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, a wireless communication facility disguised as a 65 foot high eucalyptus tree, is a permitted use in the C-P-S zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a of Ordinance No. 348, the C-P-S zone is classified as a non-residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 70 feet for wireless communication facilities in non-residential zone classifications. Additionally, the facility is set back more than 125% of facility height from the nearest habitable dwelling within adjacent non-residentially zoned properties and is set back more than 200% of facility height from the nearest habitable dwelling within adjacent residentially zoned properties. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east, and west and Light Agriculture – 1 Acre Minimum (A-1-1) to the south.
8. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. Environmental Assessment No. 42491 identified the following potentially significant impacts:
  - a) Aesthetics
  - b) Biological Resources
  - c) Cultural Resources



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.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone; or,
  - b. A High Fire area.
3. The project site is located within:
  - a. Areas of flooding sensitivity;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. March Air Reserve Base Airport Influence Area;
  - d. The Boundaries of the Val Verde Unified School District;
  - e. The City of Perris Sphere of Influence;
  - f. An area susceptible for subsidence; and,
  - g. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 318-140-004.



PP25067



Selected parcel(s):  
318-140-004

**LEGEND**

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

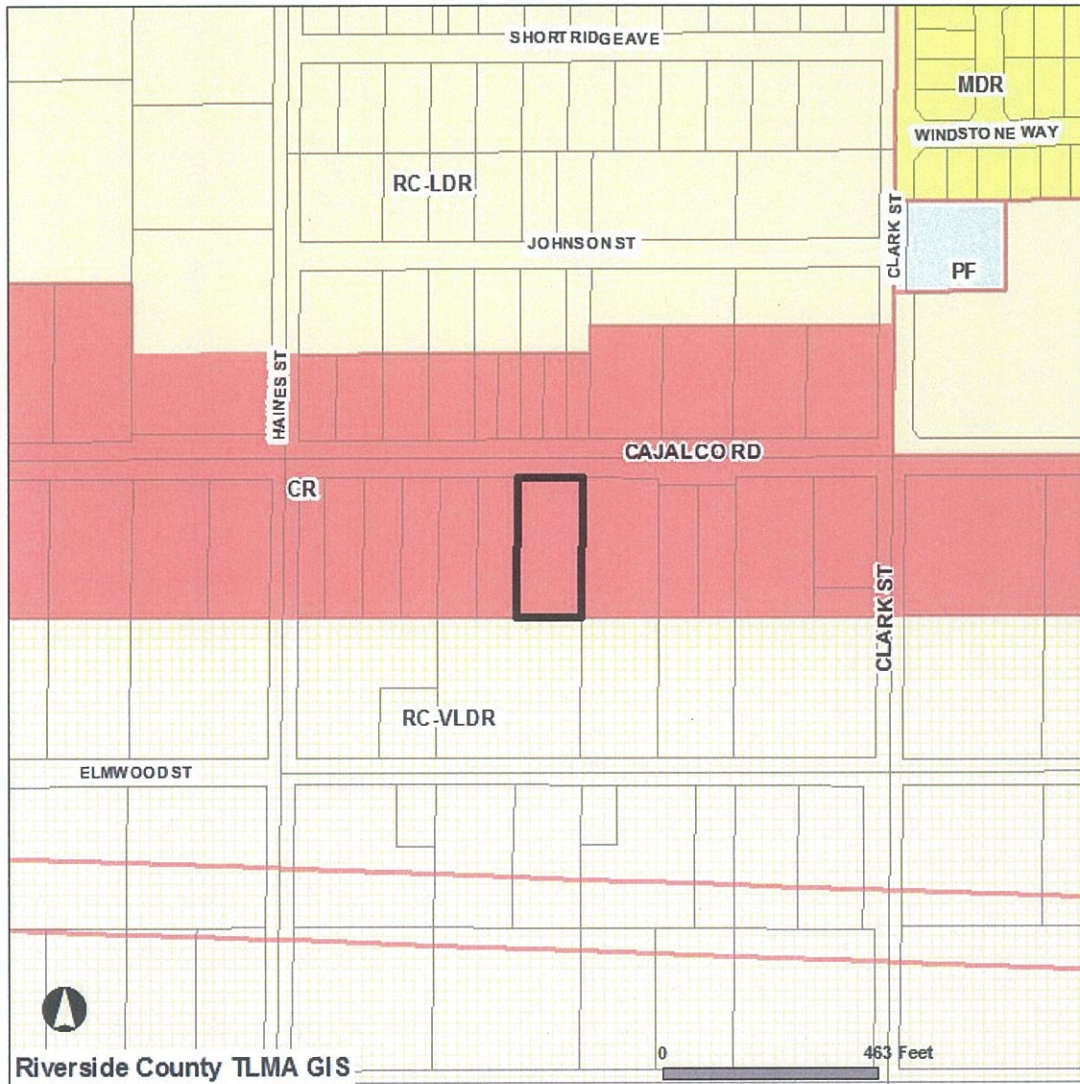
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Version 121101



PP25067



Selected parcel(s):  
318-140-004

#### LAND USE

SELECTED PARCEL	INTERSTATES	HIGHWAYS	PARCELS
CR - COMMERCIAL RETAIL	MDR - MEDIUM DENSITY RESIDENTIAL	PF - PUBLIC FACILITIES	LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL
RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL			

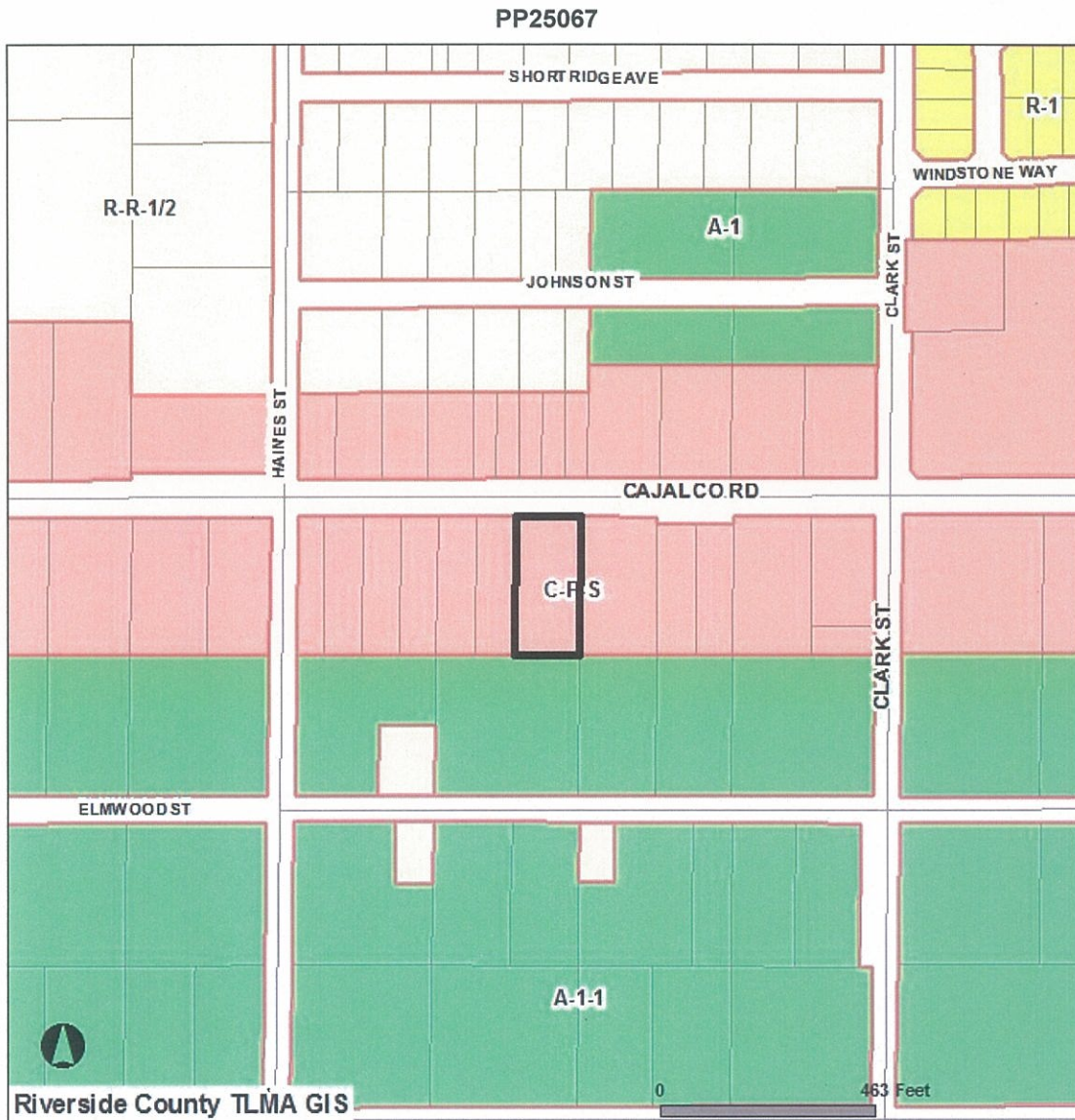
#### \*IMPORTANT\*

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

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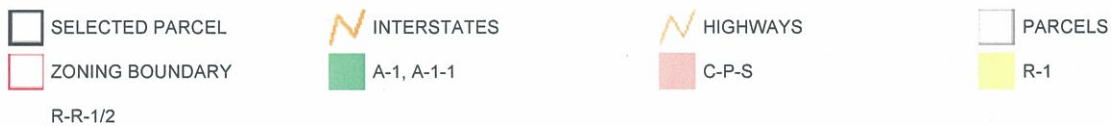
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**Selected parcel(s):**  
318-140-004

**ZONING**



**\*IMPORTANT\***

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

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Version 121101



# RANGE BLOSSOM

21381 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

VIEW 1



LOCATION



EXISTING



PROPOSED

**SPECTRUM**  
8905 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 89118  
OFFICE: (702) 367-7705  
FAX: (702) 367-8733

**verizon** wireless  
15505 SAND CANYON AVENUE BUILDING D 1ST FLOOR  
IRVINE, CALIFORNIA 92618



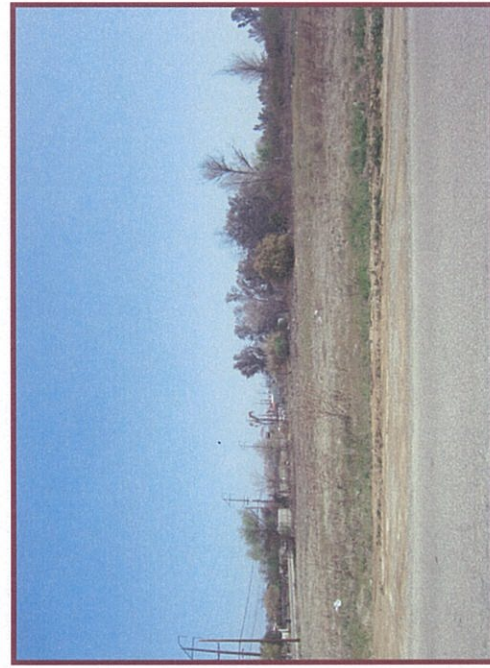
# RANGE BLOSSOM

21381 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

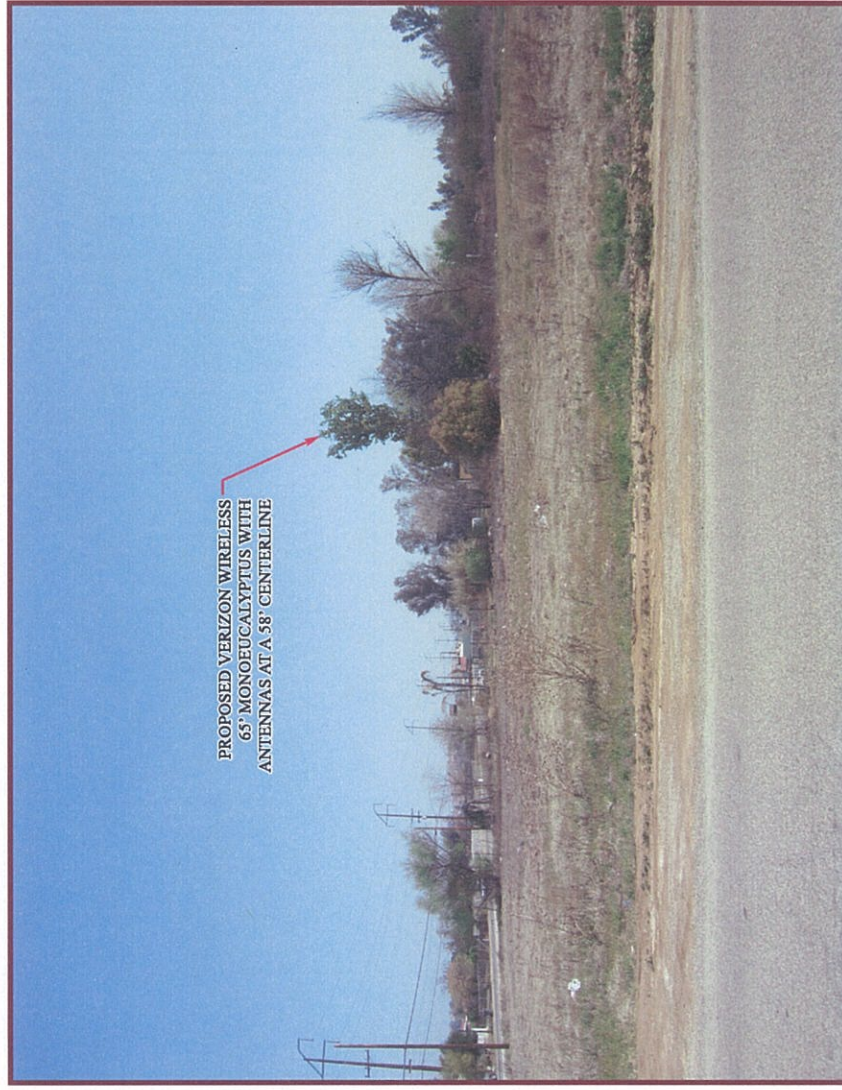
VIEW 2



LOCATION



EXISTING



PROPOSED

**SPECTRUM**  
8905 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148  
OFFICE: (702) 367-7705  
FAX: (702) 367-8733

**verizon**wireless  
15505 SAND CANYON AVENUE BUILDING D 1ST FLOOR  
IRVINE, CALIFORNIA 92618



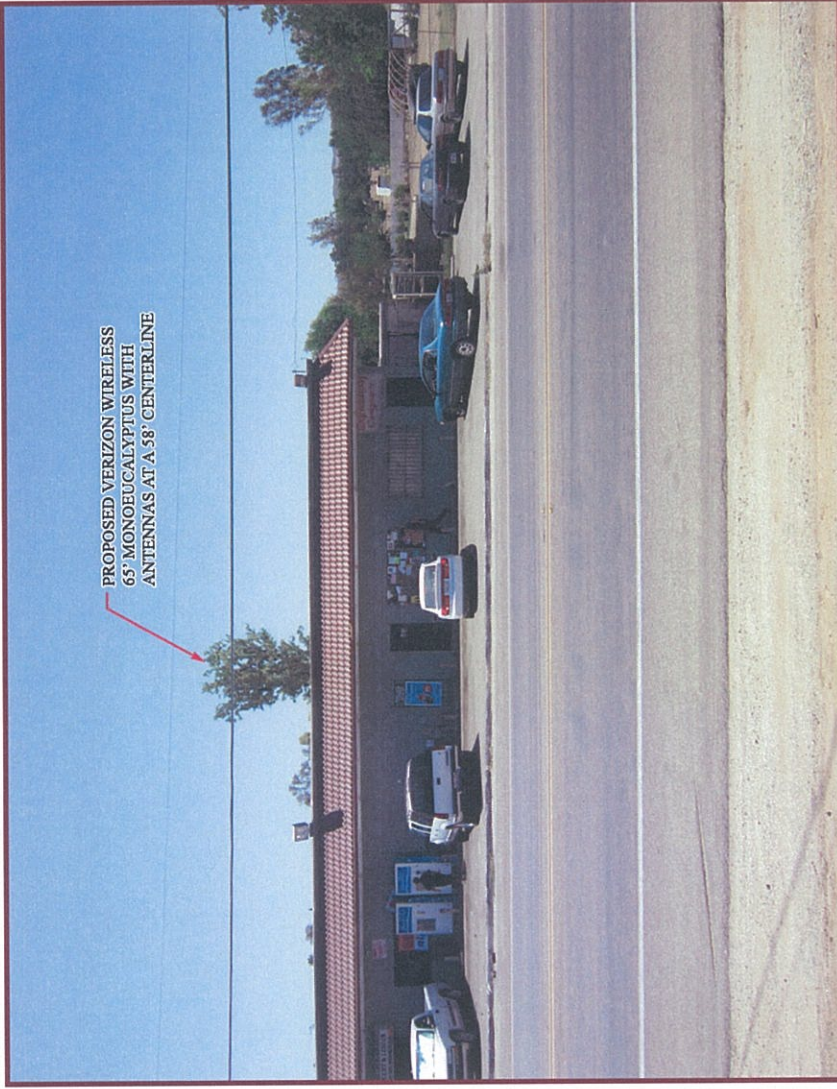
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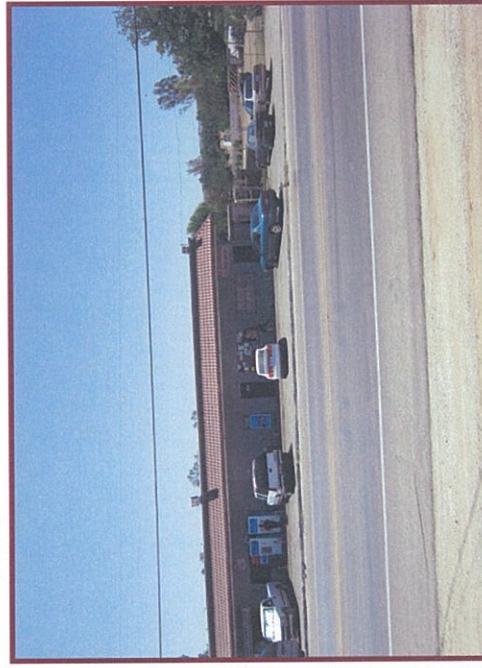
VIEW 3



LOCATION



PROPOSED



EXISTING

**SPECTRUM**  
 8805 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 8948  
 OFFICE: (702) 367-7705  
 FAX: (702) 367-8733

**verizon**wireless  
 15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR  
 IRVINE, CALIFORNIA 92618



# RANGE BLOSSOM

21381 CAJALCO ROAD, PERRIS, CALIFORNIA 92570

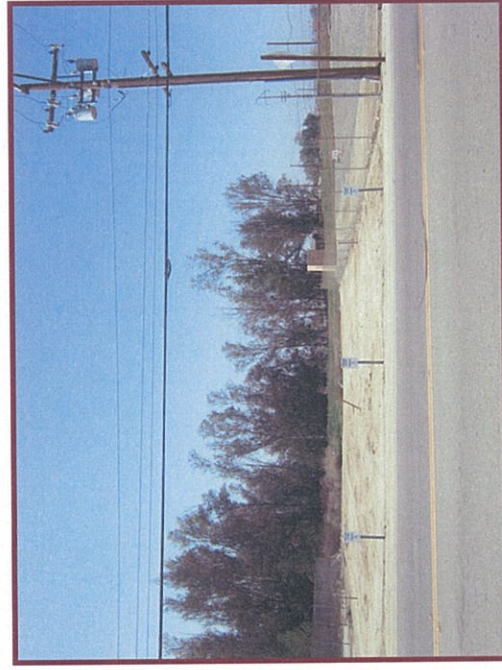
VIEW 4



LOCATION



PROPOSED



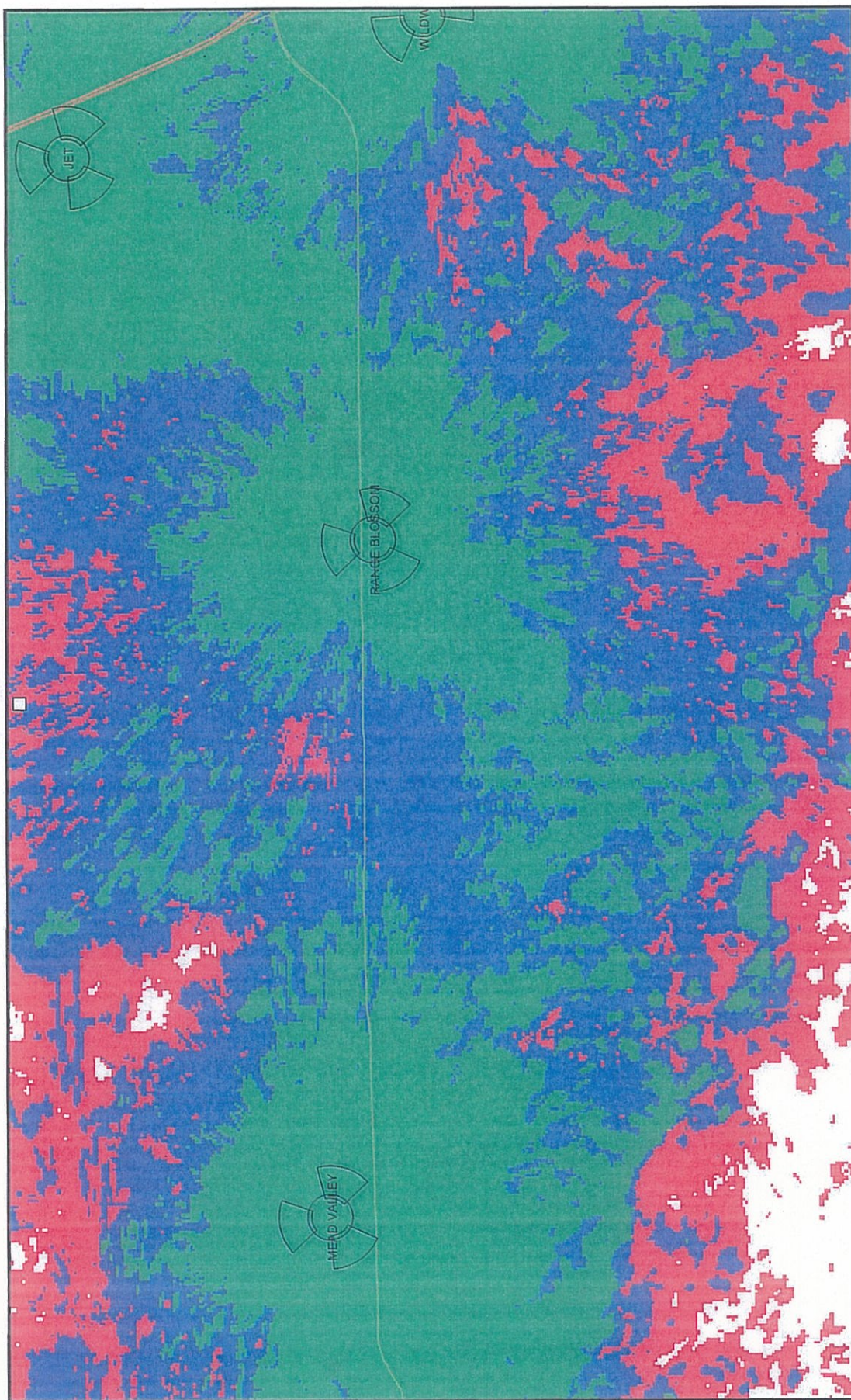
EXISTING

**SPECTRUM**  
8905 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148  
OFFICE: (702) 367-7705  
FAX: (702) 367-8733

**verizon**wireless  
15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

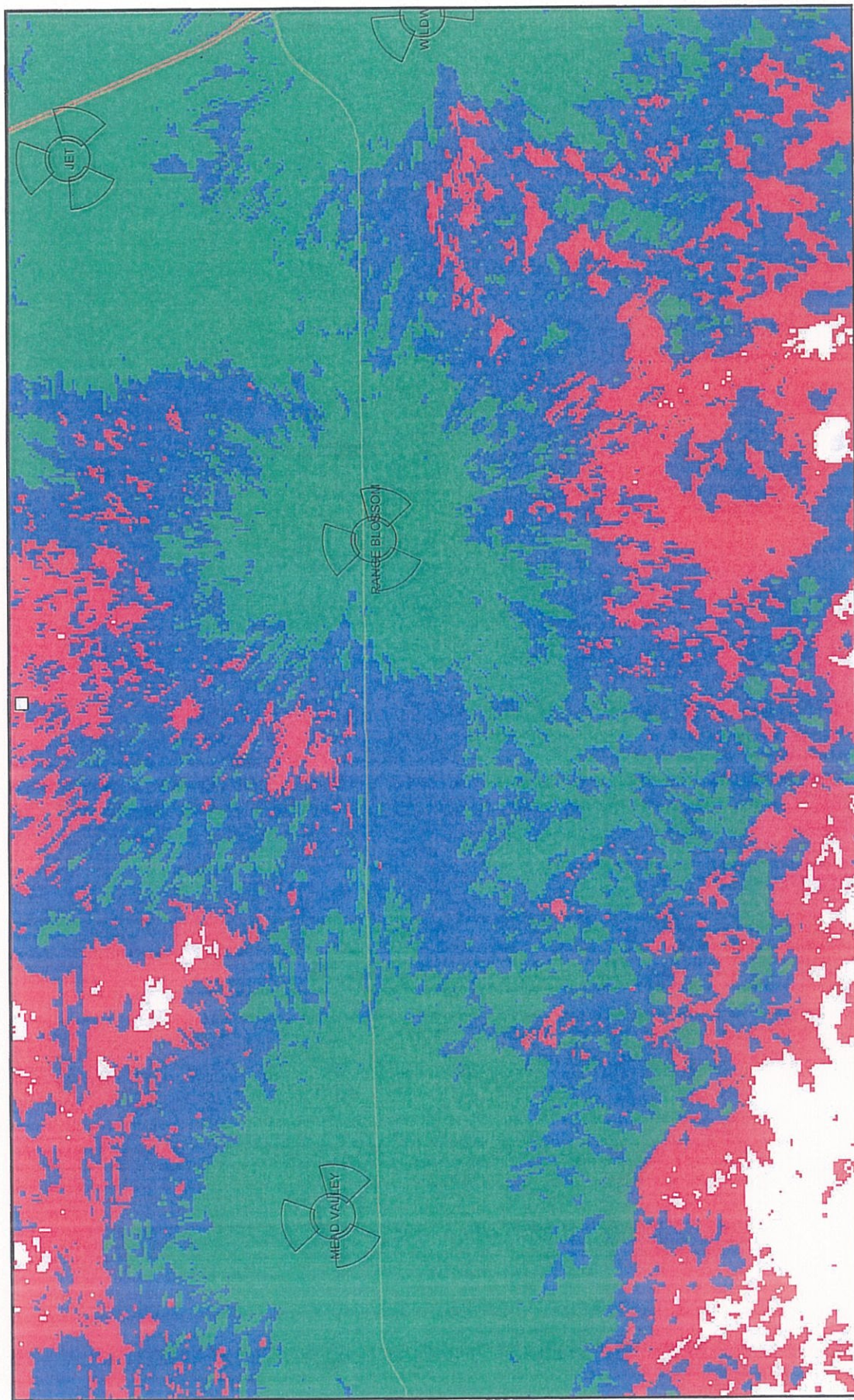


w/ PROPOSED TOWER



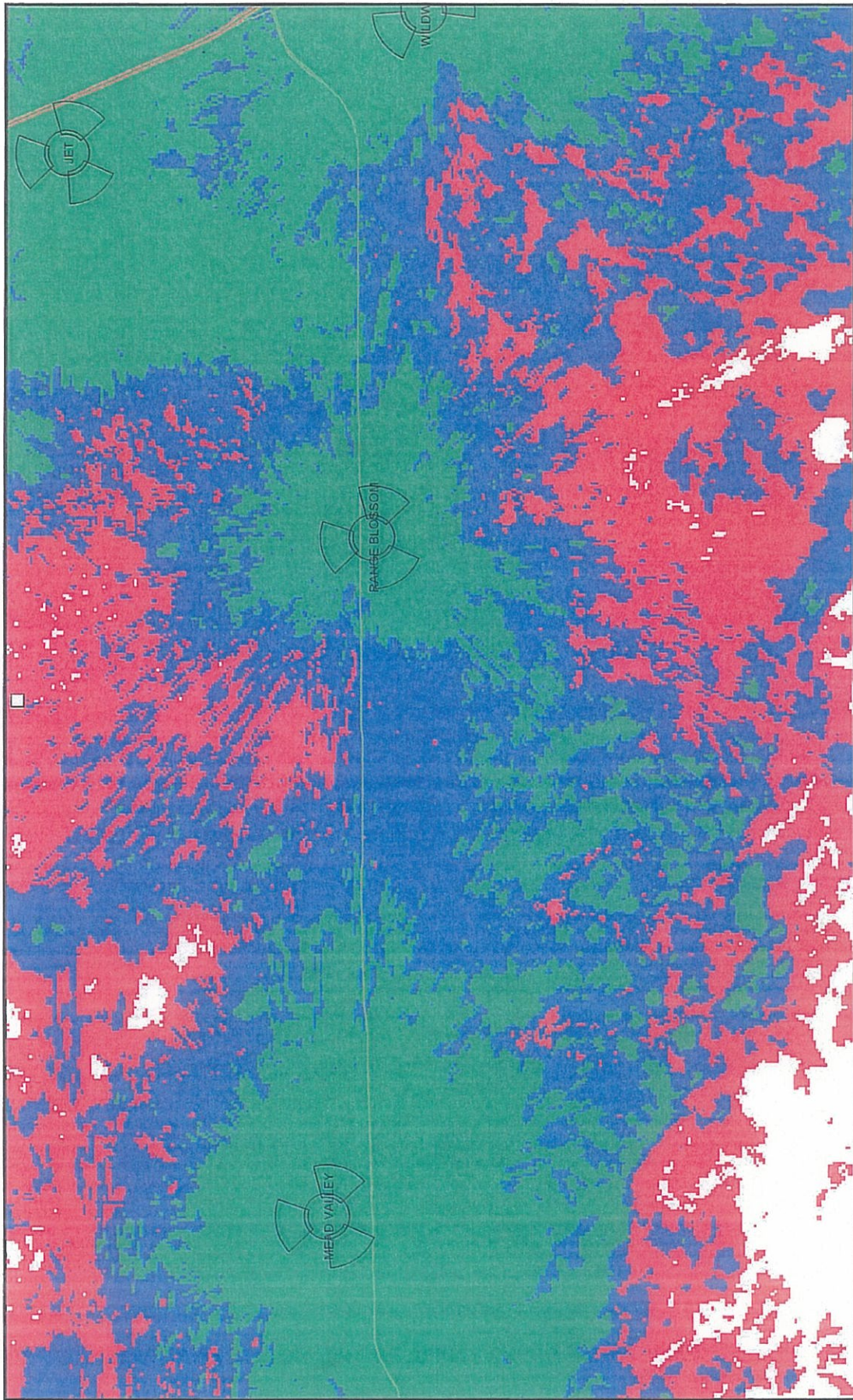


53' TOWER



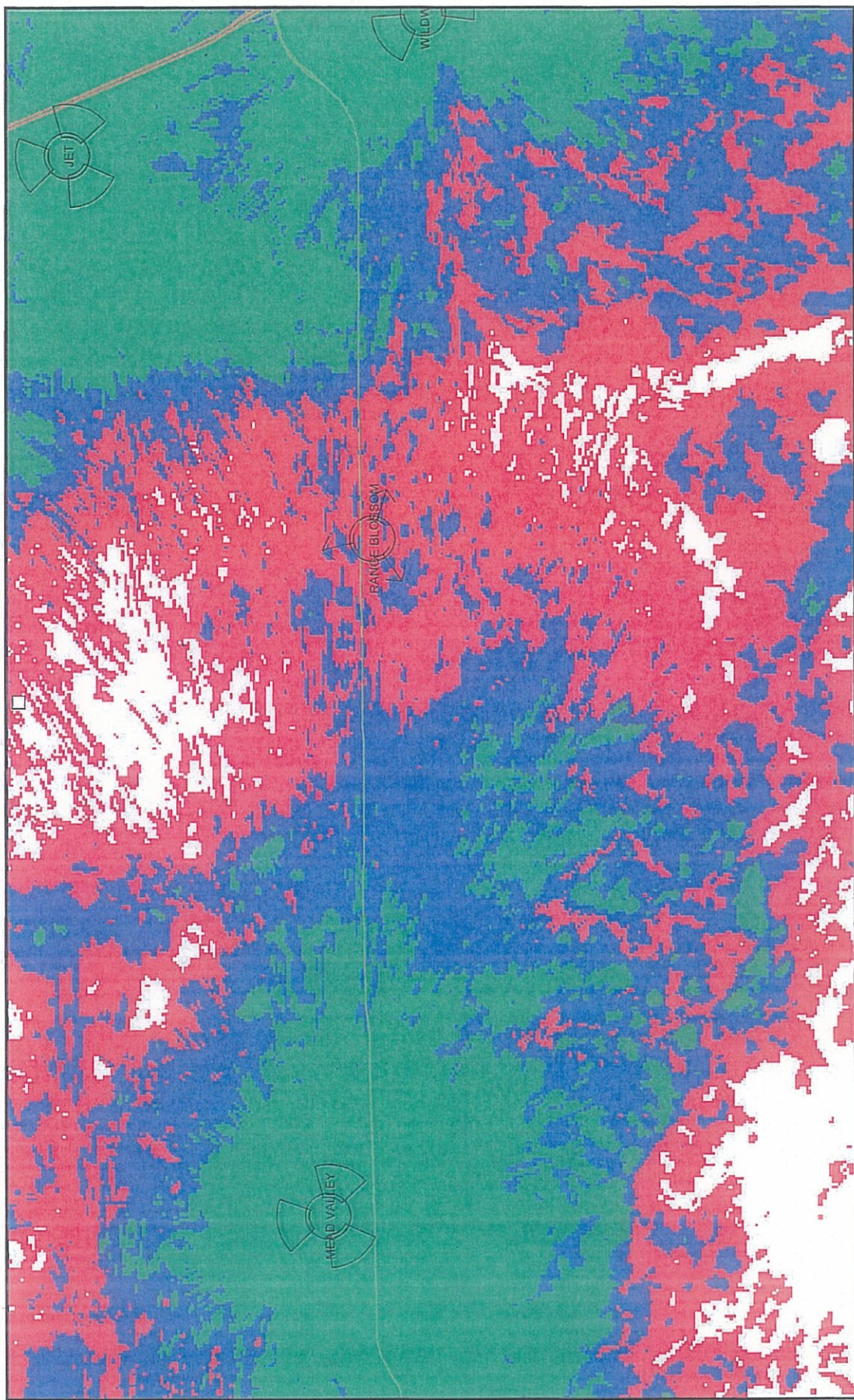


45-1 TOWER UNACCEPTABLE COVERAGE





BEFORE ANY TOWER









[illegible]



[illegible]







13235 SAND CANYON AVENUE  
SUITE 100  
IRVINE, CALIFORNIA 92618

**RANGE BLOSSOM**

21381 CAJALEO ROAD  
PERRIS, CALIFORNIA 92570

PROJECT INFORMATION

ISSUED FOR: **ZONING**

REV. DATE DESCRIPTION BY

1	01/17/13	PIPE CORRECTION	CA
2	02/17/12	JOING REVISION	JKS
3	07/09/12	JOING REVISION	DLS
4	09/26/12	JOING REVISION	DLS
5	04/24/12	JOING REVISION	BA
6	02/29/12	JOING REVISION	CA
7	06/20/11	JOING REVISION	NLL
8	07/08/11	JOING REVISION	BLM

PLANS PREPARED BY: **SPECTRUM**

**SURVEYING & ENGINEERING**  
15000 WILSON AVENUE, SUITE 100  
RANCHO CUCAMONGA, CA 91730  
PH: (666) 515-3358  
FAX: (666) 515-3359

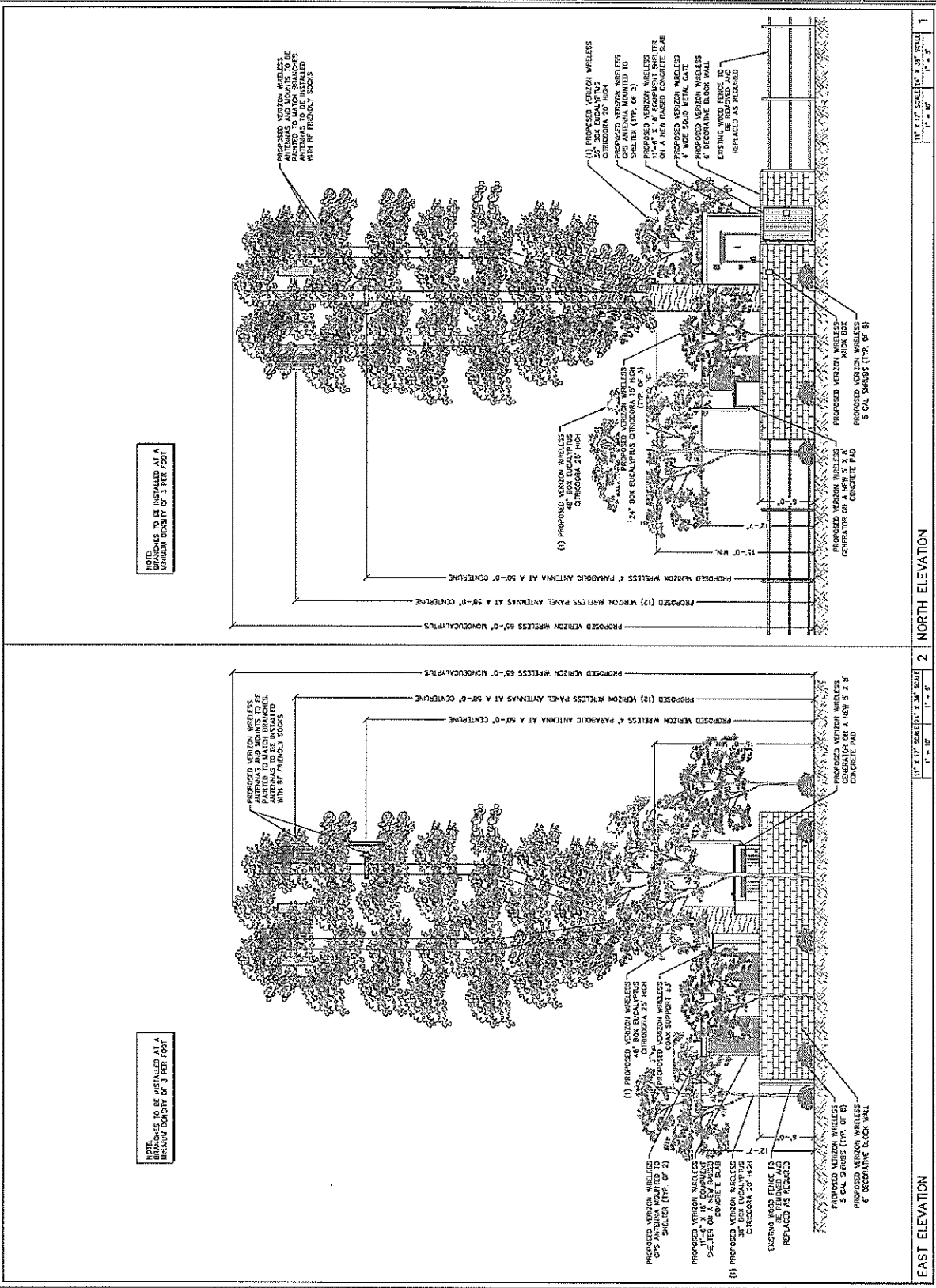
LICENSE: **00000000**

SHEET TITLE: **NORTH & EAST ELEVATIONS**

SHEET NUMBER: **A3**

REVISION: **7**

LAX-181-B



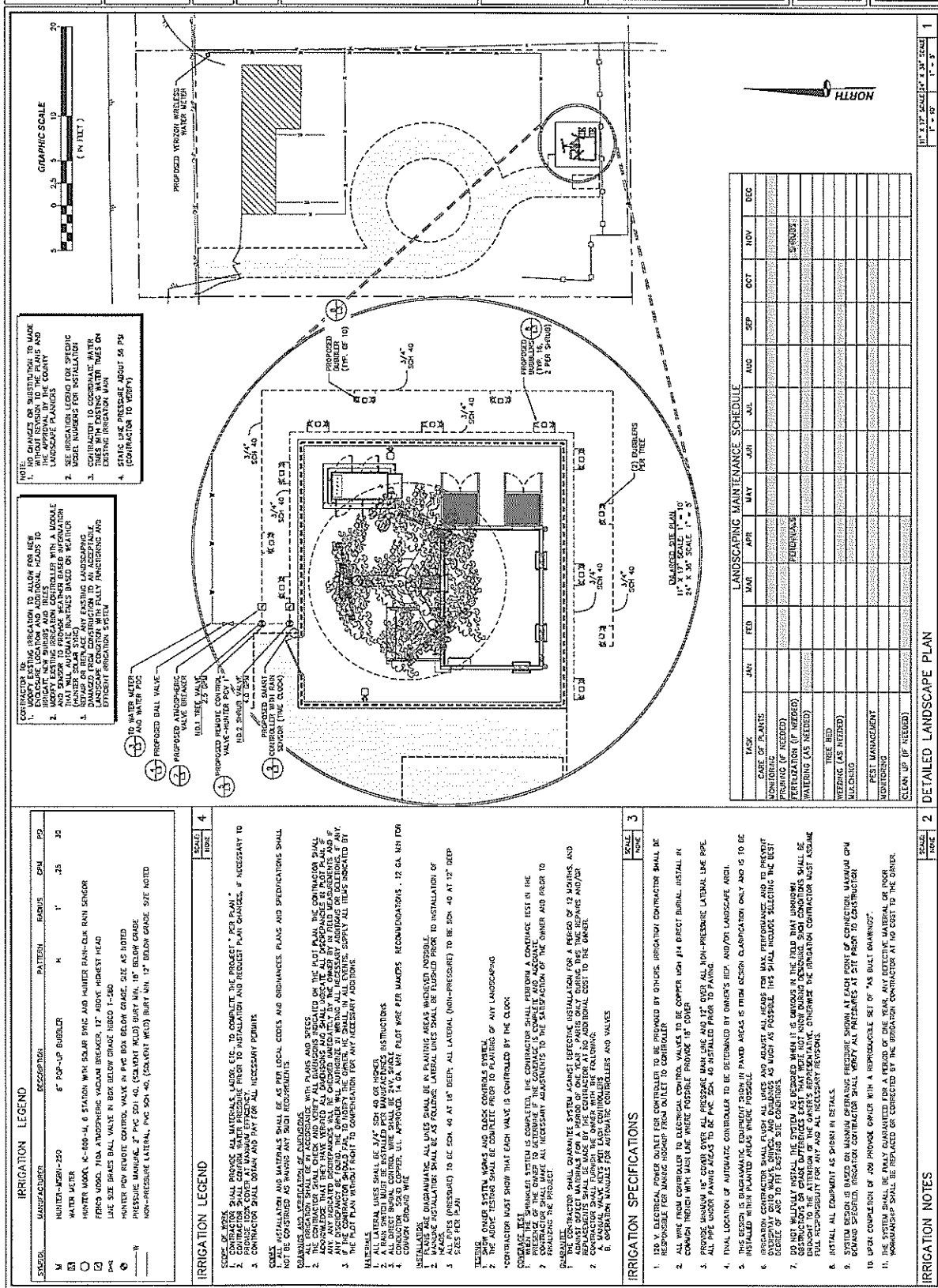


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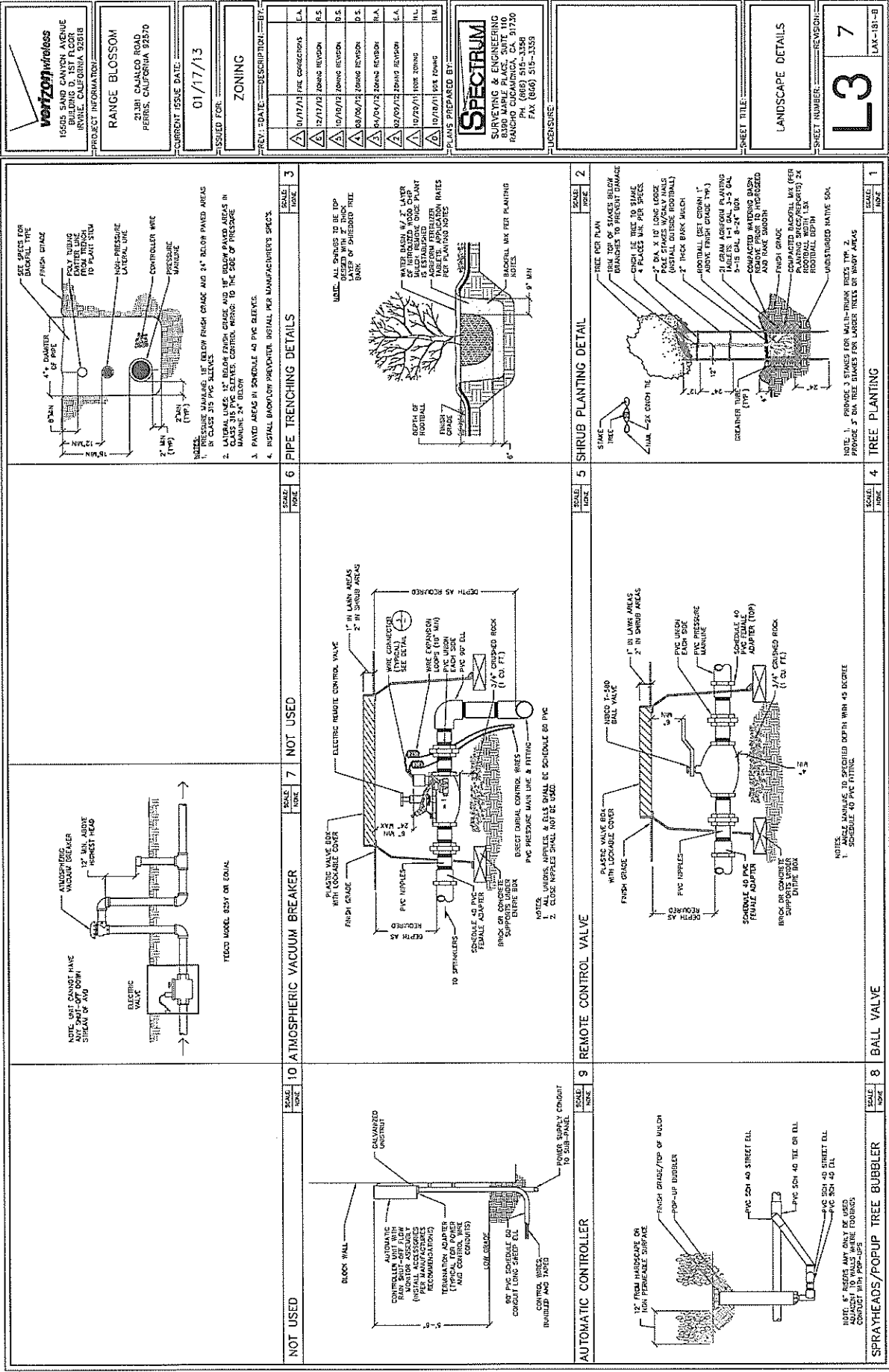














# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42491  
**Project Case Type (s) and Number(s):** Plot Plan No. 25067  
**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:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Ave, Building D, 1st Floor, Irvine, CA 92618  
**Engineer's Name:** Spectrum Surveying & Engineering  
**Engineer's Address:** 8390 Maple Place, Suite 110, Rancho Cucamonga, CA 91730

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

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

**C. Total Project Area:** 900 square feet on a 1.1 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots: 1</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 900 square foot lease area			

**D. Assessor's Parcel No(s):** 318-140-004

**E. Street References:** Northerly of Elmwood St, southerly of Cajalco Rd, easterly of Haines St, and westerly of Clark St.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 4 West, Section 10

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is being utilized as a Market and it is surrounded by vacant and commercial uses to the north, east, and west and scattered single family residences to the south.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**



1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a flood zone. The proposed project is not located within any other special hazard zone (including a 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 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 project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
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):** Mead Valley

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

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

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, east, west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable



2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east, and west and Light Agriculture – 1 Acre Minimum (A-1-1) to the south.

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 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 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               |   |

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

March 7, 2013  
Date

Damaris Abraham  
Printed Name

For Carolyn Syms Luna, Director



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 or visible from a designated scenic corridor; therefore the project will have no significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a eucalyptus tree and five live trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by the proposed landscaping to minimize the visual impact of the wireless communication facility. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: The project must comply with its 65 foot high mono eucalyptus tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

<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				



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**Ordinance No. 655?**

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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 41.17 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. (COA 10.PLANNING.20) 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.

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**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?

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b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source 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.

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**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?

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

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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
625 "Right-to-Farm")?				
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) The project is located on land designated as "Other Lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance 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 property located to the south of the project site is an agriculturally zoned property (A-1). However, due to the small size and limited development of the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: 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's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

However, the project is consistent with the General Plan and the Mead Valley 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. Projects of this type 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. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care 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.



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

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area or cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Therefore, there is no significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The project site fully developed and no biological impacts are anticipated, however owls could potentially occupy the site in the future. Therefore, the County Biologist required a condition of approval that 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl be conducted by a qualified biologist and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, the impact is considered less than significant.

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 significant impact.

Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Division. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, County Archaeologist Review

#### Findings of Fact:

a-b) Although an archaeological survey of the project parcel was not required, it is known that the area of Cajalco Road is highly sensitive for archaeological resources as a prehistoric Native American village and outlying sites are known in the area. The ground surface of the parcel has been previously disturbed but there may be subsurface cultural deposits still present. Therefore, prior to the issuance of grading permit, a qualified Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. (COA 60.PLANNING.7) A final Cultural Resources Monitoring Report shall be submitted to the Riverside County Planning Department prior to final inspection. (COA 90.PLANNING.7) With incorporation of these mitigation measures, the project will have less than significant impact on historic resources.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified Archaeologist for monitoring services during grading (COA 60.PLANNING.7). Prior to final inspection, a Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department (COA 90.PLANNING.7).

**Monitoring:** Mitigation monitoring will occur through the Building and Safety Plan Check process.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials

**Findings of Fact:**

a-b) Although an archaeological survey of the project parcel was not required, it is known that the area of Cajalco Road is highly sensitive for archaeological resources as a prehistoric Native American village and outlying sites are known in the area. The ground surface of the parcel has been previously disturbed but there may be subsurface cultural deposits still present. Therefore, prior to the issuance of grading permit, a qualified Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. (COA 60.PLANNING.7) A final Cultural Resources Monitoring Report shall be submitted to the Riverside County Planning Department prior to final inspection. (COA 90.PLANNING.7) With incorporation of these mitigation measures, the project will have less than significant impact on cultural resources.

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.17) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project is not anticipated to restrict existing religious or sacred uses within the potential impact area. It is anticipated that there will be a less than significant impact to such resources.

**Mitigation:** Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified Archaeologist for monitoring services during grading (COA 60.PLANNING.7). Prior to final inspection, a Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department (COA 90.PLANNING.7).



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

#### 10. Paleontological Resources

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

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Source: GIS database

#### Findings of Fact:

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.21) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, 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

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

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

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

#### 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.



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

## 12. Liquefaction Potential Zone

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

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

## 13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

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?

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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

#### Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) 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 or create a slope higher than 10 feet.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems as the project is designed.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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**Source:** General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.



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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site is not located within a 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 grading slopes on the project site will not create an increase in water erosion on-site or off-site.

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 General Plan, 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 significant 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 adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high eucalyptus tree within a 900 square foot lease area. The installation of the monoecalyptus will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☒ ☐

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Management Branch that addresses the handling of spills and leaks. (COA



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.E HEALTH. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☒ ☐

b) Require review by the Airport Land Use Commission?

☐ ☐ ☒ ☐

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☒ ☐

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) staff review

a-b) The project site is located within Area III of the March Air Reserve Base Airport Influence Area. Due to the determination that in 2003 that General Plan was consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the March Airport Influence Area, Airport Land Use Commission (ALUC) review is not required. ALUC staff has suggested these conditions (COA 10.PLANNING.22, 80.PLANNING.4, and 90.PLANNING.8). These are standard conditions and are not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c-d) The project would not result in a safety hazard for people residing or working in the project area; therefore the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

#### Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **HYDROLOGY AND WATER QUALITY** Would the project

#### 25. Water Quality Impacts

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

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☒ ☐

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☒ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☒ ☐



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

a) The site is located within the 100-year Zone A floodplain limits as delineated on Map No. 06065C1410G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). An approximately 700-acre drainage area is tributary to the site. The topography of the site is relatively flat with a mild westerly slope. This produces a very broad and shallow floodplain. A drainage study submitted for this project provided additional topographic information. After reviewing this information the Riverside County Flood Control District indicated that the construction of this project will offer minimal disturbance to runoff during a 100-year storm event and will not significantly alter the floodplain or adversely affect the surrounding properties. No grading shall be done which alters the existing drainage patterns of the site. (COA 10.FLOOD RI.1) 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 significant impact.

d) Due to the small size and limited development of the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project is for the installation of an unmanned wireless communication facility and will not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) Due to the small size and limited development of the project site, this proposal would not impede or redirect flood flows. Therefore, the impact is considered less than significant.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. (COA 60. BS GRADE.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

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

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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

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

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

### Findings of Fact:

a) The site is located within the 100-year Zone A floodplain limits as delineated on Map No. 06065C1410G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). An approximately 700-acre drainage area is tributary to the site. The topography of the site is relatively flat with a mild westerly slope. This produces a very broad and shallow floodplain. A drainage study submitted for this project provided additional topographic information. After reviewing this information the Riverside County Flood Control District indicated that the construction of this project will offer minimal disturbance to runoff during a 100-year storm event and will not significantly alter the floodplain or adversely affect the surrounding properties. No grading shall be done which alters the existing drainage patterns of the site. (COA 10.FLOOD RI.1) Therefore, the impact is considered less than significant.

b) 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) In order to protect the facility from flood damage, the mono tree, equipment shelter, and generator will be enclosed within a 6-foot high block wall with a 4-foot wide metal gate for maintenance. The equipment shelter and generator are to be located on raised concrete pads. (COA 10.FLOOD RI.1) Therefore, the impact is considered less than significant.

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.



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

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in the Mead Valley 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 located within the City of Perris sphere of influence area. The project has been transmitted to the City of Perris. No information provided suggested that the proposed project would affect land uses within Perris or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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

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b) Be compatible with existing surrounding zoning?

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c) Be compatible with existing and planned surrounding land uses?

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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project will be consistent with the site's existing zoning of Scenic Highway Commercial (C-P-S). The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east, and west and Light Agriculture – 1 Acre Minimum (A-1-1) to the south. The project will have no significant impact.

c) The proposed cell tower will be designed as a 65 foot high eucalyptus tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant 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?

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The 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.



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

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

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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?

☐
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NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) The project site is located within Area III of the March Air Reserve Base Airport Influence Area. Due to the determination that in 2003 that General Plan was consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the March Airport Influence Area, Airport Land Use Commission (ALUC) review is not required. The project will have less than significant impact as the project is for an unmanned wireless communications facility and only requires occasional site visits for maintenance and it will not expose people residing or working 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 ☐

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Cajalco Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources are anticipated to impact the project site. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☒ ☐

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant 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 significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is located within the I-215 Corridor Redevelopment Project Area (Mead Valley sub-area). The project has been transmitted to the Riverside County Economic Development Agency (EDA). No information provided suggested that the proposed project would affect the I-215 Corridor Project Area. The project will have less than significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant 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 significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services** ☐ ☐ ☒ ☐

**Source:** Riverside County General Plan Safety Element

The proposed project will not have a significant impact on the demand for Fire services. 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.



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

### 37. Sheriff Services

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Source: Riverside County General Plan

The proposed project will not have a significant impact on the demand for Sheriff Services. 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

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Source: Val Verde 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 Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.5) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

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Source: Riverside County General Plan

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.



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

#### 40. Health Services

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

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. 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 shall comply with County Ordinance No. 659 to mitigate the potential effects to health 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.

#### RECREATION

##### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

a) The project is a 65 foot high monoecalyptus with an equipment shelter in a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant 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 significant impact.

c) The project is located within County Service Area No. 117. However, this is a commercial project, and as such, is not subject to Quimby fees. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.



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

**42. Recreational Trails**

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

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant 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"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

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 significant 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 significant 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 significant 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 significant 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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**44. Bike Trails**

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

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 significant 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

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 significant 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a-b) 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 significant 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 checked="" type="checkbox"/>	<input 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 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 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: Riverside County General Plan

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.



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

#### MANDATORY FINDINGS OF SIGNIFICANCE

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

## VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in



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10. GENERAL CONDITIONS

10. EVERY. 2                      USE - HOLD HARMLESS (cont.)                      RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 25067 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25067, Exhibit A, (Sheets 1-6), dated January 22, 2013.

APPROVED EXHIBIT L = Plot Plan No. 25067, Exhibit L, (Sheets 1-3), dated January 22, 2013.

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 - NPDES INSPECTIONS                      RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1



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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site



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10. GENERAL CONDITIONS

10.BS GRADE. 5                      USE - NPDES INSPECTIONS (cont.) (cont.)                      RECOMMND

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                      USE - BUILD & SAFETY PLNCK                      RECOMMND

Prior to the construction and/or placement or use of any building, structure or equipment, the applicant shall obtain building permits from the building department for such actions.

All building department building plan submittal and fee requirements apply. All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      UNMANNED WIRELESS COM FACILITY                      RECOMMND

Plot Plan#25067 is proposing an unmanned wireless communications facility without any plumbing.

10.E HEALTH. 2                      USE - EMERGENCY GENERATOR                      RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.



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## 10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based on the information provided, the Office of Industrial Hygiene offers the following comments:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact Industrial Hygiene at (951) 955-8980.



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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#88A-AUTO/MAN GATES

RECOMMND

Gates shall be a minimum 20 feet in width Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Gates shall be equiped with the Knox rapid entry system.

10.FIRE. 2 USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining aboveground fuel tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

Aboveground fuelshall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25067 is a proposal to install an unmanned wireless telecommunications facility with an antenna disguised as a pine tree in the southerly portion of an approximately 1.1-acre site. The site is located in the Mead Valley area on the south side of Cajalco Road west of Clark Street.

The site is located within the 100-year Zone A floodplain limits as delineated on Map No. 06065C1410G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). An approximately 700-acre drainage area is tributary to the site. The topography of the site is relatively flat with a mild westerly slope. This produces a very broad and shallow floodplain.

A drainage study, dated July 2012, was submitted with the amended exhibit. While the study did not fully address the District's concerns on the before/after effect this project will have on the water surface profiles through this site,



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10. GENERAL CONDITIONS

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

RECOMMND

it did provide additional topographic information. After reviewing this information, the District considers the construction of this project will offer minimal disturbance to runoff during a 100-year storm event and will not significantly alter the floodplain or adversely affect the surrounding properties. The antenna/pine tree, equipment shelter and generator will be enclosed within a 6-foot high block wall with a 4-foot wide metal gate for maintenance access. The equipment shelter and generator are located on raised concrete pads. Vehicular access to the project may be impaired during large storm events. No grading shall be done which alters the existing drainage patterns of the site.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface proposed is minimal and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

This project, located within the Santa Ana watershed, does not create any additional impervious surfaces which would qualify as 'Significant Redevelopment. Therefore, no project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site that results in a loss of pervious surface, a WQMP may be required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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



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10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 3                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4                   USE - CEASED OPERATIONS                   RECOMMND

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

10.PLANNING. 5                   USE - MAX HEIGHT                   RECOMMND

The proposed monoecalyptus to be located within the property shall not exceed a height of 65 feet.

10.PLANNING. 6                   USE - CO-LOCATION                   RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7                   USE - FUTURE INTERFERENCE                   RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology per best practices and



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10. GENERAL CONDITIONS

10.PLANNING. 7                   USE - FUTURE INTERFERENCE (cont.)                   RECOMMND  
standards.

10.PLANNING. 10                  USE - NO USE PROPOSED LIMIT CT                   RECOMMND

The balance of the subject property, APN: 318-140-004 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11                  USE - EQUIPMENT/BLDG COLOR CT                   RECOMMND

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

The color of the monoecalyptus (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12                  USE - SITE MAINTENANCE CT                   RECOMMND

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

10.PLANNING. 13                  USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).



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10.PLANNING. 14                   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. 15                   USE - BRNCH HGT CNT ANT SOCK                   RECOMMND

The branches for the monoecalyptus shall start 15 feet  
from the bottom of the tree and shall be spaced at three  
(3) branches per foot and all antennas shall have "socks".

10.PLANNING. 16                   USE - MAINTAIN SOCKS/BRANCHES                   RECOMMND

The proposed monoecalyptus shall be kept in good repair.  
The branches as well as the antenna "socks" shall remain in  
good condition. If at any time the "socks" or the branches  
are missing or deteriorated (as determined by the Planning  
Dept.), they shall be replaced within 30 days.

10.PLANNING. 17                   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



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10. GENERAL CONDITIONS

10.PLANNING. 17                    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. 18                    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. 19                    USE - NOISE REDUCTION                    RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the



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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NOISE REDUCTION (cont.)

RECOMMND

wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA

RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 21 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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



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10. GENERAL CONDITIONS

10.PLANNING. 22

USE - ALUC CONDITIONS

RECOMMND

1.The following uses shall be prohibited:

a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

3.The Notice of Airport in Vicinity shall be provided to all potential purchasers and tenants of the property.

4.The Federal Aviation Administration (FAA) has conducted an aeronautical study of the proposed facility (Aeronautical Study No. 2012-AWP-1024-OE) and has determined that neither marking nor lighting of the proposed structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with the FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

5.The maximum height of the monoeucalyptus structure to top point (uppermost leaf) shall not exceed 65 feet above ground level, and the maximum elevation at the top of the



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10.PLANNING. 22 USE - ALUC CONDITIONS (cont.)

RECOMMND

structure shall not exceed above 1,709 feet above mean sea level.

6.The specific coordinates, height, elevation above mean sea level, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration.

7.Temporary construction equipment used during actual construction of the facility shall not exceed the proposed height of the facility (65 feet above ground level), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 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 Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 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.

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation



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10. GENERAL CONDITIONS

10.TRANS. 3                      USE - TS/EXEMPT (cont.)                      RECOMMND

Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4                      USE - NO ADD'L ON-SITE R-O-W                      RECOMMND

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

10.TRANS. 5                      USE - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

20.PLANNING. 2                      USE - LIFE OF PERMIT                      RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer



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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

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 - 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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - AGENCY CLEARANCES

RECOMMND

Based on the review of the proposed project, it appears that a USGS mapped blue-line stream occurs on the subject parcel. This watercourse may be considered jurisdictional by State and Federal regulatory agencies, including but not limited to California Department of Fish and Game (CDFG), U.S Army Corps of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB). Any disturbance to this watercourse, temporary or permanent, may be subject to additional regulatory permitting.

Based on the current site design it appears that hydrological conveyance systems, including culvert placement along Cajalco Road, is being installed as part of the proposed project.

Prior to issuance of any grading permit documentation must be provided to the Environmental Programs Division (EPD) for review and approval that demonstrates that impacts to the jurisdictional watercourse have been authorized by the appropriate resource agencies and written clearance from the Environmental Programs Division shall be provided to the Grading Division of Building and Safety.

60.BS GRADE. 4 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 5 USE- BMP CONST NPDES PERMIT

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

PLANNING DEPARTMENT

60.PLANNING. 1

USE - GRADING PLANS

RECOMMND

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

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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

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

60.PLANNING. 3 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 0.13 acres 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.

60.PLANNING. 7 GEN\*- CULTURAL RESOURCES PROFE

RECOMMND

Although an archaeological survey of the project parcel was not required, it is known that the area of Cajalco Road is highly sensitive for archaeological resources as a prehistoric Native American village and outlying sites are known in the area. The ground surface of the parcel has been previously disturbed but there may be subsurface cultural deposits still present.

Therefore, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

GEN\*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing any CEQA-based mitigation using current standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE - NO B/PMT W/O G/PMT

RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

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.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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 January 22, 2013.

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2                   USE - LIGHTING PLANS CT (cont.)                   RECOMMND

Riverside County General Plan.

80.PLANNING. 3                   USE - RVW BLDNG PLNS/SOCKS/BRN                   RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to ensure that the branches for the proposed monoeucalyptus are spaced at three (3) branches per foot, all antennas have socks, and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated January 22, 2013.

80.PLANNING. 4                   USE - ALUC (AVIGATION EASEMENT                   RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.

80.PLANNING. 5                   USE - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 6                   USE- LC LANDSCAPE SECURITIES                   RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 7                   USE- LC LANDSCAPE INSPECT DEP                   RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7                   USE- LC LANDSCAPE INSPECT DEP (cont.)                   RECOMMND

Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

80.TRANS. 1                   USE - EVIDENCE/LEGAL ACCESS                   RECOMMND

Provide evidence of legal access.

80.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. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

1.Precise grade inspection.



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2

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 Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.



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11:30

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE - HAZMAT BUS PLAN                   RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                   USE - HAZMAT REVIEW                   RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1                   USE-#27-EXTINGUISHERS                   RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1                   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.



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 3 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 0.13 acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 25067 has been calculated to be 0.13 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.

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 - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25067 have been met; specifically that the branches for proposed monoeucalyptus are spaced at three (3) branches per foot, all antennas have socks, and the branches start 15 feet



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Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SITE INSPECTION (cont.)

RECOMMND

from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated January 22, 2013.

90.PLANNING. 7 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 8 USE - ALUC CONDITION

RECOMMND

Within five (5) days after construction of the facility reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth, TX 76137. This requirement is also applicable in the event the project is abandoned.

90.PLANNING. 9 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25067 is calculated to be 0.13 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.



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PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

USE- LC LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 11

USE- LC COMPLY W/ LAND & IRR

RECOMMND

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

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



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25067

Parcel: 318-140-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - WRCOG TUMF (cont.)

RECOMMND

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 INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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



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

DATE: December 28, 2011

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.

P.D.Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Information Tech. – J. Sarkasian  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA – Redevelopment  
Riv. Co. ALUC – John Guerin  
March Air Reserve Base-General Manager

1st District Supervisor  
1st District Planning Commissioner  
City of Perris  
Val Verde Unified School Dist  
Eastern Municipal Water Dist.  
Southern California Gas  
Southern California Edison

**PLOT PLAN NO. 25067** – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes a wireless telecommunications facility, for Verizon Wireless, disguised as a 65' high monopine with twelve (12) panel antennas, one (1) parabolic antenna, two (2) wireless GPS antennas, one (1) equipment shelter and one (1) wireless generator enclosed in a 6' high block wall with a 4' wide solid metal gate in a 900 square feet lease area. – APN: 318-140-004

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on January 19, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at (951) 955-5719 or email at **dabraham@rctlma.org / 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.*



**LAND DEVELOPMENT COMMITTEE**  
**2<sup>ND</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 21, 2012

**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.  
P.D. Landscaping Section-R. Dyo  
Riv. Co. Information Tech. – J. Sarkissian

**PLOT PLAN NO. 25067** – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes a wireless telecommunications facility, for Verizon Wireless, disguised as a 65' high monopine with twelve (12) panel antennas, one (1) parabolic antenna, two (2) wireless GPS antennas, one (1) equipment shelter and one (1) wireless generator enclosed in a 6' high block wall with a 4' wide solid metal gate in a 900 square feet lease area. – APN: 318-140-004

Please provide all comments or clearance by March 12, 2012. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**LAND DEVELOPMENT COMMITTEE**  
**3RD CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 14, 2012

**TO**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
1st District Planning Commissioner

**PLOT PLAN NO. 25067, AMENDED NO. 2 – EA42491 – Applicant:** Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street, and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes a wireless telecommunications facility, for Verizon Wireless, disguised as a 65' high monopine with twelve (12) panel antennas, one (1) parabolic antenna, two (2) wireless GPS antennas, one (1) equipment shelter and one (1) wireless generator enclosed in a 6' high decorative block wall with a 4' wide solid metal gate in a 900 square feet lease area. – APN: 318-140-004

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 13, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham, (951) 955-5719**, Project Planner, or e-mail at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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

DATE: January 2, 2013

TO:

Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
P.D. Landscaping Section

**PLOT PLAN NO. 25067, AMENDED NO. 2 – EA42491 – Applicant:** Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street, and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. – APN: 318-140-004. **NOTE: The project was initially proposing a monopine. The proposal has now changed to a monoeucalyptus.**

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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

DATE: March 6, 2013

TO:

Mead Valley MAC

**PLOT PLAN NO. 25067** – EA42491 – Applicant: Los Angeles SMSA, LP – Engineer/Representative: Spectrum Surveying & Engineering – First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Elmwood Street, southerly of Cajalco Road, easterly of Haines Street, and westerly of Clark Street – 1.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. – APN: 318-140-004.

Please review the attached exhibits for the above-described project. Please have your comments, questions and recommendations to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

January 10, 2012

Damaris Abraham, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 25067**

**Proposal: The PP proposes a wireless communication facility.**

**APN: 318-140-004**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Elmwood Street, south of Cajalco Road, and east of Haines Street, in the Mead Valley Area Plan. 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 Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit,** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection,** evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. 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.



Damaris Abraham, Project Planner  
PP No. 25067  
January 10, 2012  
Page 2

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a long horizontal flourish extending to the right.

Ryan Ross  
Planner IV

PD88468v49



1. Prior to issuance of building permits, the landowner shall convey an aviation easement to the March Inland Port Airport Authority or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.
4. The attached notice shall be provided to all potential purchasers and tenants of the property.
5. The Federal Aviation Administration (FAA) has conducted an aeronautical study of the proposed facility (Aeronautical Study No. 2012-AWP-1024-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
6. The maximum height of the monopine structure to top point (uppermost leaf) shall not exceed 65 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,709 feet above mean sea level.
7. The specific coordinates, height, elevation above mean sea level, frequencies, and power of the proposed facility shall not be amended without further review by the Federal Aviation Administration.



8. Temporary construction equipment used during actual construction of the facility shall not exceed the proposed height of the facility (65 feet above ground level), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction of the facility reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth TX 76137. This requirement is also applicable in the event the project is abandoned.



# **NOTICE OF AIRPORT IN VICINITY**

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





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76137

Aeronautical Study No.  
2012-AWP-1024-OE

Issued Date: 03/01/2012

Randi Newton  
Verizon Wireless  
8390 Maple Place  
Suite 110  
Rancho Cucamonga, CA 91730

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

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

Structure:	Antenna Tower Range Blossom
Location:	Perris, CA
Latitude:	33-50-11.00N NAD 83
Longitude:	117-17-24.13W
Heights:	1644 feet site elevation (SE) 65 feet above ground level (AGL) 1709 feet above mean sea level (AMSL)

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

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

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

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

This determination expires on 09/01/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.



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

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

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

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-1024-OE.

**Signature Control No: 158852316-159841919**

( DNE )

Joan Tengowski  
Technician

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC



Frequency Data for ASN 2012-AWP-1024-GE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W





DEPARTMENT OF THE AIR FORCE  
AIR FORCE RESERVE COMMAND

12 January 2012

MEMORANDUM FOR COUNTY OF RIVERSIDE  
ATTN: DAMARIS ABRAHAM, PROJECT PLANNER  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
P.O. BOX 1409  
RIVERSIDE CA 92505-1409

FROM: 452d Mission Support Group/Civil Engineers  
Base Operating Support  
610 Meyer Drive Bldg 2403  
March ARB CA 92518-2166

SUBJECT: Plot Plan No. 25067

1. The March Air Reserve Base (MARB) review of the Plot Plan for the purposed wireless telecommunications (Verizon Wireless) facility is provided with this memorandum.
2. This development is consistent with compatible land use and MARB mission operations at the proposed location. The site does not occupy any area impacted by current mission aircraft noise, flight paths, or any zones related to localized aircraft incident statistics.
3. We ask that the band frequencies to be used with this communication facility be reviewed by our communications squadron before construction commences on the facility. It is the responsibility of the land owner and/ or developer to contact the MARB communications squadron, Mr. Donald Combs at [donald.combs@us.af.mil](mailto:donald.combs@us.af.mil).
4. Thank you for the opportunity to review and comment on this proposed development. If you have questions, please contact Ms. Denise Hauser at (951) 655-4862.

  
PAMELA M. HANN  
Base Civil Engineer





Authorized Agent for **Verizon Wireless**

8390 Maple Pl. Suite 110

Rancho Cucamonga, CA 91730

Phone: 909.944.5471 Fax: 909.944.5971

**Verizon Wireless Project Name:** Range Blossom

**County of Riverside**

**Application for a new unmanned wireless facility.**

Verizon Wireless is requesting approval of a Conditional Use Permit for the construction and 24/7 operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration.

**Project Location**

21381 Cajalco Rd. Perris

**APN:** 318-140-004

**Zoning:** Scenic Highway Commercial (c-p-s)

**Project Representative**

Mike Hayes

8390 Maple Place Suite 110

Rancho Cucamonga, CA 91730

909-944-5471

mhayes@spectrumse.com

**Applicant**

Verizon Wireless

15505 Sand Canyon Avenue, Bld. D, 1<sup>st</sup> Floor

Irvine, CA 92618

949-286-7000

**Project Description**

The proposed installation consists of a new Verizon Wireless 65' antenna support structure disguised as a monopine. Included within the proposed project will be a three (3) sector antenna array. A prefabricated equipment shelter is proposed to be installed within a 30'x30' block wall enclosure; and supporting cables and utilities (i.e. telco pedestals and electrical panels). Access will be via the existing vehicle entry to the property from Cajalco Rd.

**Project Objectives**

There are several reasons that a wireless carrier has the need to install a cell site at a specific location:

**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.

This location was selected because Verizon Wireless radio-frequency engineers (RF) have identified a significant gap in radio signal in the vicinity of the intersection of Barton Road and California Street, as well as the surrounding area. This site is also designed to provide coverage for the surrounding residential and commercial neighborhoods and offload traffic from the surrounding sites that are approaching capacity due to heavy call volume.

### **Alternative Site Analysis**

The following locations were evaluated for possible locations for the facility: County property at 10829 Clark St but due to future development plans the County was unable to sign a lease.

Alternative sites are considered and automatically eliminated from consideration where unfavorable zoning exists, there is no suitable space available, and development standards cannot be met, or are owned by parties that are uninterested in entering into a lease agreement with Verizon Wireless.

### **Verizon Wireless Company Information**

Verizon Wireless is licensed by the Federal Communications Commission (FCC) to operate and is a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). Verizon Wireless is one of the fastest growing nationwide service providers to offer all digital voice, messaging and high-speed data services to millions customers in the United States.

Verizon Wireless 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, FCC Declaratory Ruling to Ensure Timely Siting Review**, and other applicable laws. Copies of the laws will be provided upon request.

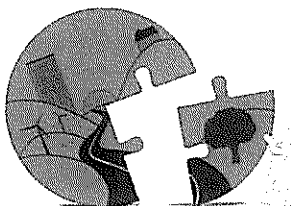
The enclosed application is presented for your consideration, and Verizon Wireless requests a favorable determination and approval of a (Conditional Use Permit) to build the proposed facility. Please contact me at 909-944-5471 if you have any questions or requests for additional information.

Respectfully submitted,



Michael Hayes  
Authorized Agent for Verizon Wireless





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## 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: PP25067 DATE SUBMITTED: 12/22/11

### APPLICATION INFORMATION

Applicant's Name: LOS ANGELES SMSA LP  
DBA VERIZON E-Mail: \_\_\_\_\_

Mailing Address: 15505 SAND CANYON AVE BLDG D-104  
IRVINE CA 92618  
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: MIKE HAYES/SPECTRUM SE E-Mail: MHAYES@SPECTRUMSE.COM

Mailing Address: 8390 MAPLE PLACE SUITE 110  
RANCHO CUCAMONGA CA 91750  
City State ZIP

Daytime Phone No: (909) 268-3920 Fax No: (909) 944-5791

Property Owner's Name: AMER JADALLAH E-Mail: \_\_\_\_\_

Mailing Address: 21760 CORSO ALTO AVE  
NUOVO CA 92618  
City State ZIP

Daytime Phone No: (951) 928-1898 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.

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 LAND USE AND DEVELOPMENT

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 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.

LOS ANGELES SMSA L P DBA VERIZON M O Hayes  
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.

Amin A. Tadallah Amin A. Tadallah  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Siham A. Tadallah Siham A. Tadallah  
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): 318-140-004

Section: 10 Township: 4S Range: 4W

Approximate Gross Acreage: 1.1 ac

General location (nearby or cross streets): North of ELMWOOD ST, South of



**APPLICATION FOR LAND USE AND DEVELOPMENT**

CASALCO RD, East of HAINES ST, West of CLARK ST

Thomas Brothers map, edition year, page number, and coordinates: P 776, J3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Proposed project is a new 60' wireless telecommunications facility disguised as a monopine. Antennas will be located at a 50' centerline, with an 11'-6" x 16' equipment shelter and a permanent generator

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) \_\_\_\_\_

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: N/A

Estimated amount of fill = cubic yards N/A

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



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import N/A Export N/A Neither N/A

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) \_\_\_\_\_ 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) Amin A. Jadallah Date \_\_\_\_\_

Owner/Representative (2) Sihem Jadallah Date \_\_\_\_\_





8950 W. Post Rd., Suite 100  
Las Vegas, Nevada 89148  
Phone: 702.367.7705  
Fax: 702.367.8733

11/30/11  
County of Riverside  
Transportation and Land Management Agency-Planning Department  
4080 Lemon Street  
Riverside, CA 92502

RE: Spectrum Employment

To Whom It May Concern:

This Purpose of this letter is to confirm that Mike Hayes is a full time employee of Spectrum Surveying and Engineering and is authorized to sign applications on our behalf.

Please contact me with any questions.

Sincerely

A handwritten signature in black ink, appearing to read "C. Wener", with a long horizontal line extending to the right.

Christopher R. Wener, P.E.  
President, Spectrum Surveying and Engineering  
O-(702) 367-7705 x211  
f-(702) 367-9112  
f-(702) 367.8733  
email: [cwener@spectrumse.com](mailto:cwener@spectrumse.com)  
[www.spectrumse.com](http://www.spectrumse.com)





Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 92618

March 1, 2011

RE: Spectrum Surveying and Engineering, Inc. ("Spectrum") as representative for  
Verizon Wireless

To Whom It May Concern:

Spectrum Surveying and Engineering, Inc. is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, Spectrum Surveying and Engineering, Inc. may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in dark ink, appearing to read "Leslie S. Vartanian", written over a faint, larger signature.

Leslie S. Vartanian  
Verizon Wireless  
Manager – Network Real Estate



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2013,

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

APN (s) or case numbers PP25067 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

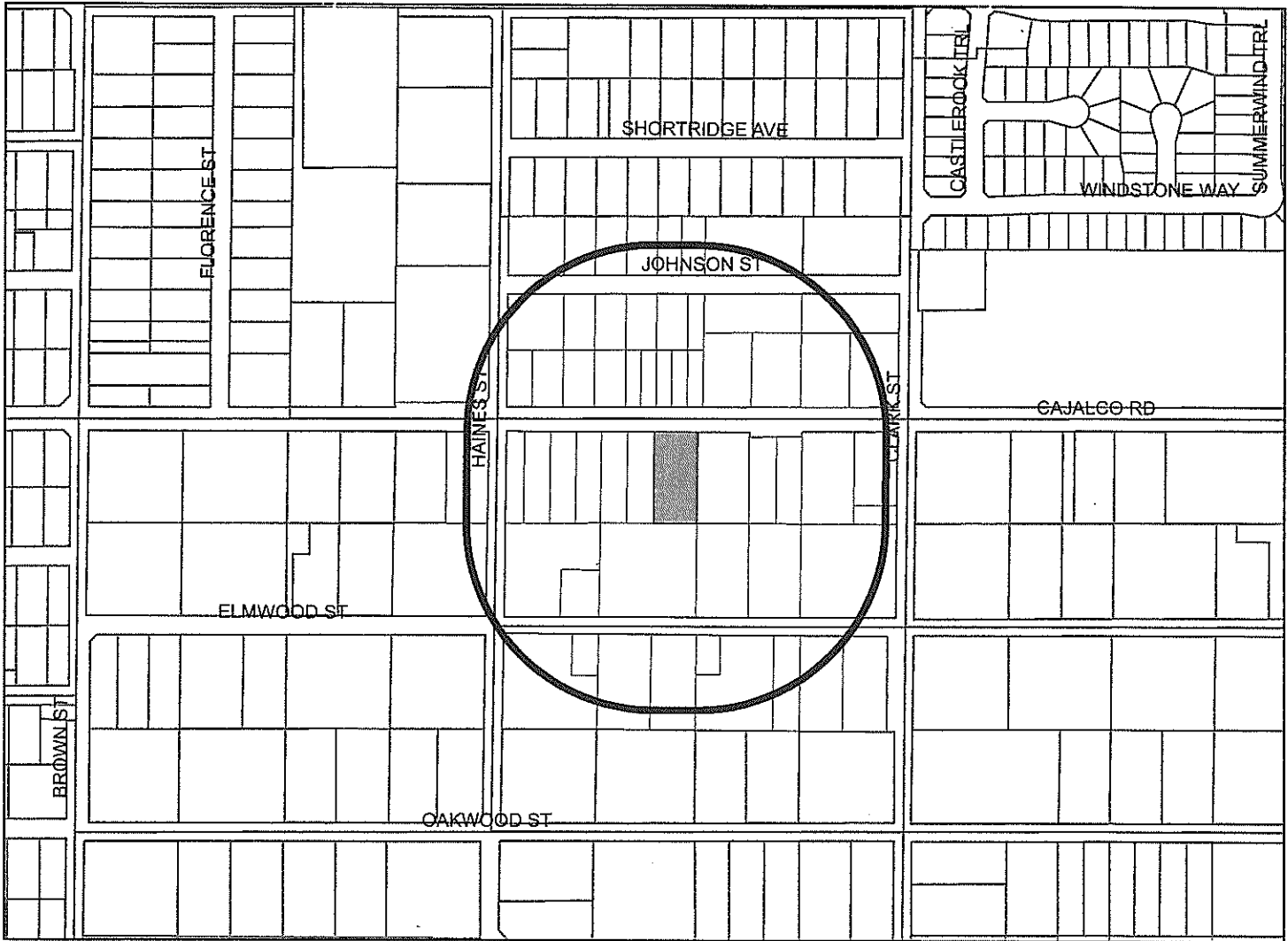
Riverside, Ca. 92502

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

*Handwritten signature and date:*  
9/6/13



**PP25067 (600 feet buffer)**



**Selected Parcels**

318-090-030	318-090-004	318-090-028	318-090-043	318-140-003	318-140-004	318-140-015	318-140-021	318-090-013	318-140-025
318-090-001	318-150-025	318-150-026	318-140-002	318-140-028	318-140-029	318-090-010	318-090-011	318-090-015	318-090-016
318-140-007	318-160-033	318-150-023	318-140-019	318-090-012	318-140-016	318-140-022	318-150-029	318-140-020	318-140-005
318-090-041	318-150-027	318-090-002	318-150-024	318-140-023	318-150-031	318-150-028	318-090-003	318-090-037	318-140-027
318-150-030	318-090-007	318-090-008	318-090-031	318-090-032	318-090-040	318-140-024	318-090-014	318-090-009	318-090-017
318-090-018	318-090-024	318-090-039	318-160-032	318-070-010	318-090-020	318-090-023	318-140-026	318-140-017	



525 262.5 0 525 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.



ASMT: 318070010, APN: 318070010  
SUBTERA INV INC  
19414 ROBINSON  
PERRIS CA 92570

ASMT: 318090012, APN: 318090012  
FLORA PADECIO, ETAL  
19430 HAINES ST  
PERRIS, CA. 92570

ASMT: 318090001, APN: 318090001  
BERNICE ROBINSON  
2310 BLACKTON DR  
SAN DIEGO CA 92105

ASMT: 318090013, APN: 318090013  
ANGELA SALAZAR  
4061 DELL AVE  
RIVERSIDE CA 92509

ASMT: 318090002, APN: 318090002  
JAMES MARTINEZ  
52 LAUMER AVE  
SAN JOSE CA 95127

ASMT: 318090014, APN: 318090014  
RAFAEL BARAJAS  
18331 HAINES ST  
PERRIS CA 92570

ASMT: 318090003, APN: 318090003  
MARIA LOPEZ  
21292 JOHNSON AVE  
PERRIS, CA. 92570

ASMT: 318090016, APN: 318090016  
CHESTER HOWZE  
11655 S ALABAMA AVE  
LOS ANGELES CA 90059

ASMT: 318090004, APN: 318090004  
ALFONSO RODRIGUEZ  
21334 JOHNSON ST  
PERRIS, CA. 92570

ASMT: 318090023, APN: 318090023  
SUSAN LEE  
1431 W GRISSOM PARK DR  
FULLERTON CA 92833

ASMT: 318090008, APN: 318090008  
MARIA ALVARADO, ETAL  
1909 TAORMINA CT  
RIVERSIDE CA 92507

ASMT: 318090024, APN: 318090024  
MA VASQUEZ, ETAL  
18410 AVENUE B  
PERRIS CA 92570

ASMT: 318090009, APN: 318090009  
RAFAEL PLASCENCIA  
106 SAN LUIS DR  
PERRIS CA 92571

ASMT: 318090030, APN: 318090030  
ALFONSO JUAREZ  
1234 AUTUMNWOOD LN  
PERRIS CA 92571



ASMT: 318090032, APN: 318090032  
MIRANDA FAMILY HOLDINGS  
C/O JORGE MIRANDA  
126 N CARMELITA ST  
HEMET CA 92543

ASMT: 318140007, APN: 318140007  
LI YANG LEE, ETAL  
C/O WEN CHUNG LIN  
100 CAMPANITA CT  
MONTEREY PARK CA 91754

ASMT: 318090037, APN: 318090037  
LUZ DELGADO, ETAL  
21350 JOHNSON AVE  
PERRIS, CA. 92570

ASMT: 318140016, APN: 318140016  
MARIAN GABRYCH, ETAL  
2006 OLD HIGHWAY 395  
FALLBROOK CA 92028

ASMT: 318090039, APN: 318090039  
MARGARET KOZEL, ETAL  
1353 PEPPER TREE DR  
HEMET CA 92545

ASMT: 318140017, APN: 318140017  
WILLIAM VALOV  
2339 MONTERA  
HACIENDA HEIGHTS CA 91745

ASMT: 318090040, APN: 318090040  
AM INC, ETAL  
P O BOX 742  
PERRIS CA 92572

ASMT: 318140019, APN: 318140019  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 318090041, APN: 318090041  
HORACIO GALINDO, ETAL  
3874 PLATT  
LYNWOOD CA 90262

ASMT: 318140020, APN: 318140020  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

ASMT: 318140002, APN: 318140002  
CARLOS MORAN  
P O BOX 7039  
RIVERSIDE CA 92513

ASMT: 318140021, APN: 318140021  
SIHAN JADALLAH, ETAL  
21760 CORSO ALTO RD  
NUEVO CA 92567

ASMT: 318140005, APN: 318140005  
DRUESILLA ARTIS, ETAL  
20280 OLD ELSINORE RD  
PERRIS CA 92570

ASMT: 318140022, APN: 318140022  
FERNANDO BERNABE  
19580 CLARK ST  
PERRIS, CA. 92570



ASMT: 318140023, APN: 318140023  
MARIA BAUTISTA, ETAL  
1594 RANCH ST  
PERRIS CA 92571

ASMT: 318150024, APN: 318150024  
MARTHA DAVIS, ETAL  
21311P ELMWOOD ST  
PERRIS CA 92570

ASMT: 318140024, APN: 318140024  
RAYMOND LUCAS, ETAL  
18400 CABLE LN  
PERRIS CA 92570

ASMT: 318150025, APN: 318150025  
CALLE OCHO PROP MANAGEMENT INC  
21347 ELMWOOD ST  
PERRIS, CA. 92570

ASMT: 318140025, APN: 318140025  
ARMANDO BENITEZ  
12070 CASA LINDA CT  
MORENO VALLEY CA 92555

ASMT: 318150026, APN: 318150026  
STEVEN CATALANO, ETAL  
75 W NUEVO RD NO E101  
PERRIS CA 92571

ASMT: 318140026, APN: 318140026  
DANILYN CREECH, ETAL  
P O BOX 582  
PATTON CA 92369

ASMT: 318150027, APN: 318150027  
IRMA RODRIGUEZ  
21403 ELMWOOD ST  
PERRIS, CA. 92570

ASMT: 318140027, APN: 318140027  
GREGOR COOPER, ETAL  
7 WARREN WAY  
TIBURON CA 94920

ASMT: 318150028, APN: 318150028  
PRAPAPORN SAVEDRA, ETAL  
21427 ELMWOOD ST  
PERRIS, CA. 92570

ASMT: 318140029, APN: 318140029  
CAROLYN GREER  
613 W 119TH ST  
LOS ANGELES CA 90044

ASMT: 318150029, APN: 318150029  
GARTH ANDERSON  
P O BOX 1412  
PERRIS CA 92572

ASMT: 318150023, APN: 318150023  
CONRAD THUY  
16 SORBONNE ST  
WESTMINSTER CA 92683

ASMT: 318150030, APN: 318150030  
ANA ARROLIGA, ETAL  
1261 GARRETT WAY  
SAN JACINTO CA 92583





ASMT: 318150031, APN: 318150031  
MARIA COVARRUBIAS, ETAL  
15534 THREE PALM ST  
HACIENDA HEIGHTS CA 91745

ASMT: 318160032, APN: 318160032  
ROBERT LANGE  
42814 BEEMAN DR  
MURRIETA CA 92562

ASMT: 318160033, APN: 318160033  
CLAUDETTE WALTER  
P O BOX 864  
PERRIS CA 92572



March Air Reserve Base  
Civil Engineering – BOS  
452nd MSG/CECC  
610 Meyer Dr., Building 2403  
March ARB, CA 92518-2166

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Verizon Engineering  
9 South 4th St.,  
Redlands, CA 92373

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

City of Perris  
101 North D St.  
Perris, CA 92570

Mead Valley Municipal Advisory Council  
ATTN: Lee Cussins, Secretary  
18870 Springwood Ln.  
Perris, CA 92570

Applicant:  
Verizon Wireless  
15505 Sand Canyon Ave.  
Bldg. D, 1<sup>st</sup> Floor  
Irvine, CA 92618

Eng-Rep:  
Spectrum Surveying & Engineering  
Attn: Mike Hayes  
8390 Maple Place Ste. 110  
Rancho Cucamonga, CA 91730

Owner:  
Amir Jadallah  
21760 Corso Alto Alto Dr  
Nuevo, CA 92618

Applicant:  
Verizon Wireless  
15505 Sand Canyon Ave.  
Bldg. D, 1<sup>st</sup> Floor  
Irvine, CA 92618

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Rancho Cucamonga, CA 91730

Owner:  
Amir Jadallah  
21760 Corso Alto Alto Dr  
Nuevo, CA 92618





**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.**

**EA42491/Plot Plan No. 25067**

*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)*

**Verizon Wireless**  
*Project Applicant*

**15505 Sand Canyon Ave, Building D, 1<sup>st</sup> Floor, Irvine, CA 91761**  
*Address*

**The project is located northerly of Elmwood St, on the southerly side of Cajalco Rd, easterly of Haines St, and westerly of Clark St, more specifically 21381 Cajalco Road.**

*Project Location*

**The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 65 foot high eucalyptus tree with twelve (12) panel antennas and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will include a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas. Five live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a market and the proposed wireless communication facility will be located to the rear of the property. Access to the facility will be provided via a 20 ft wide access road from Cajalco Rd.**

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2013, 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 (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

**Project Planner**

*Title*

**June 3, 2013**

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm

Revised 4/30/2013

Y:\Planning Case Files-Riverside office\PP25067\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25067.docx

Please charge deposit fee case#: ZEA42491 ZCFG5863 . \$2,220.25

**FOR COUNTY CLERK'S USE ONLY**





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25067

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: March 7, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: December 22, 2011

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Damaris Abraham Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25067\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PP25067.docx

Please charge deposit fee case#: ZEA42491 ZCFG5863 \$2,220.25

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1111658

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: LOS ANGELES SMSA LP DBA VERIZON \$63.39  
paid by: CK 52417  
EA05863  
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL  
at parcel: 21381 CAJALCO RD PERR  
appl type: CFG1

By \_\_\_\_\_ Dec 22, 2011 13:28  
MGARDNER posting date Dec 22, 2011

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$63.39

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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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: LOS ANGELES SMSA LP DBA VERIZON \$63.39  
paid by: CK 52417  
CA FISH AND GAME FOR EA42491  
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL  
at parcel: 21381 CAJALCO RD PERR  
appl type: CFG1

By \_\_\_\_\_ Dec 22, 2011 13:28  
MGARDNER posting date Dec 22, 2011

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$63.39

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1111659

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: LOS ANGELES SMSA LP DBA VERIZON \$.61  
paid by: CASHCASH  
CA FISH AND GAME FOR EA42491  
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL  
at parcel: 21381 CAJALCO RD PERR  
appl type: CFG1

By \_\_\_\_\_ Dec 22, 2011 13:28  
MGARDNER posting date Dec 22, 2011

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$.61

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1200621

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: LOS ANGELES SMSA LP DBA VERIZON \$2,101.50  
paid by: CK 52939  
CA FISH AND GAME FOR EA42491  
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL  
at parcel: 21381 CAJALCO RD PERR  
appl type: CFG1

By \_\_\_\_\_ Jan 30, 2012 14:42  
MGARDNER posting date Jan 30, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1301917

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: LOS ANGELES SMSA LP DBA VERIZON \$54.75  
paid by: CK 2320  
CA FISH AND GAME FOR EA42491  
paid towards: CFG05863 CALIF FISH & GAME - NEG DECL  
at parcel: 21381 CAJALCO RD PERR  
appl type: CFG1

By \_\_\_\_\_ Mar 04, 2013 13:10  
MGARDNER posting date Mar 04, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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



Agenda Item No.: 2<sup>1st</sup> 3  
Supervisory District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: June 3, 2013

PLOT PLAN NO: 25263  
Applicant: Anthony Palmisano  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 1,200 square foot detached garage on .9 acres.

### ISSUES OF RELEVANCE:

There are no issues of relevance at the time of writing this staff report.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25263, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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: Very Low Density Residential (1 Acre Minimum) on Lake Mathews/Woodcrest Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Light Agricultural A-1-1 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the A-1-1 Zone.
6. The existing unpermitted 1,200 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 76 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.



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".

**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 projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.



05/01/13  
09:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP25263

Parcel: 266-230-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is existing unpermitted 1,200 square foot detached garage on .9 acres.

10. EVERY. 2 PPA - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25263 shall be henceforth defined as follows:



05/01/13  
09:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25263

Parcel: 266-230-022

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25263, Exhibit A, dated December 10, 2012. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25263, Exhibit B/C, dated December 10, 2012. (Floor Plans & Elevations)

PLANNING DEPARTMENT

10.PLANNING. 1 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. 25263 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. 2 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



05/01/13  
09:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP25263

Parcel: 266-230-022

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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. 3 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. 4 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



05/01/13  
09:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25263

Parcel: 266-230-022

10. GENERAL CONDITIONS

10.PLANNING. 4                   USE - CAUSES FOR REVOCATION (cont.)                   RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 5                   PPA - ACSRY BLD NO HBTBL AREA                   RECOMMND

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

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.

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.



05/01/13  
09:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25263

Parcel: 266-230-022

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.





Selected parcel(s):  
266-230-022

**ZONING**



**\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Apr 25 11:00:58 2013

Version 130225





**Selected parcel(s):**  
266-230-022

**LAND USE**

☐ **SELECTED PARCEL**  
RC-VLDR - RURAL  
COMMUNITY - VERY LOW  
DENSITY RESIDENTIAL

**INTERSTATES**

**HIGHWAYS**

☐ **PARCELS**

**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Apr 25 11:03:01 2013

Version 130225



## 2012 AERIAL PHOTO



Selected parcel(s):  
266-230-022

**\*IMPORTANT\***

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REPORT PRINTED ON...Mon Dec 10 09:29:15 2012

Version 121101



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
266-230-022

**\*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**

266-230-022-3

**OWNER NAME / ADDRESS**

SERGIO RODRIGUEZ  
17445 DAUBY CT  
RIVERSIDE, CA. 92508

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**



RECORDED BOOK/PAGE: MB 189/20  
SUBDIVISION NAME: TR 20099  
LOT/PARCEL: 18, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 20099

**LOT SIZE**

RECORDED LOT SIZE IS 0.9 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2138 SQFT., 4 BDRM/ 2 BATH, 1 STORY, ATTACHED GARAGE(630 SQ. FT), CONST'D 1989 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 746 GRID: F6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY

CITY SPHERE: RIVERSIDE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: NOT APPLICABLE

PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T3SR4W SEC 32

**ELEVATION RANGE**

ELEVATION NOT AVAILABLE

**PREVIOUS APN**

266-230-004

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**COMMUNITY ADVISORY COUNCILS**

WOODCREST (MAC)

**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**

WOODCREST DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT



NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE  
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS  
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS  
MARCH AIR RESERVE BASE

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

---



NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

55

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

---

## **GEOLOGIC**

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

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

---

## **MISCELLANEOUS**

SCHOOL DISTRICT

VAL VERDE UNIFIED

COMMUNITIES

GLEN VALLEY

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 43.69 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042009

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

098089

- COUNTY FREE LIBRARY
- COUNTY SERVICES AREA 117
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST



- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 2
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- RIVERSIDE CORONA RESOURCE CONSER
- VAL VERDE UNIF
- WESTERN MUN WATER 8TH FRINGE
- WESTERN MUN WATER IMP DIST 1
- WESTERN MUN WTR 20TH FRINGE
- WMWD IMP U-2 2ND FR

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
217836	DWELL AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BSP990425	GUNITE POOL TO SINGLE FAM DWLG	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

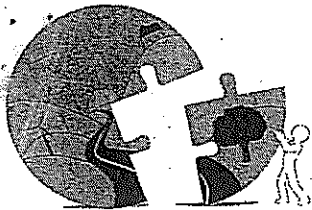
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Dec 06 14:50:47 2012  
Version 121101





Carolyn Syms Luna  
Director

\$500.00

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25263 DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: ANTHONY PALUISANO E-Mail: TPALUISANO@3I-S.COM

Mailing Address: 1334 NORTH SULTANA AVE  
ONTARIO, CA 91764  
City State ZIP

Daytime Phone No: (909) 844-5151 Fax No: (909) 460-1890

Engineer/Representative's Name: ANTHONY PALUISANO E-Mail: TPALUISANO@3I-S.COM

Mailing Address: 1334 NORTH SULTANA AVE  
ONTARIO, CA 91764  
City State ZIP

Daytime Phone No: (909) 844-5151 Fax No: (909) 460-1890

Property Owner's Name: SERGIO RODRIGUEZ E-Mail: \_\_\_\_\_

Mailing Address: 17445 DAUBY CT, RIVER  
RIVERSIDE, CA 92508  
City State ZIP

Daytime Phone No: (909) 578-7803 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).

ANTHONY PALUISANO

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(s):

SERGIO RODRIGUEZ

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

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

30'x40' DETACHED GARAGE (CWP)

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

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 266-230-022



## APPLICATION FOR MINOR PLOT PLAN

Section: 32 Township: 35 Range: 4W  
Approximate Gross Acreage: .9 AC.  
General location (nearby or cross streets): North of NANDINA AVE, South of VAN BUREN BLVD, East of \_\_\_\_\_, West of DAUBY CT.  
Thomas Brothers Map, edition year, page no., and coordinates: 746, F6

### **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.

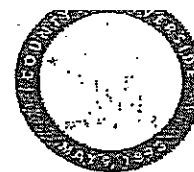
#### **GUEST HOUSE**

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.





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



**George A. Johnson**  
Agency Director

**Katherine Gifford**  
Director,  
Administrative  
Services  
Department

**Ron Goldman**  
Director,  
Planning  
Department

**Juan C. Perez**  
Director,  
Transportation  
Department

**Mike Lara**  
Director,  
Building & Safety  
Department

**John Boyd**  
Director,  
Code  
Enforcement  
Department

**Carolyn Syms**  
Luna  
Director,  
Environmental  
Programs Department

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

**TO BE COMPLETED BY APPLICANT:**

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

and ANTHONY LUISAID hereafter "Applicant" and SERGIO RODRIGUEZ Property Owner".

Description of application/permit use:

Detached Garage - CWP

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

**Section 1. Deposit-based Fees**

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

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

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



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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 266-230-022

Property Location or Address: 17445 Dauby Ct., Riverside

2. PROPERTY OWNER INFORMATION:

Property Owner Name: SERGIO RODRIGUEZ Phone No.: 909-578-7803

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 17445 DAUBY CT  
RIVERSIDE, CA 92508

3. APPLICANT INFORMATION:

Applicant Name: ANTHONY PALMISANO Phone No.: 909-844-5151

Firm Name: \_\_\_\_\_ Email: TPALMISANO@3I-S.COM

Address (if different from property owner)  
1334 NORTH SULTANA AVE.  
ONTARIO CA 91764

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 12-06-12

Print Name and Title: ANTHONY PALMISANO, ARCHITECT.

Signature of Property Owner: [Signature] Date: 12-06-12

Print Name and Title: SERGIO RODRIGUEZ

Signature of the County of Riverside, by DM Hill Date: 12/6/12

Print Name and Title: DM Hill LU Tech

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: PP

Set #: \_\_\_\_\_ Application Date: 12/6/12



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/25/2013.

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

APN (s) or case numbers PP 25263 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

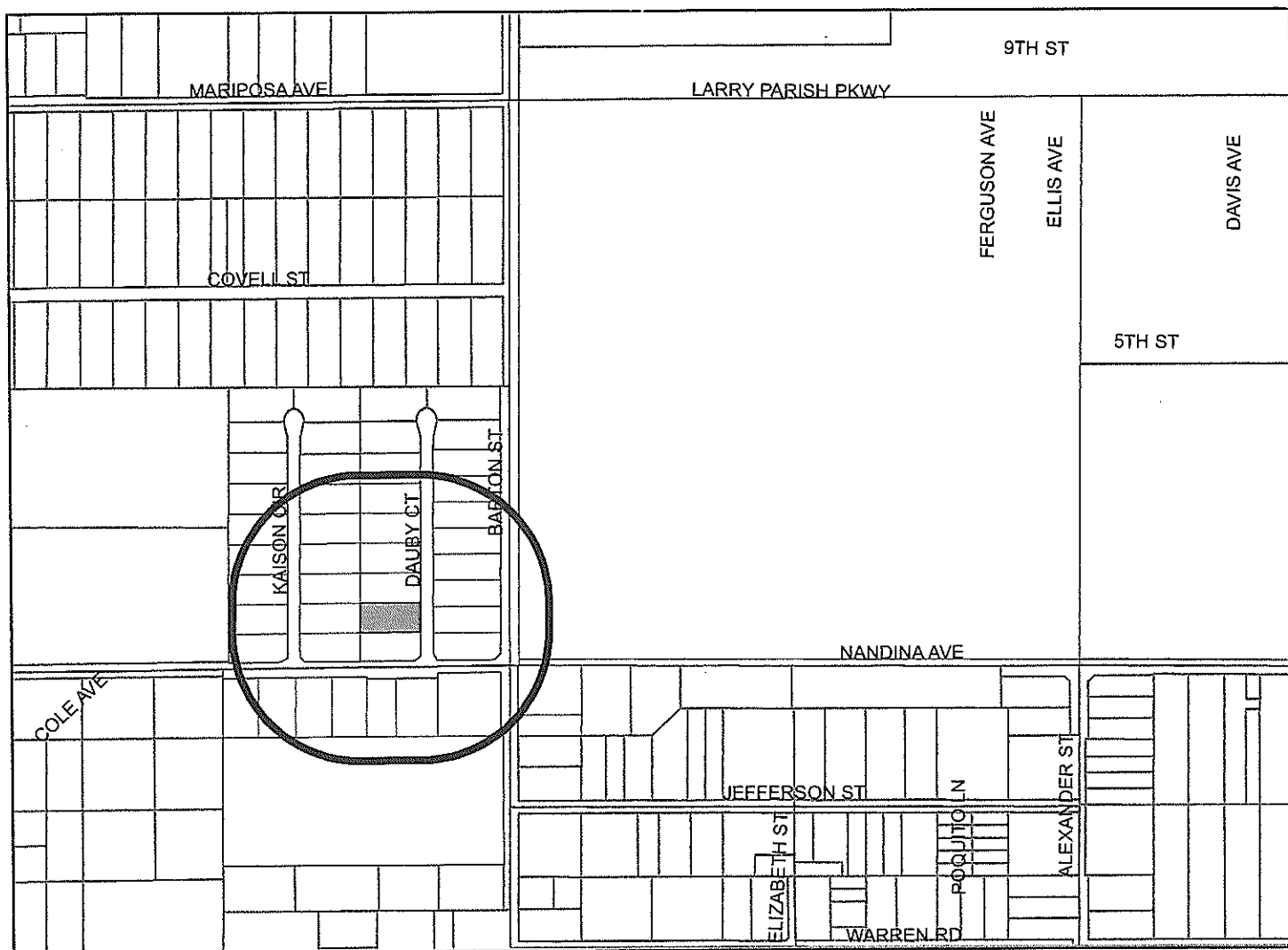
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



# PP25263 (600 feet buffer)



## Selected Parcels

266-230-009	266-330-020	266-230-008	266-230-019	266-230-030	295-020-001	295-020-005	295-020-006	266-230-040	266-230-018
266-230-007	266-230-012	266-230-021	266-330-039	266-230-010	266-230-005	266-330-027	266-330-019	266-230-011	266-330-041
266-230-006	266-230-036	266-330-040	266-330-038	266-230-023	266-230-028	266-230-039	295-030-016	266-230-020	266-230-017
266-230-038	266-230-025	266-230-026	266-230-029	266-330-029	266-230-022	266-230-041	266-230-024	266-230-037	295-030-015
266-230-027									



730 365 0 730 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.



ASMT: 266230005, APN: 266230005  
KAZUKO NICKERSON, ETAL  
17470 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230012, APN: 266230012  
REBECCA SILVERA, ETAL  
17316 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230006, APN: 266230006  
GULSHANPAL BRAR  
17448 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230017, APN: 266230017  
CYNTHIA APOSTOL, ETAL  
17319 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230007, APN: 266230007  
AGNES NGUYEN, ETAL  
17426 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230018, APN: 266230018  
SAMANTHA VAUGHN, ETAL  
17341 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230008, APN: 266230008  
AMY KINCAID  
17404 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230019, APN: 266230019  
KERRI FRAHM, ETAL  
17381 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230009, APN: 266230009  
ADELA VARGAS  
1747 N FERN ST  
ORANGE CA 92867

ASMT: 266230020, APN: 266230020  
DEBRA HERNANDEZ, ETAL  
17401 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230010, APN: 266230010  
JANICE GIESER, ETAL  
17360 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230021, APN: 266230021  
SHELLEY SHEPHERD, ETAL  
17425 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230011, APN: 266230011  
ANNE EHE, ETAL  
17338 DAUBY CT  
RIVERSIDE, CA. 92508

ASMT: 266230022, APN: 266230022  
SERGIO RODRIGUEZ  
17445 DAUBY CT  
RIVERSIDE, CA. 92508



ASMT: 266230023, APN: 266230023  
JOEY BURCH  
14775 DAUBY CT  
RIVERSIDE CA 92508

ASMT: 266230030, APN: 266230030  
CIPRIAN PARIS  
17330 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230024, APN: 266230024  
CATHERINE ROBERTS, ETAL  
12760 CANYONWIND RD  
RIVERSIDE CA 92503

ASMT: 266230036, APN: 266230036  
TUYET NGUYEN, ETAL  
17357 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230025, APN: 266230025  
PAMELA MIKESELL  
17466 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230037, APN: 266230037  
LIZANDRA ZAVALA, ETAL  
17385 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230026, APN: 266230026  
JOANN SNAPPER, ETAL  
17438 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230038, APN: 266230038  
OLIVER MCKINNEY  
17411 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230027, APN: 266230027  
LINDA MEANEY, ETAL  
17412 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230039, APN: 266230039  
LINDA OLLMAN  
17439 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230028, APN: 266230028  
MAUREEN GAINES, ETAL  
17384 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230040, APN: 266230040  
NANCY WALLING, ETAL  
17465 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230029, APN: 266230029  
SOCORRO RODRIGUEZ, ETAL  
17358 KAISON CIR  
RIVERSIDE, CA. 92508

ASMT: 266230041, APN: 266230041  
SIMIN MARZVAN  
17493 KAISON CIR  
RIVERSIDE, CA. 92508



ASMT: 266330019, APN: 266330019  
ANNA DORZOK, ETAL  
19887 NANDINA ST  
RIVERSIDE, CA. 92508

ASMT: 266330041, APN: 266330041  
GREGORY MONROE  
19865 NANDINA AVE  
RIVERSIDE, CA. 92508

ASMT: 266330020, APN: 266330020  
JOSE ZACARIAS, ETAL  
19909 NANDINA AVE  
RIVERSIDE, CA. 92508

ASMT: 295020006, APN: 295020006  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 266330027, APN: 266330027  
RIVERSIDE LAND INV, ETAL  
C/O KAREN D MARTIN  
4636 MICHELLE CT  
UNION CITY CA 94587

ASMT: 295030015, APN: 295030015  
SEBASTIANA ANDRES, ETAL  
21768 NANCE ST  
PERRIS CA 92570

ASMT: 266330029, APN: 266330029  
SELENE HIGUERA  
SELENE HIGUERA AS TRUSTEE  
10511 ORANGE AVE  
SOUTH GATE CA 90280

ASMT: 295030016, APN: 295030016  
LINDA PULCHEON, ETAL  
17504 KRAMERIA AVE  
RIVERSIDE CA 92504

ASMT: 266330038, APN: 266330038  
CARL LUDWIG, ETAL  
19753 NANDINA AVE  
RIVERSIDE, CA. 92508

ASMT: 266330039, APN: 266330039  
FRANCISCO SALAZAR  
19769 NANDINA AVE  
RIVERSIDE, CA. 92508

ASMT: 266330040, APN: 266330040  
JAMES EASTER  
19781 NANDINA AVE  
RIVERSIDE, CA. 92508



Agenda Item No.: 2 • 4  
Supervisory District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: June 3, 2013

PLOT PLAN NO: 25304  
Applicant: Lakeshore Engineering  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit a 600 square foot detached cave storage building on 4.19 acres.

### ISSUES OF RELEVANCE:

Project is located in a High Fire State Responsibility area. The project has been reviewed and conditioned by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25304 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are 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 projects are compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) 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.

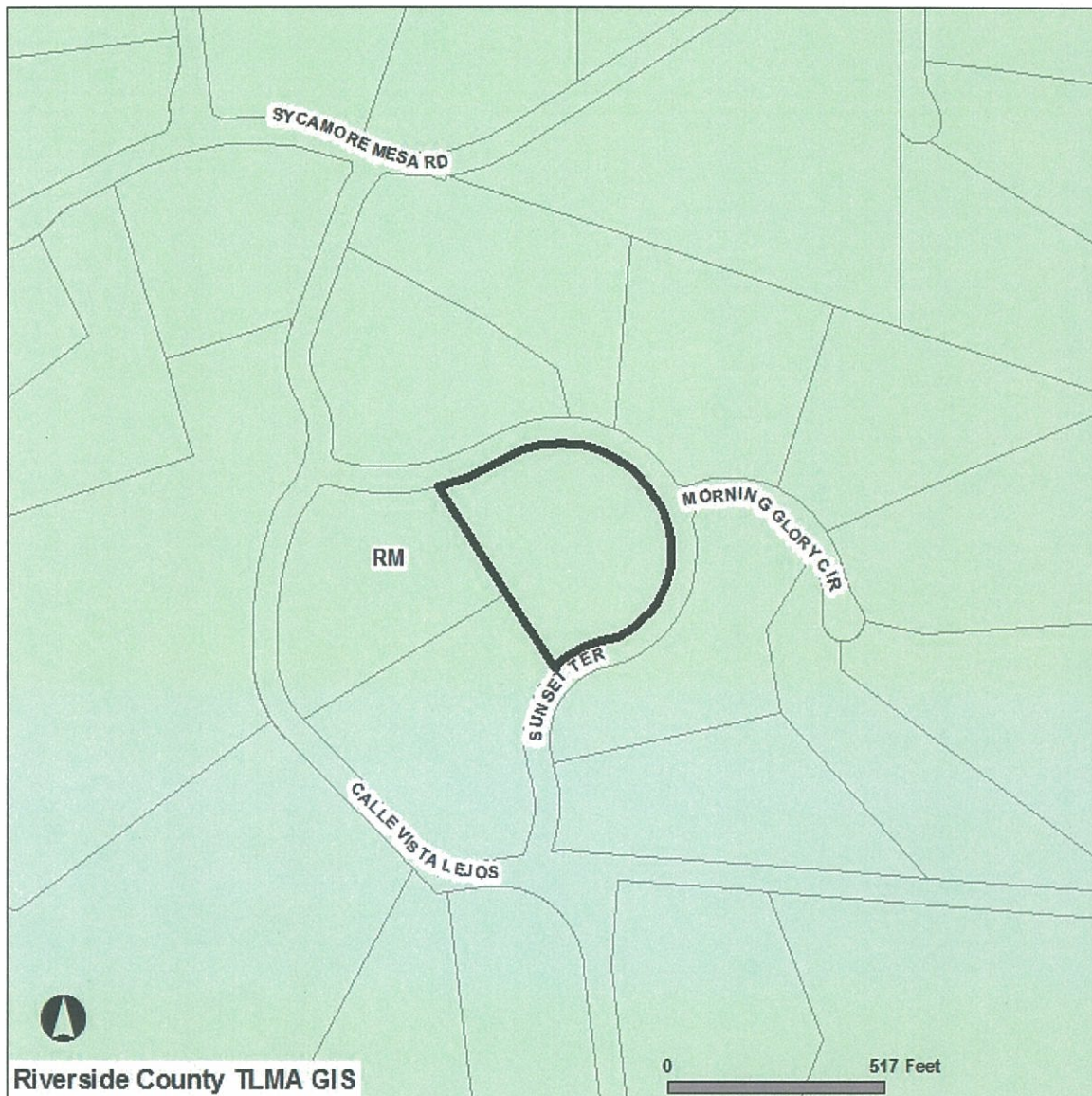
1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on Southwest Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.



4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 600 square foot detached cave storage building is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 600 square foot detached cave building is compatible with the character of the surrounding community.
8. The detached existing 600 square foot detached cave storage building is located 80 feet from the guest dwelling and over 100 feet to the main building and compatible with 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".



## LAND USE



Selected parcel(s):  
939-090-009

## LAND USE



**\*IMPORTANT\***

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10:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is to permit a 600 square foot  
cave storage building on 4.19 acres.

10. EVERY. 2                      PPA - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to  
attack, set aside, void, or annul an approval of the  
COUNTY, its advisory agencies, appeal boards, or  
legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of  
any such claim, action, or proceeding and shall 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.

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

10. EVERY. 3                      PPA - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in  
all capitals in the attached conditions of Plot Plan  
No. 25304 shall be henceforth defined as follows:



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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25304, Exhibit A,  
Amended #1, dated April 1, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25304, Exhibit B/C,  
Amended #1, dated April 1, 2013. (Floor Plans/Elevations)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE BUILD & SAFETY PLNCK

RECOMMND

The cave structure has an approved use for residential storage. Per the applicant, the storage contents will consist of tools and irrigation supplies for grove maintainance.

At no time will the cave storage structure be used for commercial storage or habitable space.

There will be NO plumbing, or mechanical equipment installed in this cave structure. Electrical equipment will be limited to a 60 amp sub panel for lights and switch operation only. NO electrical outlets shall be installed within a storage structure.

The applicant shall obtain the required building permit prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP 25304 - COMMENTS

RECOMMND

Plot Plan 25304 is proposing to construct a 600 square foot Cave Storage Building without any plumbing. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant must address the following:

a) Provide an original copy of C42 Certification with a detailed contoured plot plan wet signed by the C42 Licensed



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Riverside County LMS  
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PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

10. GENERAL CONDITIONS

10.E HEALTH. 1 PP 25304 - COMMENTS (cont.) RECOMMND

Contractor showing the location of all required detail.

\*\*Further information may be required pending review of all requested items.\*\*

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-#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. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

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

10.FIRE. 4 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. 1 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. 25304 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

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. 2 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



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PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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. 3 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. 4 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. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

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

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



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PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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.

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-#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure.

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.



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10:12

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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25304

Parcel: 939-090-009

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.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

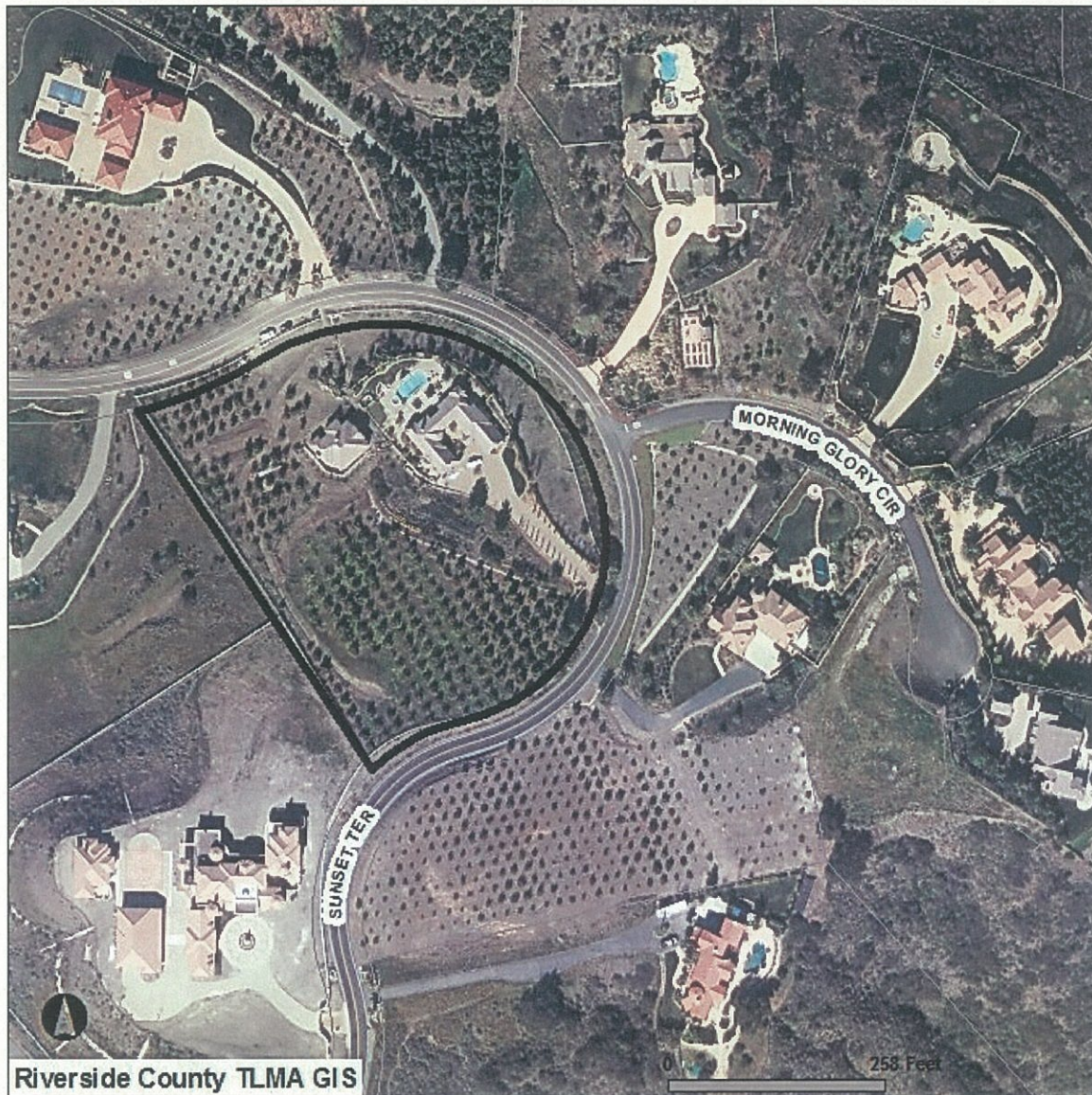
90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

nstall 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.



## 2011 AERIAL



Selected parcel(s):  
939-090-009

## LEGEND



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

**\*IMPORTANT\***

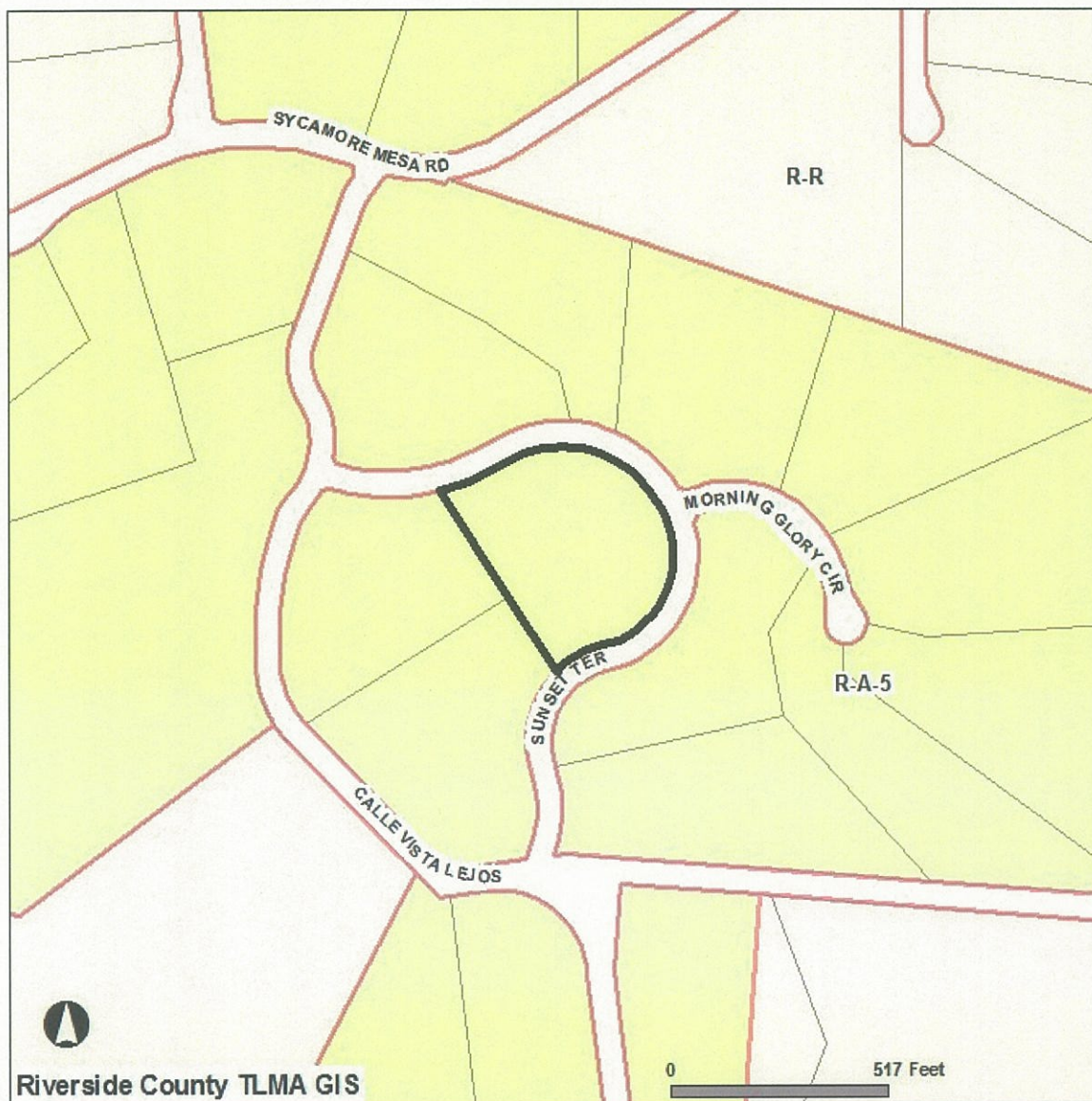
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## ZONING



Selected parcel(s):  
939-090-009

## ZONING

SELECTED PARCEL  
 ZONING BOUNDARY

INTERSTATES  
 R-A-5

HIGHWAYS  
R-R

PARCELS

## \*IMPORTANT\*

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## RIVERSIDE COUNTY GIS



Selected parcel(s):  
939-090-009

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

939-090-009-9

**OWNER NAME / ADDRESS**

ROBERT F GAZDZINSKI  
44195 SUNSET TERRACE  
TEMECULA, CA. 92590

**MAILING ADDRESS**

STE 375  
11440 WEST BERNARDO CT  
SAN DIEGO CA. 92127



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 247/31  
SUBDIVISION NAME: TR 26663  
LOT/PARCEL: 7, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 26663

**LOT SIZE**

RECORDED LOT SIZE IS 4.19 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 3274 SQFT., 3 BDRM/ 3.5 BATH, 1 STORY, ATTACHED GARAGE(1116 SQ. FT), CONST'D 2000TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 978 GRID: E2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
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 2011 (ORD. 813)**

KEVIN JEFFRIES, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T8SR3W SEC.15

**ELEVATION RANGE**

1740/1820 FEET

**PREVIOUS APN**

939-090-004

---

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

RM

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**COMMUNITY ADVISORY COUNCILS**

NOT IN A COMMUNITY ADVISORY COUNCIL 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 (CZ 6093)

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT



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  
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  
NOT IN A DISTRICT

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

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

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

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

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA



---

**TRANSPORTATION**

---

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

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

84D

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

WMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA MARGARITA

---

**GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT.

**LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

---

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**

MURRIETA VALLEY UNIFIED

**COMMUNITIES**

SANTA ROSA

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 20.22 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

043215

**FARMLAND**

OTHER LANDS

UNIQUE FARMLAND



082016

•COUNTY FREE LIBRARY  
 •COUNTY STRUCTURE FIRE PROTECTION  
 •COUNTY WASTE RESOURCE MGMT DIST  
 •CSA 152  
 •DE LUZ COMMUNITY SERVICE  
 •ELS MURRIETA ANZA RESOURCE CONS  
 •ELSINORE AREA ELEM SCHOOL FUND  
 •FLOOD CONTROL ADMINISTRATION  
 •FLOOD CONTROL ZONE 7  
 •GENERAL  
 •GENERAL PURPOSE  
 •METRO WATER WEST  
 •MT SAN JACINTO JUNIOR COLLEGE  
 •MURRIETA CEMETERY  
 •MURRIETA UNIFIED  
 •MURRIETA UNIFIED B & I  
 •RANCHO CAL WTR SAN R DIV DEBT SV  
 •RANCHO CALIF JT WATER  
 •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**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
BEL110105	SERV UPGRADE-NEW 2 METER PANEL/MAIN DWLG	FINAL
BGR110149	PRECISE GRADING FOR GUEST QUARTERS	FINAL
BGR120102	GRADING FOR TENNIS COURT	ISSUED
BGR984155	ROUGH & PRECISE TR26663 LOTS 5-9, 11 & 15	EXPIRED
BMN990013	SITE PREP- TEMPORARY SALES TRAILER/TR26663 LOT 7	FINAL
BMN990014	INSTALL FOR TEMPORARY SALES TRAILER TR26663 LOT 7	FINAL
BMN990015	SITE PREP FOR TEMPORARY DECORATOR TRAILER/ LOT 7	FINAL
BMN990016	INSTALL FOR TEMPORARY DECORATOR TRAILER LOT 7	FINAL
BPL010622	LPG GAS LINES TO LPG GAS FIRE LOG	FINAL
BRS100287	SF DWLG-2ND UNIT	FINAL
BRS110064	GUEST QUARTERS 600 SQFT	FINAL
BRS992524	DWELLING AND ATTACHED GARAGE	FINAL
BSP010181	GUNITE POOL AND SPA	EXPIRED
BWL110072	BLK WALL-CNTY STAND-UP TO 5' MAX, LOCATED ON 2 SET	FINAL
BWL120456	RETAINING WALL FOR BGR120102	ISSUED
BXX012401	GARDEN WALL & 4 PILASTERS	EXPIRED
BXX100207	RET WALL-ENG'D	FINAL

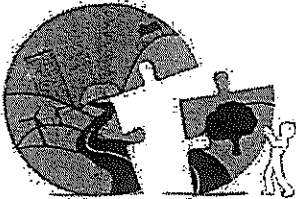
**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS100027	SEPTIC VERIFICATION	APPLIED
EHS100570	SEPTIC VERIFICATION	APPLIED
EHS110713	PLAN REVIEW	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT002896	TR26663 LOTS 5,7,10,11,13,17	PAID
MT990310	TR26663 LOTS 5-17***ONLY***	PAID
SUP01398	SECOND UNIT PERMIT FOR 1198 SF DWELLING	APPROVED





Carolyn Syme Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25307 DATE SUBMITTED: 2-11-2013

### APPLICATION INFORMATION

Applicant's Name: Fen Young <sup>Robert Gazdzinski c/o Pat Foley 951-676-1065</sup> E-Mail: lakeshoreengineering@yahoo.com  
Mailing Address: 26811 Hobie Circle  
Murrieta <sup>Temecula</sup> <sup>CA</sup> 92592  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Engineer/Representative's Name: Fen Young E-Mail: lakeshoreengineering@yahoo.com  
Mailing Address: 26811 Hobie Cir.  
Murrieta <sup>CA</sup> 92592  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Property Owner's Name: Pat Foley <sup>ROBERT GAZDZINSKI</sup> E-Mail: lakeshoreengineering@yahoo.com  
Mailing Address: 44195 Sunset Terrace  
Temecula <sup>CA</sup> 92590  
City State ZIP

Daytime Phone No: (951) 676-1064 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



## 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).

FEN YOUNG

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SIGNATURE OF PROPERTY OWNER(S):

ROBERT, GAZDZINSKI

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

### PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): Tool Storage Bldg  
600 sq. ft. - (Subterranean Structure)

Related cases or underlying case: SUP 01358

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 939-090-009



## APPLICATION FOR MINOR PLOT PLAN

Section: 15 Township: 83 Range: 3 W

Approximate Gross Acreage: 5.0

General location (nearby or cross streets): North of Calle Vista Sunset Terrace, South of Calle Vista, East of SYCAMONE AVE West of FREEWAY 15

Thomas Brothers Map, edition year, page no., and coordinates: 978-E2 4R-2010

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

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

#### 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.





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson  
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT  
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

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

and FEN YOUNG hereafter "Applicant" and Robert GAZDINSKI hereafter "Property Owner".

Description of application/permit use:

600 sq ft Tool STORAGE Bldg

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

Section 1. Deposit-based Fees

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

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

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



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

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

#### Section 4. Applicant and Owner Information

##### 1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 939-090-009

Property Location or Address:

44195 Sunset Terrace, TEMECULA CA 92590

##### 2. PROPERTY OWNER INFORMATION:

Property Owner Name: Robert GAZDZINSKI Phone No.: 951-676-1064

Firm Name: 40 Pat Foley Email: \_\_\_\_\_

Address: 44195 Sunset Terrace

##### 3. APPLICANT INFORMATION:

Applicant Name: FEN Young

Phone No.: \_\_\_\_\_

Firm Name: Lakeshore Engineering

Email: lakeshoreengineering@yahoo.com

Address (if different from property owner)

26811 Hobie Cir #13  
Marrieta CA. 92562

##### 4. SIGNATURES:

Signature of Applicant: Fen Young Date: 2-14-2013

Print Name and Title: Fen Young

Signature of Property Owner: Robert GAZDZINSKI Date: 2-13-2013

Print Name and Title: Robert GAZDZINSKI

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

#### FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/10/2013.

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

APN (s) or case numbers PP 25304 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



**PP25304 (1200 feet buffer)**



**Selected Parcels**

939-090-013	939-100-024	939-090-015	939-090-011	939-100-022	939-100-018	939-120-007	939-110-005	939-090-012	939-080-017
939-100-023	939-090-016	939-050-012	939-090-020	939-090-014	939-120-003	939-090-021	939-080-020	939-080-016	939-110-024
939-080-013	939-090-007	939-080-019	939-080-012	939-090-018	939-090-017	939-090-019	939-090-009	939-070-012	939-120-008



930 465 0 930 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.



ASMT: 939050012, APN: 939050012  
SHARON GEHRIN, ETAL  
27470 SYCAMORE MESA  
TEMECULA, CA. 92590

ASMT: 939080020, APN: 939080020  
ERICH BREITENMOSER, ETAL  
C/O ERICH BREITENMOSER  
P O BOX 1630  
TEMECULA CA 92593

ASMT: 939070012, APN: 939070012  
RUNAR LORGEN  
43845 SHADY CREEK  
TEMECULA, CA. 92590

ASMT: 939090007, APN: 939090007  
CINCIA SPADAZZI, ETAL  
44115 SUNSET TERRACE  
TEMECULA, CA. 92590

ASMT: 939080012, APN: 939080012  
CONSTANCE MINNETT, ETAL  
27512 SUNDAY DR  
TEMECULA, CA. 92590

ASMT: 939090009, APN: 939090009  
ROBERT GAZDZINSKI  
STE 375  
11440 WEST BERNARDO CT  
SAN DIEGO CA 92127

ASMT: 939080013, APN: 939080013  
MARIA ADRIATICO  
2 HACKAMORE LN  
BELL CANYON CA 91307

ASMT: 939090011, APN: 939090011  
ROBERT CELIO, ETAL  
44180 SUNSET TERRACE  
TEMECULA, CA. 92590

ASMT: 939080016, APN: 939080016  
LARRY HAYS  
27600 SUNDAY DR  
TEMECULA, CA. 92590

ASMT: 939090012, APN: 939090012  
THERESA AADLAND, ETAL  
22351 ST MINA CT  
COLTON CA 92324

ASMT: 939080017, APN: 939080017  
LUCY DUFFLEY, ETAL  
27550 SUNDAY DR  
TEMECULA, CA. 92590

ASMT: 939090013, APN: 939090013  
DENISE GOGLANIAN, ETAL  
27550 MORNING GLORY CIR  
TEMECULA, CA. 92590

ASMT: 939080019, APN: 939080019  
CAROL STRODE, ETAL  
P O BOX 891603  
TEMECULA CA 92589

ASMT: 939090014, APN: 939090014  
JENNIFER GABRIELLI, ETAL  
27590 MORNING GLORY CIR  
TEMECULA, CA. 92590



ASMT: 939090015, APN: 939090015  
GERALDINE STRUNSKY, ETAL  
27630 MORNING GLORY CIR  
TEMECULA, CA. 92590

ASMT: 939100018, APN: 939100018  
MARY STJOHN, ETAL  
27335 SYCAMORE MESA RD  
TEMECULA, CA. 92590

ASMT: 939090016, APN: 939090016  
HONGVAN PHAM, ETAL  
3239 POWERS AVE  
CLOVIS CA 93619

ASMT: 939100022, APN: 939100022  
DALE BOYER  
102 E MORNING CLOUD CIR  
THE WOODLANDS TX 77381

ASMT: 939090017, APN: 939090017  
PAMELA SIMMONS, ETAL  
44260 SUNSET TERRACE  
TEMECULA, CA. 92590

ASMT: 939100023, APN: 939100023  
URSULA DARKANGELO, ETAL  
26871 CALLE MARIA  
MISSION VIEJO CA 92691

ASMT: 939090018, APN: 939090018  
NINE HUA  
44225 SUNSET TERRACE  
TEMECULA, CA. 92590

ASMT: 939100024, APN: 939100024  
MARGARET BOYER, ETAL  
44255 CALLE VISTA LEJOS  
TEMECULA, CA. 92592

ASMT: 939090019, APN: 939090019  
PAMELA LONG, ETAL  
27355 VIA SANTA ROSA  
TEMECULA, CA. 92590

ASMT: 939110005, APN: 939110005  
SOO LEE, ETAL  
2412 N MOUNTAIN AVE  
UPLAND CA 91786

ASMT: 939090020, APN: 939090020  
SUNEETA NEOGI, ETAL  
44120 SUNSET TERRACE  
TEMECULA, CA. 92590

ASMT: 939110024, APN: 939110024  
JO PRESTON, ETAL  
P O BOX 2405  
TEMECULA CA 92593

ASMT: 939090021, APN: 939090021  
DAWN CARUSO, ETAL  
44140 SUNSET TERRACE  
TEMECULA, CA. 92590

ASMT: 939120003, APN: 939120003  
ANNE ROGERS, ETAL  
44475 CALLE VISTA LEJOS  
TEMECULA, CA. 92590



ASMT: 939120007, APN: 939120007  
DENNIS MCGUIRE FAMILY LTD PARTNERSHIP  
C/O DENNIS MCGUIRE  
41952A US 70  
PORTALES NM 88130

ASMT: 939120008, APN: 939120008  
AMY HASEGAWA, ETAL  
P O BOX 28511  
SAN DIEGO CA 92198



2 • 5  
Agenda Item No.:  
Supervisory District: Third/Third  
Project Planner: Bahelila Boothe  
Director's Hearing: June 3, 2013

PLOT PLAN NO: 25247  
Applicant: Bob Avilla  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 4,877 square foot detached barn and 432 square foot 3-stall pole barn on 10.03 acres.

### ISSUES OF RELEVANCE:

The property is located in a State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside County Fire Department. Project has also been revised and conditioned by Riverside County Health Department and Building and Safety – Grading Division.

### RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25247**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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: Estate Density Residential (2 Acres Minimum) on Southwest Area Plan.
3. The proposed accessory uses are a permitted use in the general plan designations.
4. The proposed accessory buildings are a permitted use, subject to approval of a plot plan in the Rural Residential R-R zone.
5. The proposed accessory buildings uses are consistent with the development standards set forth in the R-R Zone.
6. The existing unpermitted 4,877 square foot detached barn and 432 square foot 3-stall pole barn are considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building 4,877 square foot detached barn is located more than 100 feet from the main building and 3-stall pole barn 50 feet from the main residence..
8. The accessory buildings are consistent with the character of the surrounding neighborhood.

fw



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".

**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 projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.



05/01/13  
10:08

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25247

Parcel: 941-120-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 4,877 square foot detached barn and a 432 square foot 3-stall pole barn on 10.03 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan



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10:08

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25247

Parcel: 941-120-013

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.) RECOMMND

No. 25247 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25247, Exhibit A,  
Amended #1, dated April 2, 2013. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25247, Exhibit B/C,  
dated November 14, 2012. (3-stall Barn Floor  
Plans/Elevations).

APPROVED EXHIBIT B/C = Plot Plan No. 25247, Exhibit B/C,  
Amended #1, dated April 2, 2013. (4,877 sq. ft. Barn Floor  
Plans/Elevations).

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25247 proposes to construct a 4,877 square  
foot detached barn on 10.03 acres. The site was previously  
rough graded under grading permit BGR110055 and received  
permit final. A precise grade permit is required in  
accordance with Ordinance 457.

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 - 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 Building  
permit shall provide for effective control of erosion,  
sediment and all other pollutants year-round. The permit  
holder shall be responsible for the installation and



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10:08

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25247

Parcel: 941-120-013

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.



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10:08

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25247

Parcel: 941-120-013

10. GENERAL CONDITIONS

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 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. 3                      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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      USE FLOOD HAZARD REPORT                      RECOMMND

Plot Plan 25247 is a proposal to construct a barn on a 10-acre single family residential property located in the eastern Rancho California area at the end of Calle Bellagio north of De Portola Road. The site was graded under a previous permit (BGR 110055) and no additional grading for the new improvements are proposed.

Our review indicates that a watercourse with a drainage area of approximately 50-acres flows westerly through the southerly portion of the property. The proposed new improvement is located on high ground and except for nuisance nature local runoff, the new improvement is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. All new construction shall comply with all applicable ordinances.

The Amended No. 1 exhibit proposes a structure that is less than 5,000 square feet and therefore this project does not



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25247

Parcel: 941-120-013

10. GENERAL CONDITIONS

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

create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. Additional improvements may trigger the submittal of a WQMP.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 25247 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. 2 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



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25247

Parcel: 941-120-013

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

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. 3 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. 4 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



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10:08

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Parcel: 941-120-013

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

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

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction



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Riverside County LMS  
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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 3 USE- BMP CONST NPDES PERMIT

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP\* - BUILD & SAFETY PLNCK

RECOMMND

This plot plan has been revised to now include a single reduced barn of 4,877 square feet only. No other structure structures are included. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of equipment on the property.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.B&S. 1 BP\* - BUILD & SAFETY PLNCK (cont.)

RECOMMND

All building department plan submittal and fee requirements shall apply.

All building plans and supporting documents shall comply with current adopted California Building Codes and riverside County Ordinances.

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-PRECISE GRADE PERMIT

RECOMMND

Prior to the issuance of a building permit, the applicant/owner shall obtain a precise grade permit in accordance with Ordinance 457 and approval to construct from the Grading Division.

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Plot Plan 25247 is proposing to construct the following:

- a) 7,024 square foot barn without plumbing
- b) 2,160 square foot barn without plumbing
- c) 4,800 square foot barn without plumbing
- d) 144 square foot 1-stall barn without plumbing
- e) 432 square foot 3-stall barn without plumbing

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit at least three copies of detailed contoured plot plans wet stamped and signed by Oz Bratene showing the location of all septic system components and specifications. Per discussion with Oz Bratene, the Department of Environmental Health (DEH) files shall be amended with this new plot plan since this plan will accurately depict the true location of the existing septic system (Refer to PM 7329, Lot 4). APPLICABLE REVIEW FEES SHALL APPLY.



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10:08

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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.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 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)



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                      USE - PRECISE GRDG APPROVAL (cont.)                      RECOMMND

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.

FIRE DEPARTMENT

90.FIRE. 1                              USE-#12A-SPRINKLER SYSTEM                              RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Plans must be submitted to the Fire Department for approval prior to installation.

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.




## Boothe, Bahelila

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**From:** Jones, David  
**Sent:** Wednesday, November 21, 2012 9:34 AM  
**To:** Boothe, Bahelila  
**Subject:** PP25247

The site is not located in any of the County's or the State's geologic hazard zones. The site is located in an area of high potential for paleo resources at the ground surface. Also, the ground surface of the site appears to have been disturbed in the past through site grading and other site uses. Thus, in accordance with the General Plan policies and the AP Act, GEO, PDP, and PDA reports are not required for this case.

The owner/developer should be aware of these issues and design/construct accordingly.

  
  
David L. Jones  
Chief Engineering Geologist  
TLMA- Planning



## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
941-120-013

**\*IMPORTANT\***

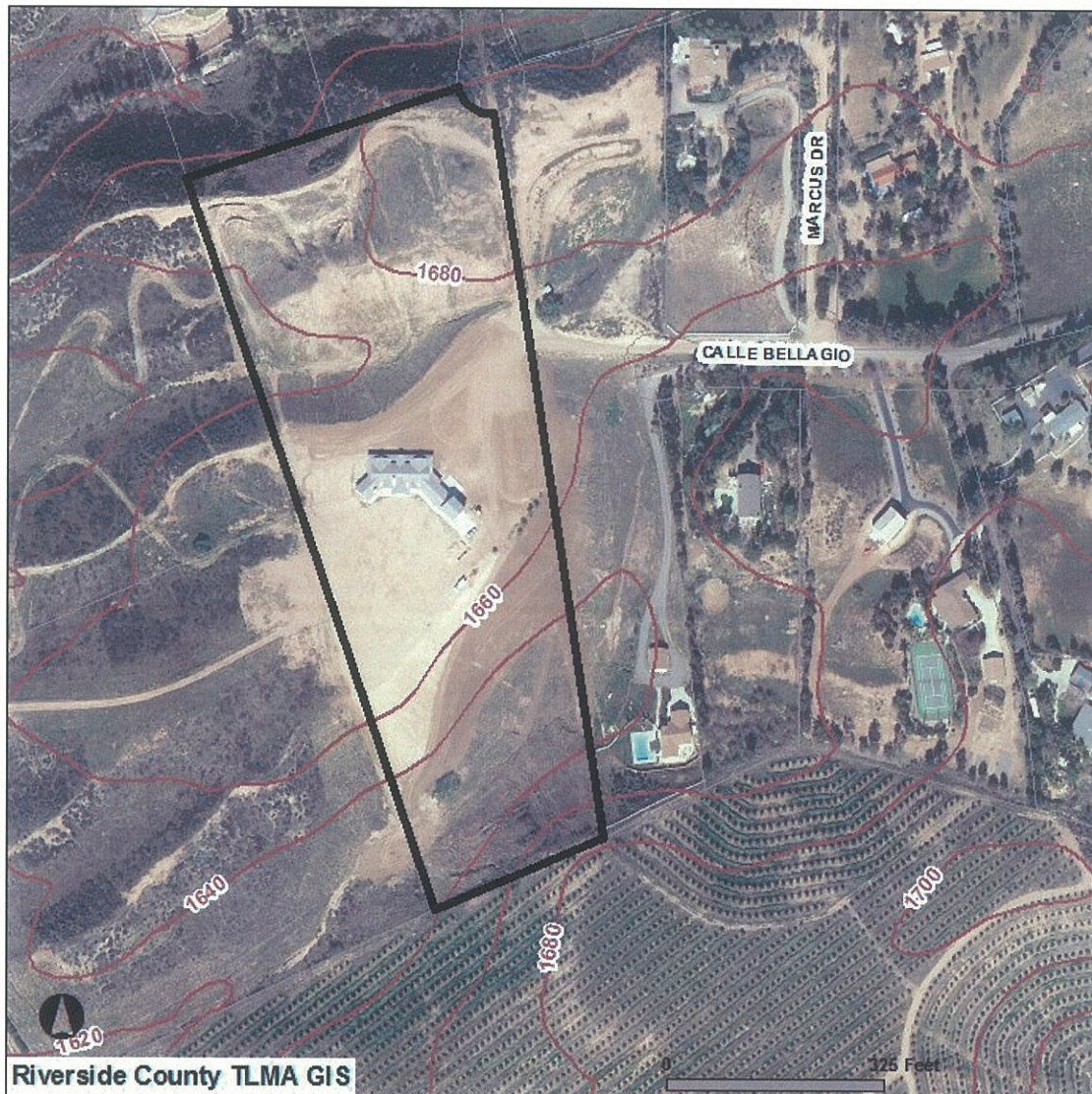
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 120920



## Elevation - Contour



Selected parcel(s):  
941-120-013

## ELEVATION-CONTOUR

**\*IMPORTANT\***

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

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## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
941-120-013

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

941-120-013-1

**OWNER NAME / ADDRESS**

ROBERT AVILA  
DANA AVILA  
39239 CALLE BELLAGIO  
TEMECULA, CA. 92592

**MAILING ADDRESS**

(SEE OWNER)  
39239 CALLE BELLAGIO  
TEMECULA CA. 92592



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 23/82  
SUBDIVISION NAME: PM 7329  
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.99 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 4634 SQFT., 4 BDRM/ 5.25 BATH, 2 STORY, ATTACHED GARAGE(1396 SQ. FT), CONST'D 2005 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 930 GRID: F6, G6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
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 2011 (ORD. 813)**

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T7SR1W SEC 20

**ELEVATION RANGE**

1632/1692 FEET

**PREVIOUS APN**

941-120-001

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RC-EDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

SOUTHWEST AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

RANCHO CALIFORNIA AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN



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)**

COASTAL SAGE SCRUB  
DEVELOPED/DISTURBED LAND  
GRASSLAND

---

**FIRE**

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

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

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

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

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

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

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

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

NOT WITHIN THE EASTERN TUMF FEE AREA

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

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. 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**  
130**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**  
SANTA MARGARITA

---

**GEOLOGIC**

---

**FAULT ZONE**  
NOT IN A FAULT ZONE**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**  
HIGH SENSITIVITY (HIGH A).  
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND  
TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

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

---

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
TEMECULA VALLEY UNIFIED**COMMUNITIES**  
RANCHO CALIFORNIA**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
WINE COUNTRY #149 -  
ROAD MAINTAINANCE**LIGHTING (ORD. 655)**  
ZONE B, 15.58 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**  
043203**FARMLAND**  
OTHER LANDS



094147  
 •COUNTY FREE LIBRARY  
 •COUNTY STRUCTURE FIRE PROTECTION  
 •COUNTY WASTE RESOURCE MGMT DIST  
 •CSA 149  
 •CSA 152  
 •EASTERN MUN WATER IMP DIST B  
 •EASTERN MUNICIPAL WATER  
 •ELS MURRIETA ANZA RESOURCE CONS  
 •ELSINORE AREA ELEM SCHOOL FUND  
 •FLOOD CONTROL ADMINISTRATION  
 •FLOOD CONTROL ZONE 7  
 •GENERAL  
 •GENERAL PURPOSE  
 •METRO WATER EAST 1301999  
 •MT SAN JACINTO JUNIOR COLLEGE  
 •RANCHO CAL WTR R DIV DEBT SV  
 •RANCHO CALIF JT WATER  
 •RIV CO REG PARK & OPEN SPACE  
 •RIV. CO. OFFICE OF EDUCATION  
 •TEMECULA PUBLIC CEMETERY  
 •TEMECULA UNIFIED  
 •TEMECULA UNIFIED B & I

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
BGR020921	GRADING FOR SINGLE FAMILY RESIDENCE	EXPIRED
BGR031276	GRADING FOR SINGLE FAMILY RES LOT	EXPIRED
BGR110055	GRAD FOR ARENA AND CORRALS	ISSUED
BRS026640	SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE	FINAL
BSP110050	POOL & SPA	FINAL
BWL110235	RET WALL-12' IN LENGTH	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

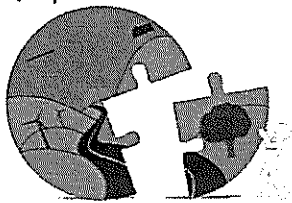
Case #	Description	Status
EHS020971	SEPTIC VERIFICATION	APPLIED
EHS021291	PLAN REVIEW	APPLIED
EHS034569	PLAN REVIEW	APPLIED
EHS040219	PLAN REVIEW	APPLIED
EHS110281	PLAN REVIEW	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CFG03725	CALIF FISH AND GAME FEE FOR EA40269	PAID
EA40269	FOR PM32849	ABANDON
HR00637	8/30/05 APPLICANT PAID/CASE TO ANDY.	PAID
MT036429	PM7329 LOT 4	PAID
MT050900	PM 7329 LOT 4	PAID
MT050901	PM 7329 LOT 4	PAID
MT050902	PM 7329 LOT 4	PAID
PM32849	DIVIDE ACREAGE INTO 2 (TWO) LOTS	ABANDON

REPORT PRINTED ON...Wed Oct 31 16:11:20 2012  
 Version 120920





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25247 DATE SUBMITTED: 10/31/12

### APPLICATION INFORMATION

Applicant's Name: BOB AVILA E-Mail: dana@bobavila.net

Mailing Address: 39239 CALE BELLASIO  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (951) 375-6682 Fax No: ( )

Engineer/Representative's Name: OZ BRATENE E-Mail: brateneconst@prodigy.net

Mailing Address: 41625 ENTERPRISE CIRCLE SOUTH, #B-2  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 201-2542 Fax No: (951) 296-3711

Property Owner's Name: BOB AVILA E-Mail: dana@bobavila.net

Mailing Address: 39239 CALE BELLASIO  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (951) 375-6682 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

PP25247

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).

BOB AVILA  
PRINTED NAME OF APPLICANT

Bob Avila  
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):

BOB AVILA  
PRINTED NAME OF PROPERTY OWNER(S)

Bob Avila  
SIGNATURE OF PROPERTY OWNER(S)

DANA AVILA  
PRINTED NAME OF PROPERTY OWNER(S)

Dana Avila  
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): PER SECTION 18.18 OF ORD. 348, IT IS PROPOSED TO ADD ONE HORSE BARN ACCESSORY BUILDING TO THE EXISTING RESIDENTIAL SITE. THE BARN IS 4877 SQ.FT. IN SIZE

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

PROPERTY INFORMATION

Assessor's Parcel Number(s): 941-120-013



## APPLICATION FOR MINOR PLOT PLAN

Section: 20 Township: T. 7 S. Range: R. 1 W.

Approximate Gross Acreage: 10.03 ACRES

General location (nearby or cross streets): North of DEPORTOLA ROAD, South of GLEN OAKS ROAD, East of AVENIDA BOGOTA, West of MARCUS DRIVE.

Thomas Brothers Map, edition year, page no., and coordinates: 2006, PAGE 930, F-6/G-6

### **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.

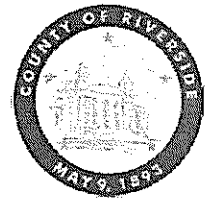
#### **GUEST HOUSE**

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.





COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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

TO BE COMPLETED BY APPLICANT:

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

and BOB AVILA hereafter "Applicant" and BOB AVILA "Property Owner".

Description of application/permit use:

ACCESSORY BUILDINGS PLOT PLAN

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

Section 1. Deposit-based Fees

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

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

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



- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 941-120-013

Property Location or Address:

39239 CALLE BELLARIO, TEMECULA, CA 92592

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: BOB AVILA Phone No.: (951) 375-6682

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 39239 CALLE BELLARIO  
TEMECULA, CA 92592

**3. APPLICANT INFORMATION:**

Applicant Name: BOB AVILA Phone No.: (951) 375-6682

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)

\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 10-15-12  
Print Name and Title: BOB AVILA, OWNER

Signature of Property Owner: [Signature] Date: 10-15-12  
Print Name and Title: BOB AVILA, OWNER

Signature of the County of Riverside, by [Signature] Date: 10/31/12  
Print Name and Title: CATHERINE MORALES LAND USE TECHNICIAN II

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: PP25247

Set #: CL006410 Application Date: 10/31/12



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/25/2013.

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

APN (s) or case numbers PP 25247 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

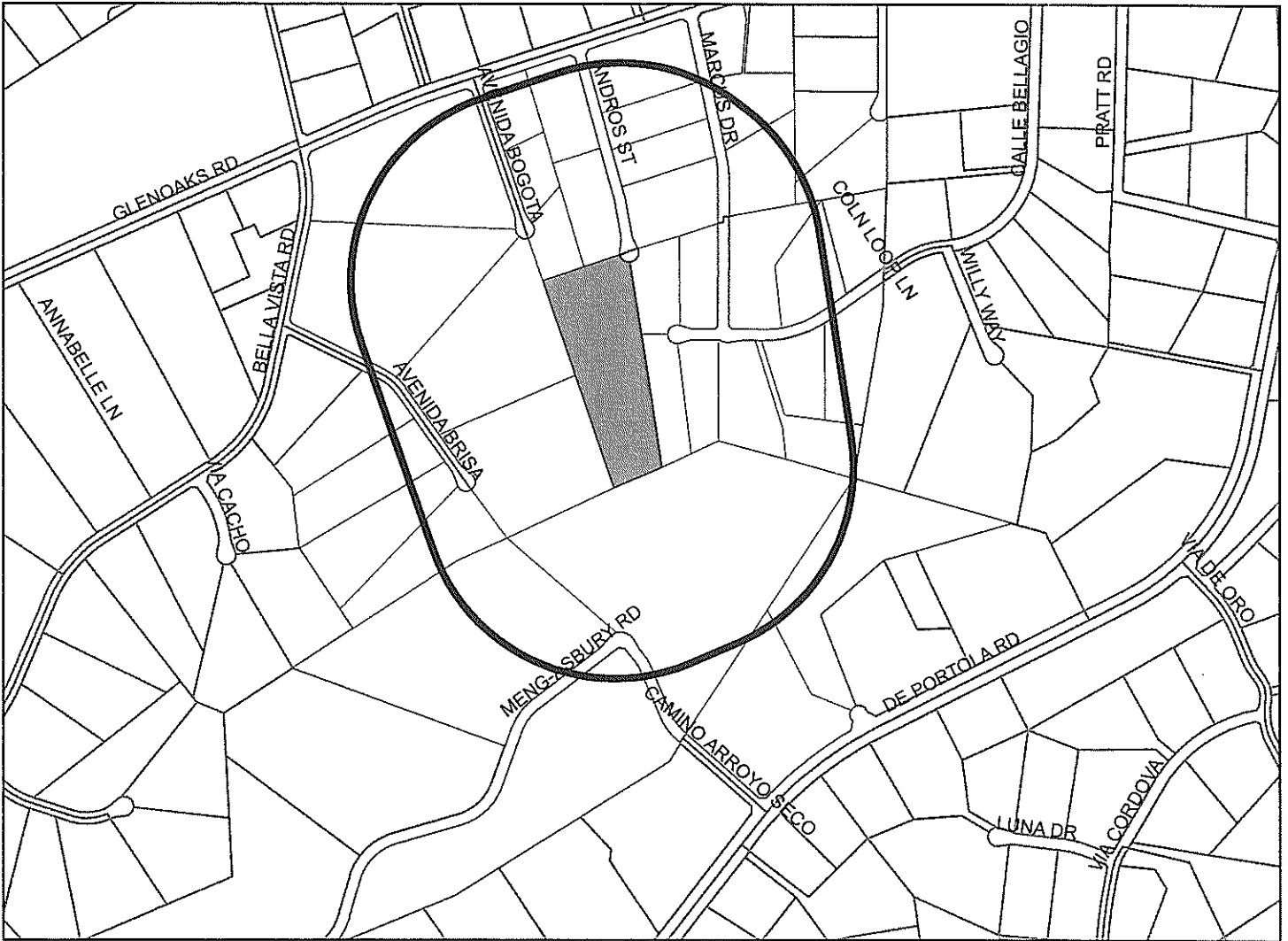
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PP25247 (1000 feet buffer)**



**Selected Parcels**

941-130-005	941-130-006	941-130-007	941-130-008	941-120-018	941-120-023	941-120-016	941-120-014	941-100-006	941-110-020
941-150-031	941-110-021	941-110-022	941-110-018	941-120-017	941-120-021	941-110-023	941-110-026	941-150-029	941-150-030
941-160-005	941-160-006	941-160-007	941-110-028	941-120-024	941-120-015	941-120-022	941-120-019	941-120-013	941-110-031
941-110-032	941-150-032	941-110-016	941-100-002	941-110-017	941-110-015	941-110-019			



830 415 0 830 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.



ASMT: 941100002, APN: 941100002  
WILMER YABAR, ETAL  
18465 BERRY RD  
RIVERSIDE CA 92508

ASMT: 941110020, APN: 941110020  
DANIEL PILKINGTON  
P O BOX 890237  
TEMECULA CA 92589

ASMT: 941100006, APN: 941100006  
DANA HOKANA  
P O BOX 893369  
TEMECULA CA 92589

ASMT: 941110021, APN: 941110021  
JEAN VOSHALL, ETAL  
39255 MARCUS DR  
TEMECULA, CA. 92592

ASMT: 941110015, APN: 941110015  
THESSALONIKA FAMILY SERVICES  
P O BOX 890326  
TEMECULA CA 92589

ASMT: 941110022, APN: 941110022  
LOURDES CHEN, ETAL  
17061 GLEDHILL ST  
NORTHRIDGE CA 91325

ASMT: 941110016, APN: 941110016  
KAREN MACINNES, ETAL  
39480 AVENIDA BOGOTA  
TEMECULA, CA. 92592

ASMT: 941110023, APN: 941110023  
KAREN MASTRANGELO  
39550 ANDROS  
TEMECULA, CA. 92592

ASMT: 941110017, APN: 941110017  
BRENDA WILES, ETAL  
39602 AVENIDA BOGOTA  
TEMECULA, CA. 92592

ASMT: 941110026, APN: 941110026  
LAURETTE NICOLL, ETAL  
39588 MARCUS DR  
TEMECULA, CA. 92592

ASMT: 941110018, APN: 941110018  
JEAN CLAUDE DRUI  
92 1201 MEKILA ST  
KAPOLEI HI 96707

ASMT: 941110028, APN: 941110028  
SHELLY BENDYKOWSKI, ETAL  
39350 MARCUS DR  
TEMECULA, CA. 92592

ASMT: 941110019, APN: 941110019  
WAYNE RICH  
402 CALLE MIGUEL  
SAN CLEMENTE CA 92672

ASMT: 941110032, APN: 941110032  
FRED FONG, ETAL  
968 GRETN GREEN WAY  
LOS ANGELES CA 90049



ASMT: 941120013, APN: 941120013  
DANA AVILA, ETAL  
39239 CALLE BELLAGIO  
TEMECULA CA 92592

ASMT: 941120021, APN: 941120021  
DENISE DEBUS, ETAL  
39303 CALLE BELLAGIO  
TEMECULA, CA. 92592

ASMT: 941120014, APN: 941120014  
DEBORAH HOWELL, ETAL  
30709 CENTAUR CT  
TEMECULA CA 92592

ASMT: 941120022, APN: 941120022  
WESLEY HALL, ETAL  
39309 CALLE BELLAGIO  
TEMECULA, CA. 92592

ASMT: 941120015, APN: 941120015  
BEVERLY SCHULTE, ETAL  
39280 CALLE BELLAGIO  
TEMECULA, CA. 92592

ASMT: 941120023, APN: 941120023  
CARROL BECKER  
39337 CALLE BELLAGIO  
TEMECULA, CA. 92592

ASMT: 941120016, APN: 941120016  
MELINDA GORMAN, ETAL  
39295 CALLE BELLAGIO  
TEMECULA, CA. 92592

ASMT: 941120024, APN: 941120024  
ANDREA BROWNING, ETAL  
39357 CALLE BELLAGIO  
TEMECULA, CA. 92590

ASMT: 941120017, APN: 941120017  
CHERYL HOLEVES, ETAL  
39245 CALLE BELLAGIO  
TEMECULA, CA. 92592

ASMT: 941130008, APN: 941130008  
BELLAGLEN  
C/O JOHN MCLAUGHLIN  
711 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 941120018, APN: 941120018  
JANICE DEVENNEY, ETAL  
P O BOX 1374  
NOVATO CA 94948

ASMT: 941150029, APN: 941150029  
TAMARA BELL SANDON, ETAL  
39450 BELLA VISTA RD  
TEMECULA CA 92592

ASMT: 941120019, APN: 941120019  
HELEN STRANDBERG, ETAL  
32961 CALLE SAN MARCOS  
SAN JUAN CAPO CA 92675

ASMT: 941150030, APN: 941150030  
MARIA ROBERTS  
39779 AVENIDA BRISA  
TEMECULA, CA. 92592



ASMT: 941150031, APN: 941150031  
KARTHRYN YECOSCHENKO, ETAL  
39797 AVENIDA BRISA  
TEMECULA CA 92592

ASMT: 941150032, APN: 941150032  
ROY HOLMES  
39823 AVENIDA BRISA  
TEMECULA, CA. 92592

ASMT: 941160007, APN: 941160007  
MARY CORONA  
43915 CORONADO DR  
TEMECULA CA 92595



Agenda Item No.: 2<sup>1</sup>.1<sup>6</sup>  
Supervisory District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: June 3, 2013

PLOT PLAN NO: 25320  
Applicant: Barbara and Zoltan Csik  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,511 square foot detached garage with storage on 2.77 acres.

### ISSUES OF RELEVANCE:

The property is located within the High Fire Area. The project has been reviewed and conditioned by Riverside County Fire Department. Property is service by a septic system and has been reviewed and conditioned by Riverside County Health Department.

### RECOMMENDATIONS:

**APPROVAL** of PLOT PLAN NO. 25320, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 (20 Acres Minimum) on Elsinore Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the Multiple Family Dwellings R-2 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-2 Zone.
6. The proposed 2,511 square foot detached garage with storage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located more than 100 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.





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".

**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 projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.



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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP25320

Parcel: 385-180-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is a proposal to construct a 2,511 square foot detached garage with storage on 2.75 acres.

10. EVERY. 2                      PPA - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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

10. EVERY. 3                      PPA - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25320 shall be henceforth defined as follows:



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25320

Parcel: 385-180-016

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25320, Exhibit A,  
Amended #1, dated April 8, 2013. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25320, Exhibit B, dated  
March 7, 2013. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25320, Exhibit C,  
Amended #1, dated April 4, 2013. (Floor Plans)

APPROVED EXHIBIT M = Plot Plan No. 25320, Exhibit M, dated  
March 7, 2013. (Color/Materials)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC):  
Where any owner or authorized agent intends to construct,  
enlarge, alter , repair, move, demolish or change the  
occupancy of a building or structure, or to erect, install,  
enlarge, alter, repair, remove, convert, or replace any  
electrical, gas, mechanical, or plumbing system, the  
regulation of which is governed by this code, or to cause  
any such work to be done, shall first make application to  
the building official and obtain the required permit.  
The applicant shall obtain the required building permit(s)  
from the building department prior to any construction or  
placement of any building, structure or equipment on the  
property.

The applicant shall obtain an approved final building  
inspection and certificate of occupancy from the building  
department prior to any use or occupancy of the building,  
or structure.

At no time shall the approval of the planning case exhibit  
allow for the construction or use of any building or  
structure.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)  
from the building department prior to any construction on  
the property. All building plans and supporting  
documentation shall comply with current adopted California  
Building Codes, Riverside County Ordinances, and California  
Title 25 regulations in effect at the time of building plan



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10. GENERAL CONDITIONS

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK (cont.)                   RECOMMND

submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   PP25320-PROJECT REQUIREMENTS                   RECOMMND

Plot Plan 25320 is proposing to construct a 2,511 square foot detached garage with plumbing (9 fixture units). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant must address the following:

- a) Provide an original copy of soils percolation report performed in accordance with the Department of Environmental Health (DEH) Technical Guidance Manual.
- b) Provide three (3) copies of detailed contoured plot plans showing all required detail as specified in the DEH Technical Guidance Manual. If grading is proposed, all required detail must be provided on Precise Grading Plans (3 copies).
- c) DEH Site Evaluation shall be required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at least 15 feet below existing grade) is installed for DEH staff to evaluate.
- d) Provide an original copy of "will-serve" letter for potable water service from the appropriate utility company or proof of current water service. Additional requirements shall apply if potable water wells are proposed.
- e) Applicable fees shall apply.

\*\*Please note that further information may be required pending review of all requested items.\*\*

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



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25320

Parcel: 385-180-016

10. GENERAL CONDITIONS

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

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.

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. 1                      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. 25320 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



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25320

Parcel: 385-180-016

10. GENERAL CONDITIONS

10.PLANNING. 1                    PPA - LANDUSE APPROVAL ONLY (cont.)                    RECOMMND

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. 2                    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.



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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25320

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10. GENERAL CONDITIONS

10.PLANNING. 3 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. 4 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. 5 PPA - ACSRY BLD NO HBTBL AREA

RECOMMND

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

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



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PLOT PLAN:ADMINISTRATIVE Case #: PP25320

Parcel: 385-180-016

20. PRIOR TO A CERTAIN DATE

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

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.

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\* -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.



05/01/13  
10:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:ADMINISTRATIVE Case #: PP25320

Parcel: 385-180-016

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

nstall 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.



## LAND USE



Selected parcel(s):  
385-180-016

## LAND USE

SELECTED PARCEL  
OS-CH - CONSERVATION  
HABITAT

INTERSTATES  
RM - RURAL MOUNTAINOUS

HIGHWAYS

PARCELS

## \*IMPORTANT\*

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

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Version 130225





**Selected parcel(s):**  
385-180-016

**ZONING**



**\*IMPORTANT\***  
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Version 130225



## 2011 AERIAL



Selected parcel(s):  
385-180-016

## LEGEND



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

**\*IMPORTANT\***

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## RIVERSIDE COUNTY GIS



Selected parcel(s):  
385-180-016

**\*IMPORTANT\***

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**STANDARD WITH PERMITS REPORT**

**APNs**

385-180-016-4

**OWNER NAME / ADDRESS**

ZOLTAN F CSIK  
BARBARA M CSIK  
34595 HACIENDA RD  
LAKE ELSINORE, CA. 92530

**MAILING ADDRESS**

(SEE OWNER)  
34595 HACIENDA RD  
LAKE ELSINORE CA. 92530



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 58/90  
SUBDIVISION NAME: TR 3672  
LOT/PARCEL: 5, BLOCK: NOT AVAILABLE  
TRACT NUMBER: 3672

**LOT SIZE**

RECORDED LOT SIZE IS 2.77 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 4816 SQFT., 5 BDRM/ 4.75 BATH, 2 STORY, ATTACHED GARAGE(789 SQ. FT), CONST'D 2007TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 896 GRID: B5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: LAKE ELSINORE  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: 2005-18-1&5  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

KEVIN JEFFRIES, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T6SR5W SEC 25

**ELEVATION RANGE**

3000/3064 FEET

**PREVIOUS APN**

181-304-020

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RM

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

ELSINORE

**COMMUNITY ADVISORY COUNCILS**

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-2

**ZONING DISTRICTS AND ZONING AREAS**

CLEVELAND AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT



---

**TRANSPORTATION**

---

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

ROAD BOOK PAGE  
42

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 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.

UNDETERMINED POTENTIAL.  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

---

**MISCELLANEOUS**

---

SCHOOL DISTRICT  
LAKE ELSINORE UNIFIED

COMMUNITIES  
NOT IN A COMMUNITY

COUNTY SERVICE AREA  
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)  
ZONE B, 33.60 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT  
046401



## OTHER LANDS

**TAX RATE AREAS**

065042

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUN WATER 5TH FRINGE
- WILDOMAR CEMETERY

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
BGR041906	GRADE FOR SFR & FUTURE GUEST HOME	FINAL
BRS049523	NEW SFR 4695 SQ FT	FINAL
BSP060857	GUNITE LAP POOL WITH HEATER	EXPIRED
BXX061953	ENG 8' RETAIN WALL W/ 4' WALL TO *COUNTY STAND*	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

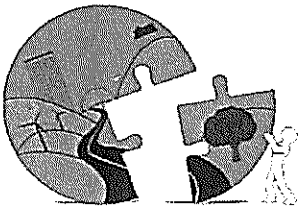
Case #	Description	Status
EHS047193	PLAN REVIEW	APPLIED
EHS056935	PLAN REVIEW	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
MT068150	TR3672 LOT 5	PAID
MT068151	TR3672 LOT 5	PAID
MT068152	TR3672 LOT 5	PAID

REPORT PRINTED ON...Tue Mar 05 14:26:25 2013  
Version 121101





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: 3-5-2013

### APPLICATION INFORMATION

Applicant's Name: Zoltan Csik E-Mail: zoli@dynamicsservice.com

Mailing Address: 34595 Hacienda Road  
Lake Elsinore CA 92530  
City State ZIP

Daytime Phone No: (949) 922-2553 Fax No: (949) 458-2501

Engineer/Representative's Name: Paul Rohrer E-Mail: paulrohrer.engineer@hotmail.com

Mailing Address: 1527 E. Autumnridge Ct.  
Orange CA 92669  
City State ZIP

Daytime Phone No: (714) 272-9579 Fax No: (949) 458-2501

Property Owner's Name: Zoltan Csik E-Mail: zoli@dynamicsservice.com

Mailing Address: 34595 Hacienda Road  
Lake Elsinore CA 92530  
City State ZIP

Daytime Phone No: (949) 922-2553 Fax No: (949) 458-2501

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).

Zoltan Csik

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):

Zoltan Csik

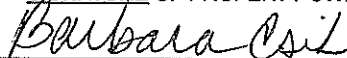
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Barbara Csik

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

Planning to build a detached garage.

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

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 385-180-016-4



## APPLICATION FOR MINOR PLOT PLAN

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

Approximate Gross Acreage: 2.75 acres

General location (nearby or cross streets): North of South Main Divide, South of  
N/A, East of N/A, West of Ortega Hwy.

Thomas Brothers Map, edition year, page no., and coordinates: 2010, Page 896 B-5

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

**(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)**

#### **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.



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/24/2013,

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

APN (s) or case numbers PP 25320 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

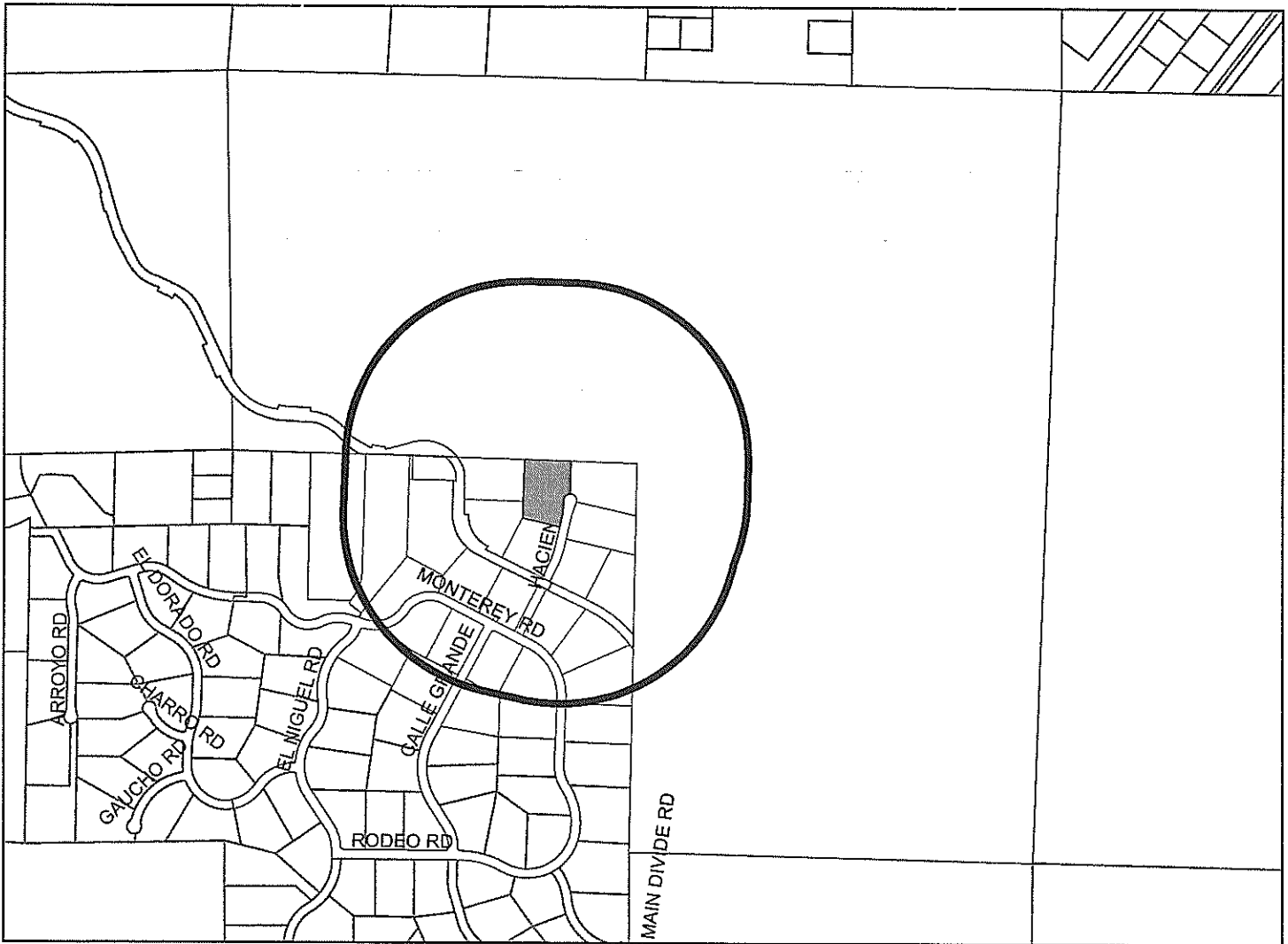
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PP25320 (1200 feet buffer)**



**Selected Parcels**

385-190-020	385-180-015	385-190-018	385-180-013	385-180-025	385-180-008	385-190-033	385-180-010	385-190-019	385-180-012
385-180-020	385-180-018	385-180-021	385-190-021	385-190-034	385-180-022	385-180-007	385-180-009	385-180-005	385-190-022
385-190-016	385-180-027	385-180-028	385-180-029	385-180-030	385-190-035	385-180-011	385-190-017	385-180-019	385-180-006
385-150-012	385-150-013	385-180-017	385-190-023	385-180-016					



1,000 500 0 1,000 Feet

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ASMT: 385150013, APN: 385150013  
USA 385  
UNKNOWN 04-18-79

ASMT: 385180011, APN: 385180011  
RICHARD NIGGEMANN  
P O BOX 1034  
SAN CLEMENTE CA 92674

ASMT: 385180005, APN: 385180005  
MARY DWORZAN  
368 S CAROLET LN  
ORANGE CA 92669

ASMT: 385180012, APN: 385180012  
ANNE MARIE SMITH, ETAL  
17330 MONTEREY RD  
LAKE ELSINORE CA 92530

ASMT: 385180006, APN: 385180006  
LISA MCINTYRE, ETAL  
34475 S MAIN DR  
LAKE ELSINORE, CA. 92530

ASMT: 385180013, APN: 385180013  
EVA VOSOUGHKIA, ETAL  
34615 HACIENDA DR  
LAKE ELSINORE, CA. 92530

ASMT: 385180007, APN: 385180007  
LINDA LEONE  
17250 MONTEREY RD  
LAKE ELSINORE, CA. 92530

ASMT: 385180015, APN: 385180015  
BANK OF AMERICA  
C/O RECONTRUST CO  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

ASMT: 385180008, APN: 385180008  
TR CO, ETAL  
RANCHO CAPISTRANO PROP OWNERS ASSN  
35240 CALLE GRANDE  
LAKE ELSINORE CA 92530

ASMT: 385180016, APN: 385180016  
BARBARA CSIK, ETAL  
34595 HACIENDA RD  
LAKE ELSINORE CA 92530

ASMT: 385180009, APN: 385180009  
MARK LOVICH  
32931 MAGDALENO CT  
LAKE ELSINORE CA 92530

ASMT: 385180017, APN: 385180017  
CINDY SMITH, ETAL  
34920 CALLE GRANDE  
LAKE ELSINORE CA 92530

ASMT: 385180010, APN: 385180010  
KATHLEEN MEAD, ETAL  
3000 AMERICAN WAY  
MISSOULA MT 59808

ASMT: 385180018, APN: 385180018  
JOEY MAXON  
34550 HACIENDA RD  
LAKE ELSINORE, CA. 92530



ASMT: 385180019, APN: 385180019  
ANDREW CUCHESSI, ETAL  
125 AVENIDA SAN DIMAS  
SAN CLEMENTE CA 92672

ASMT: 385190017, APN: 385190017  
MARCILE ALESI, ETAL  
17205 MONTEREY RD  
LAKE ELSINORE, CA. 92530

ASMT: 385180020, APN: 385180020  
JEREMY BLOESER  
34720 S MAIN DIVIDE  
LAKE ELSINORE, CA. 92530

ASMT: 385190018, APN: 385190018  
LILIANA LENDARO, ETAL  
17300 MONTEREY RD  
LAKE ELSINORE, CA. 92530

ASMT: 385180021, APN: 385180021  
GAYLE LARSSON, ETAL  
17391 RODEO RD  
LAKE ELSINORE, CA. 92530

ASMT: 385190019, APN: 385190019  
HELEN MCCUE  
231 W EL PORTAL NO A  
SAN CLEMENTE CA 92672

ASMT: 385180022, APN: 385180022  
SUZANNE TOWERS, ETAL  
17705 RODEO RD  
LAKE ELSINORE, CA. 92530

ASMT: 385190020, APN: 385190020  
SUSAN FAASS, ETAL  
34900 CALLE GRANDE  
LAKE ELSINORE, CA. 92530

ASMT: 385180025, APN: 385180025  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

ASMT: 385190021, APN: 385190021  
NOELLE HAFEY, ETAL  
17700 RODEO RD  
LAKE ELSINORE, CA. 92530

ASMT: 385180027, APN: 385180027  
BONNIE SIMON, ETAL  
32828 ALDERBROOK  
WILDOMAR CA 92595

ASMT: 385190022, APN: 385190022  
MASOUD NEJAD  
2 VIA TUNAS  
SAN CLEMENTE CA 92673

ASMT: 385190016, APN: 385190016  
ESTRELLA KOBILSEK, ETAL  
34915 CALLE GRANDE  
LAKE ELSINORE, CA. 92530

ASMT: 385190023, APN: 385190023  
CINDY SMITH, ETAL  
34920 CALLE GRANDE NO 40  
LAKE ELSINORE CA 92530





ASMT: 385190034, APN: 385190034  
KATHLEEN COOPER  
17695 RODEO RD  
LAKE ELSINORE, CA. 92530

ASMT: 385190035, APN: 385190035  
STEEN JENSEN, ETAL  
C/O RANCHO CAPISTRANO PROP  
35240 CALLE GRANDE NO 2  
LAKE ELSINORE CA 92530



Agenda Item No.: 2 • 7  
Supervisory District: Third/Third  
Project Planner: Bahelila Boothe  
Director's Hearing: June 3, 2013

PLOT PLAN NO: 25329  
Applicant: Linda Barnes  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted detached pre-fabricated 1,400 square foot barn and an existing unpermitted detached 1,680 square foot horse barn on 2.31 acres.

### ISSUES OF RELEVANCE:

Project is located in a High Fire State Responsibility Area and has been reviewed and conditioned by Riverside County Fire Department. The existing unpermitted detached 1,680 square foot horse barn is located within the front yard 75 feet setback requirement and has been conditioned to obtain and Setback Adjustment Application to locate the structure 70 feet on the front of the property.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25329, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on REMAP Area Plan.
3. The proposed accessory uses are a permitted use in the general plan designations.
4. The proposed accessory buildings are a permitted use, subject to approval of a plot plan in the Rural Residential R-R zone.
5. The proposed accessory buildings uses are consistent with the development standards set forth in the R-R Zone.
6. The existing unpermitted existing unpermitted 1,400 square foot barn and existing unpermitted 1,680 square foot horse barn are considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory buildings are both located more than 70 feet from the main building.
8. The accessory buildings are consistent with the character of the surrounding neighborhood.





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".

**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 projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.



05/13/13  
09:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP25329

Parcel: 579-120-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is a proposal to permit existing unpermitted detached pre-fabricated 1,400 square foot barn and an existing unpermitted 1,680 square foot horse barn on 2.31 acres.

10. EVERY. 2                      PPA - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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



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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25329

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10. GENERAL CONDITIONS

10. EVERY. 3

PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25329 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25329, Exhibit A, Amended #1, dated 4/4/13. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25329, Exhibit B/C Amended #1, dated 4/4/13. (Horse Barn - Floor Plans/Elevations)

APPROVED EXHIBIT B/C = Plot Plan No. 25329, Exhibit B/C, Amended #1, dated 5/9/13. (Equipment Barn - Floor Plans/Elevations).

APPROVED EXHIBIT B/C = Plot Plan No. 25329, Exhibit B/C, Amended #1, dated 4/4/13. (Barn - Floor Plans/Elevations).

BS PLNCK DEPARTMENT

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK

RECOMMND

The current plot plan case is for the allowance of a 1,400 sq. ft. detached barn and a 1,680 sq. ft. detached horse barn, both constructed without permit.

Building plans (BAS130042 & BAS130043) are now currently in plancheck status with the building department. Both building plans must be issued and receive the final approved inspection within 30 days of the current plot plan approval.

At no time shall this planning case approval allow for the occupancy or use of the un-permitted structures. An approved final inspection from the building department is required prior to use of the structures.

Note: At this time building permit(s) were not found for the following structures indicated on the site plan:

1. 400 sq. ft. detached garage
2. Two detached shade structures.

Please be aware, that where buildings, structures or equipment have been constructed or placed on a property without the required building permit(s) required by the California Building Code and Riverside County Ordinances, those buildings, structures and equipment should not be occupied, used, operated until an approved final inspection



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CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25329

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10. GENERAL CONDITIONS

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK (cont.)                   RECOMMND

from the building department has been received.

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.

PLANNING DEPARTMENT

10.PLANNING. 1               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. 25329 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. 2               PPA - NO HOME OCCUPATIONS               RECOMMND

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



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09:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25329

Parcel: 579-120-030

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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. 3 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



05/13/13  
09:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25329

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10. GENERAL CONDITIONS

10.PLANNING. 3                    PPA - SETBACKS IN HIGH FIRE (cont.)                    RECOMMND  
951-955-4777

10.PLANNING. 4                    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. 5                    PPA - ACSRY BLD NO HBTBL AREA                    RECOMMND  
No habitable area has been approved with this approval.  
The addition of habitable area will require additional  
permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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



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09:18

Riverside County LMS  
CONDITIONS OF APPROVAL

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Parcel: 579-120-030

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP- FIRE DEPT CLEARANCE REQD

NOTAPPLY

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant may need to speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777  
East County - Palm Desert Office 760-863-8886  
Website - rvcfire.org

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, Amd#1.

80.PLANNING. 1 PPA - SETBACK ADJ. APPROVED

RECOMMND

Prior to Issuance on the building permit for the existing unpermitted 1,680 square foot Horse Barn, the applicant must obtain and approved a Setback Adjustment Application for structure to be located 70 feet from the front.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amd.#1.



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Parcel: 579-120-030

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.

90.FIRE. 2

FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777



## 2007 AERIAL



Selected parcel(s):  
579-120-030

## LEGEND

☐ SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

☐ PARCELS

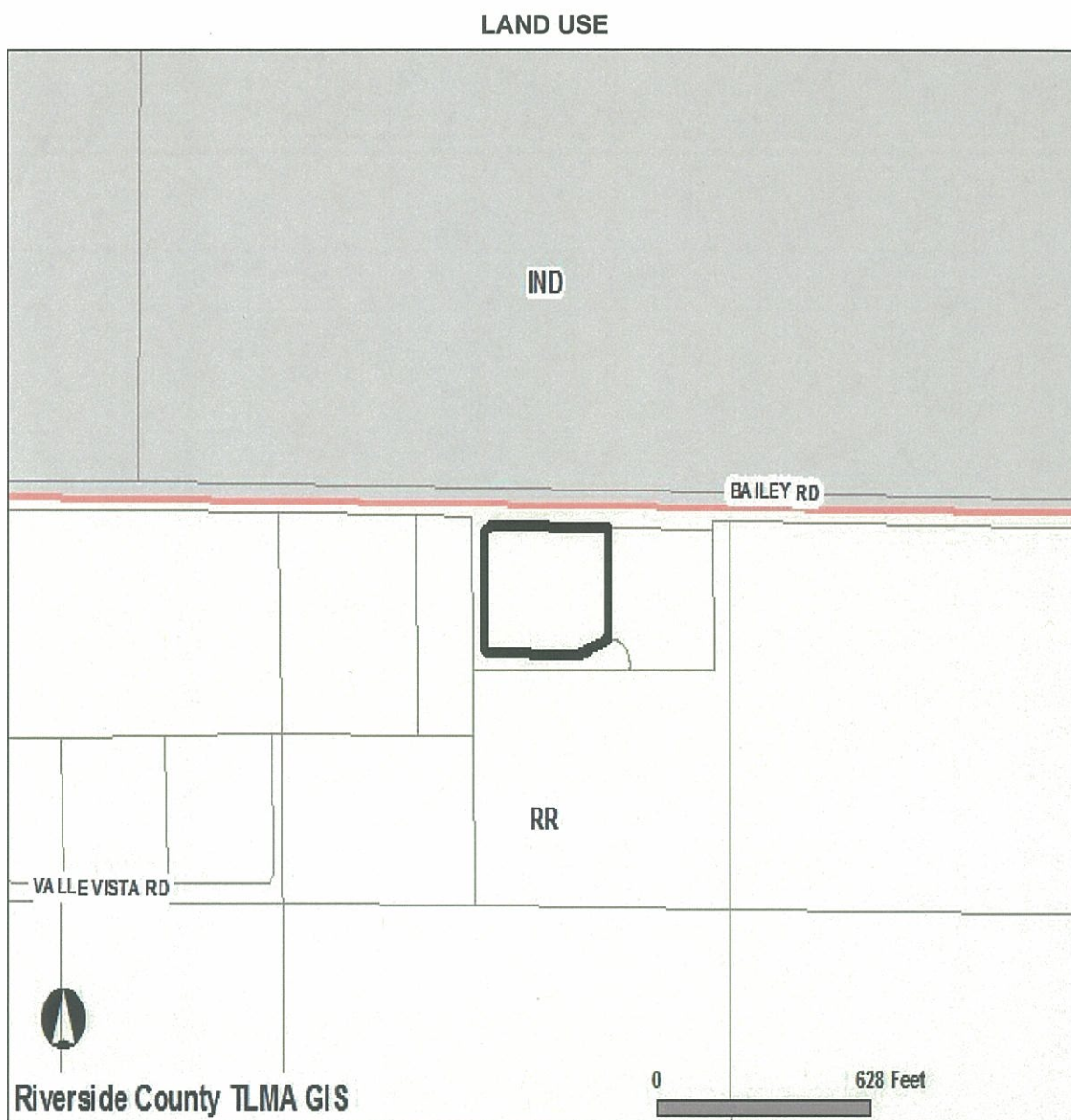
**\*IMPORTANT\***

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 May 01 07:49:50 2013

Version 130225





**Selected parcel(s):**  
579-120-030

**LAND USE**

☐ SELECTED PARCEL  
☐ IND - TRIBAL LANDS

☐ INTERSTATES  
☐ RR - RURAL RESIDENTIAL

☐ HIGHWAYS

☐ PARCELS

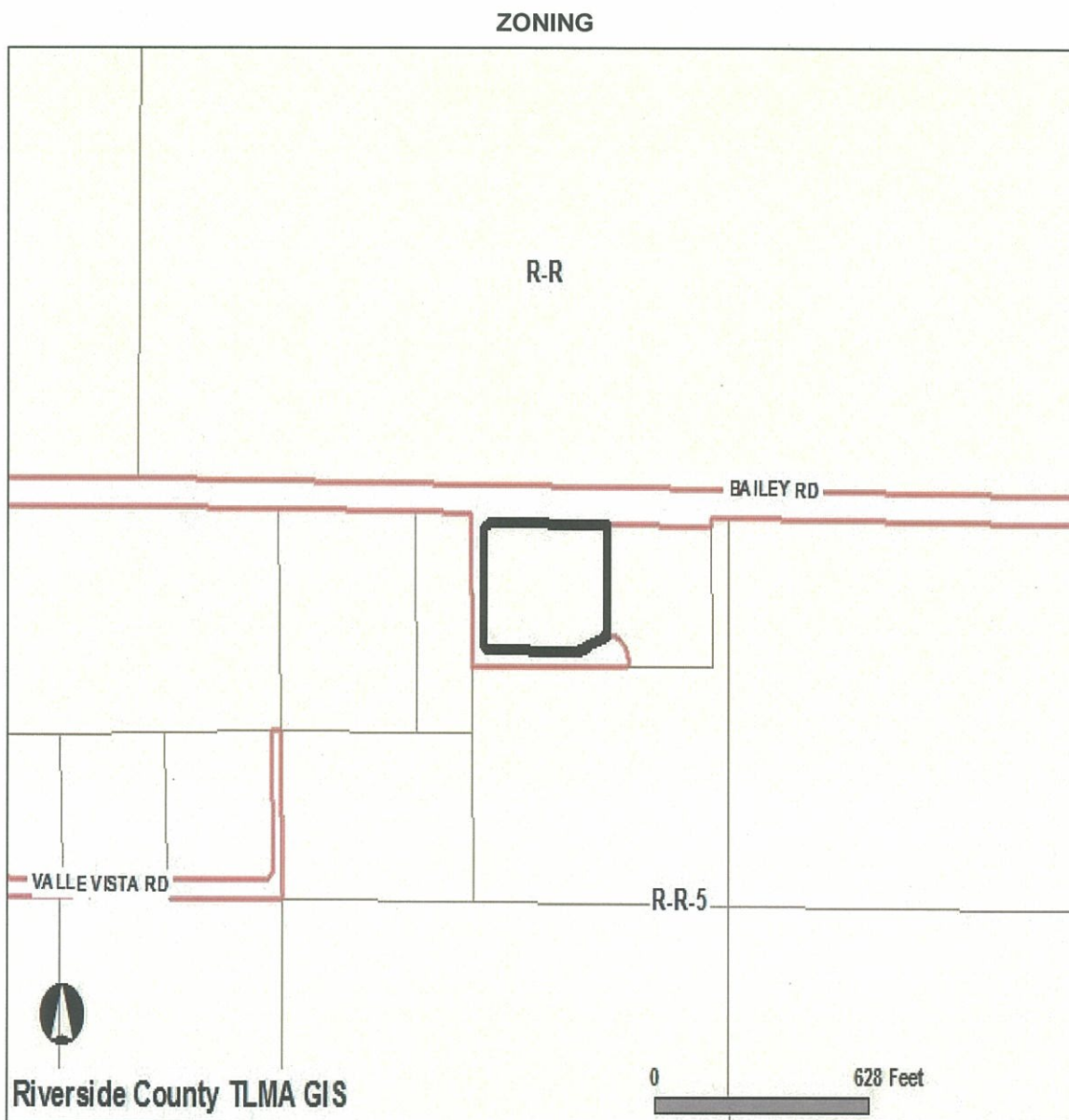
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REPORT PRINTED ON...Wed May 01 07:46:52 2013



Version 130225





**Selected parcel(s):**  
579-120-030

**ZONING**

 SELECTED PARCEL  
 ZONING BOUNDARY

 INTERSTATES  
R-R, R-R-5

 HIGHWAYS

 PARCELS

**\*IMPORTANT\***

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

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Version 130225



## RIVERSIDE COUNTY GIS



Selected parcel(s):  
579-120-030

## LEGEND



SELECTED PARCEL



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.

## STANDARD WITH PERMITS REPORT

APNs

579-120-030-7

OWNER NAME / ADDRESS

WILLIAM H BARNES  
LINDA M BARNES  
59331 BAILEY RD  
ANZA, CA. 92539



**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 86/20  
SUBDIVISION NAME: PM 15507  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.31 ACRES

**PROPERTY CHARACTERISTICS**

CONCRETE BLOCK THROUGHOUT, 1679 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, DETACHED GARAGE(400 SQ. FT), CONST'D  
1951 COMPOSITION, ROOF

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 965 GRID: D5

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
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 2011 (ORD. 813)**

JEFF STONE, DISTRICT 3

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T8SR3E SEC 11

**ELEVATION RANGE**

3904/3908 FEET

**PREVIOUS APN**

579-120-021

---

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

RR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

REMAP

**COMMUNITY ADVISORY COUNCILS**

ANZA VALLEY (MAC)

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R-5 (CZ 4717)

**ZONING DISTRICTS AND ZONING AREAS**

TULE PEAK AREA

**ZONING OVERLAYS**



NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS  
NOT IN AN HISTORIC PRESERVATION DISTRICT

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)  
AGRICULTURAL LAND  
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)  
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
REMAP

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



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

164B

### TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

### CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

---

## HYDROLOGY

---

### FLOOD PLAIN REVIEW

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

### WATER DISTRICT

DATA NOT AVAILABLE

### FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

### WATERSHED

ANZA BORREGO

---

## GEOLOGIC

---

### FAULT ZONE

NOT IN A FAULT ZONE

### FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

### LIQUEFACTION POTENTIAL

HIGH  
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

HEMET UNIFIED

### COMMUNITIES

ANZA

### COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

### LIGHTING (ORD. 655)

ZONE B, 15.93 MILES FROM MT. PALOMAR OBSERVATORY

### 2000 CENSUS TRACT

044403



**FARMLAND**

LOCAL IMPORTANCE

OTHER LANDS

**TAX RATE AREAS**

071064

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1205476	ABATEMENT	Oct. 9, 2012

**BUILDING PERMITS**

Case #	Description	Status
269279	UPGRADE ELEC TO DWLG (TO 200 AMP SVS)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

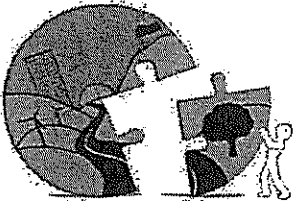
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon Mar 25 12:30:41 2013  
Version 121101





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

#510

2000-3000

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER:

PP25329

DATE SUBMITTED:

3/20/13

### APPLICATION INFORMATION

Applicant's Name: LINDA BARNES

E-Mail: bbhotshoes@verizon.net

Mailing Address: 59331 BAILEY Rd.

ANZA  
City

CA  
State

92539  
ZIP

Daytime Phone No: (951) 763-2306

Fax No: ( )

Engineer/Representative's Name: Mike Perket

E-Mail: perketdesign@aol.com

Mailing Address: 429300 Via AHAMA

TEMECULA  
City

CA  
State

92592  
ZIP

Daytime Phone No: (951) 551-2053

Fax No: ( )

Property Owner's Name: LINDA BARNES

E-Mail: bbhotshoes@verizon.net

Mailing Address: 59331 BAILEY Rd.

ANZA  
City

CA  
State

92539  
ZIP

Daytime Phone No: (951) 763-2306

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



## APPLICATION FOR MINOR PLOT PLAN

Section: 11 Township: 85R Range: 3E

Approximate Gross Acreage: 2.31 ACRES

General location (nearby or cross streets): North of Ramsey Rd., South of 371, East of CHAPMAN Rd., West of TERWILLINGER Rd.

Thomas Brothers Map, edition year, page no., and coordinates: P965 GRID DS

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

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

#### 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.





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



George A. Johnson  
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
--	--	--	---	---	---

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

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and LINDA BARNES hereafter "Applicant" and LINDA BARNES "Property Owner".

Description of application/permit use:

PREFAB. EQUIP. BARN 1400 SF.  
PREFAB. HORSE BARN 1080 SF.

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

**Section 1. Deposit-based Fees**

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

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

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



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

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

#### Section 4. Applicant and Owner Information

##### 1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 579-120-030-7

Property Location or Address:

59331 BAILEY Rd, ANZA CA 92539

##### 2. PROPERTY OWNER INFORMATION:

Property Owner Name: Linda M. Barnes Phone No.: 951-763-2306

Firm Name: William Barnes Email: \_\_\_\_\_

Address: 59331 BAILEY Rd  
ANZA, CA 92539

##### 3. APPLICANT INFORMATION:

Applicant Name: Linda M. Barnes Phone No.: 951-763-2306

Firm Name: William Barnes Email: \_\_\_\_\_

Address (if different from property owner)

SAME

##### 4. SIGNATURES:

Signature of Applicant: Linda M. Barnes Date: 3/23/13

Print Name and Title: William Barnes OWNER

Signature of Property Owner: Linda M. Barnes Date: 3/23/13

Print Name and Title: William Barnes OWNER

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

#### FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_



## 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).

LINDA BARNES Linda Barnes  
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):

LINDA M. BARNES Linda M. Barnes  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
William Barnes William Barnes  
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): \_\_\_\_\_

PRE FAB. EQUIPMENT BARN 1400 S.F.  
PRE FAB. HORSE BARN 1080 SF.

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

### PROPERTY INFORMATION

Assessor's Parcel Number(s): 579-120-030-7



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/2/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25329 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

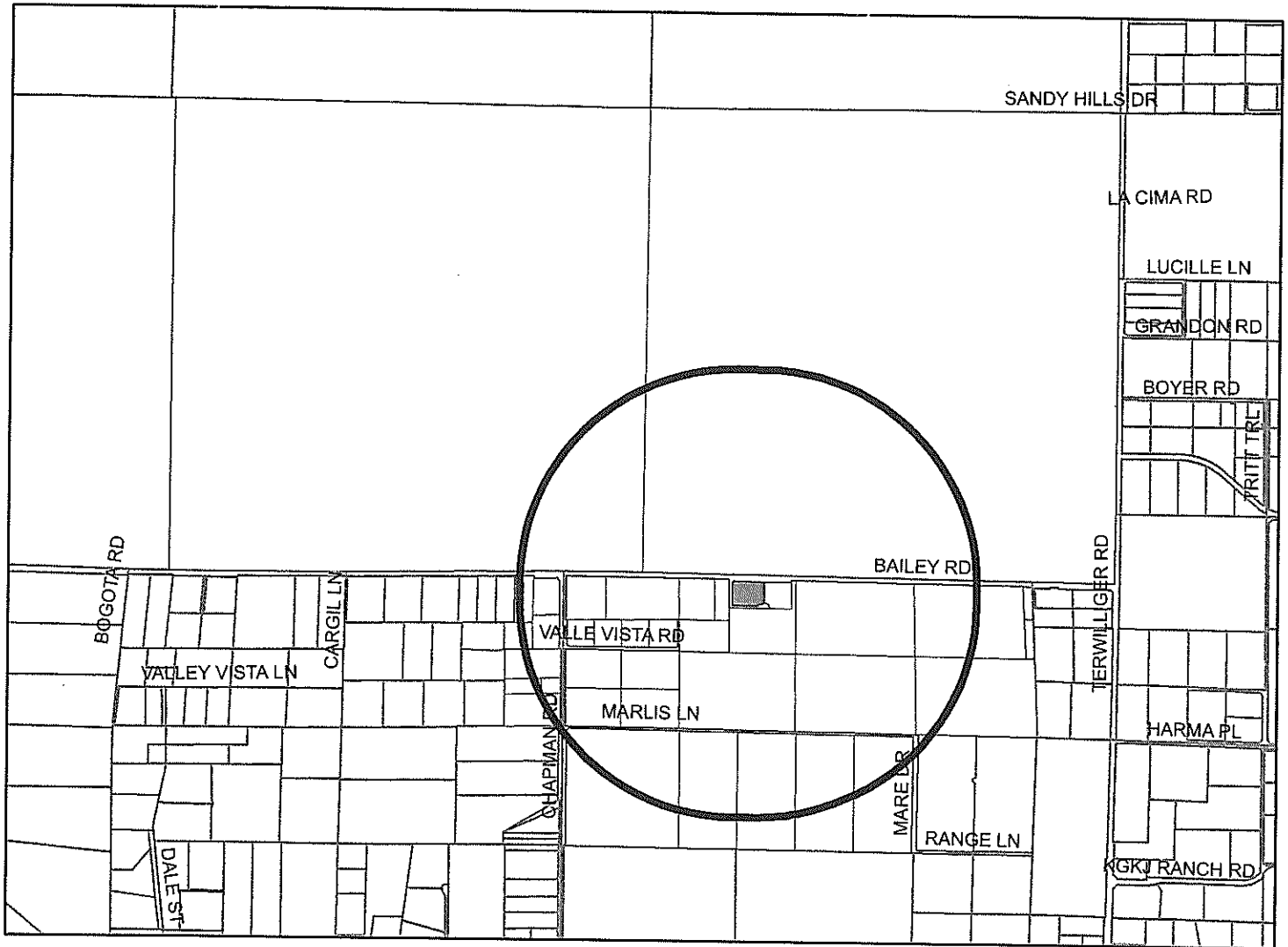
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PP25329 (2400 feet buffer)**



**Selected Parcels**

579-130-017	579-070-032	579-120-011	579-120-013	579-070-009	579-120-033	579-120-034	579-120-012	579-120-017	579-070-018
579-130-009	579-120-032	579-120-003	579-120-004	579-120-008	579-120-005	579-130-019	579-120-014	579-130-018	579-120-036
579-120-016	579-120-035	579-120-020	579-100-015	579-130-016	579-120-024	579-130-015	579-070-038	579-120-023	579-120-037
579-070-019	579-030-001	579-030-002	579-070-034	579-070-033	579-070-039	579-120-030	579-120-031		



1,900 950 0 1,900 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.



ASMT: 579030002, APN: 579030002  
USA 579  
UNKNOWN

ASMT: 579070038, APN: 579070038  
ELENA MAFLA, ETAL  
43205 CHAPMAN RD  
ANZA CA 92539

ASMT: 579070009, APN: 579070009  
BRUCE MAWER  
7724 GEWESTA AVE  
VAN NUYS CA 91406

ASMT: 579070039, APN: 579070039  
VIOLETA CASTRO  
57999 BAILEY RD  
ANZA, CA. 92539

ASMT: 579070018, APN: 579070018  
SANDRA WILLIAMSON, ETAL  
43231 CHAPMAN RD  
ANZA, CA. 92539

ASMT: 579100015, APN: 579100015  
VIVIAN ANDERSON, ETAL  
43515 CHAPMAN RD  
ANZA, CA. 92539

ASMT: 579070019, APN: 579070019  
SO CALIF DIST COUNCIL ASSEMBLIES OF GOI  
C/O VALLEY GOSPEL CHAPEL  
P O BOX 391258  
ANZA CA 92539

ASMT: 579120005, APN: 579120005  
KATHY AMOS  
PO BOX 1003  
PALM DESERT CA 92261

ASMT: 579070032, APN: 579070032  
ARCHIE SCHOFIELD  
57890 VALLE VISTA LN  
ANZA, CA. 92539

ASMT: 579120008, APN: 579120008  
ANUREE DESILVA, ETAL  
945 CHAPEA RD  
PASADENA CA 91107

ASMT: 579070033, APN: 579070033  
VICTOR BROWN  
C/O TRENT THOMPSON  
152 S HARVARD ST  
HEMET CA 92543

ASMT: 579120011, APN: 579120011  
BERNARDINO VARGAS  
P O BOX 390755  
ANZA CA 92539

ASMT: 579070034, APN: 579070034  
VALLEY GOSPEL CHAPEL  
C/O ROBERT GODWIN  
73275 CHAPMAN RD  
ANZA CA 92539

ASMT: 579120012, APN: 579120012  
SUSAN CABLE, ETAL  
43450 CHAPMAN RD  
ANZA, CA. 92539



ASMT: 579120013, APN: 579120013  
MARILYN RICHTMYER, ETAL  
SPC 443  
1930 W SAN MARCOS BLV  
SAN MARCOS CA 92078

ASMT: 579120030, APN: 579120030  
LINDA BARNES, ETAL  
59331 BAILEY RD  
ANZA, CA. 92539

ASMT: 579120014, APN: 579120014  
PAMELA HERZOG, ETAL  
9642 SASKATCHEWAN AVE  
SAN DIEGO CA 92129

ASMT: 579120032, APN: 579120032  
DORA GARCIA, ETAL  
43240 CHAPMAN RD  
ANZA, CA. 92539

ASMT: 579120016, APN: 579120016  
MARTIN COHEN  
7645 NORCANYON WAY  
SAN DIEGO CA 92126

ASMT: 579120034, APN: 579120034  
CLARICE SANCHEZ, ETAL  
P O BOX 390803  
ANZA CA 92539

ASMT: 579120017, APN: 579120017  
RAY ROBERTS, ETAL  
58051 BAILEY RD  
ANZA, CA. 92539

ASMT: 579120035, APN: 579120035  
MICHAEL ERIKSON  
58190 VALLEY VISTA LN  
ANZA, CA. 92539

ASMT: 579120020, APN: 579120020  
MICHAEL HITCHCOCK  
P O BOX 391997  
ANZA CA 92539

ASMT: 579120036, APN: 579120036  
MARILYN GILBERT  
P O BOX 391490  
ANZA CA 92539

ASMT: 579120023, APN: 579120023  
SCOTT LANE  
58331 BAILEY RD  
ANZA, CA. 92539

ASMT: 579130009, APN: 579130009  
JACY CORP  
31320 CONGRESSIONAL DR  
TEMECULA CA 92591

ASMT: 579120024, APN: 579120024  
RICARDO JURADO  
18160 MESCAL  
ROWLAND HEIGHTS CA 91748

ASMT: 579130015, APN: 579130015  
SUSAN STOKES, ETAL  
1315 WARMLANDS AVE  
VISTA CA 92084



ASMT: 579130016, APN: 579130016  
MARIA ALVAREZ, ETAL  
3378 MARIGOLD AVE  
COSTA MESA CA 92626

ASMT: 579130017, APN: 579130017  
ALBERTO MALDONADO  
2423 B ST NO 2  
SELMA CA 93662

ASMT: 579130018, APN: 579130018  
LISA TRINH  
13781 PRUDY ST  
GARDEN GROVE CA 92844

ASMT: 579130019, APN: 579130019  
MINA ASSADZADEH, ETAL  
17742 BISHOP CIR  
VILLA PARK CA 92861



Agenda Item No.: 2.1.8  
Area Plan: San Jacinto Valley  
Zoning Area: Ramona District  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Director's Hearing: June 3, 2013

PLOT PLAN NO. 24928  
Environmental Assessment No. 42443  
Applicant: Verizon Wireless  
Engineer/Representative: Randi Newton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

### ADDITIONAL INFORMATION:

The proposal also includes landscape buffer around the 900 square foot lease area. The landscape materials include eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws around the 30 foot by 30 foot decorative six (6) foot high block wall. These landscape additions will further lessen the visual impact of the monopine wireless antenna.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre)   |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north. |
| 3. Existing Zoning:                   | One Family Dwellings – (R-1)<br>Watercourse, Watershed & Conservation Areas – (W-1)  |
| 4. Surrounding Zoning:                | One Family Dwelling – (R-1) to the south<br>Multi-Family Dwelling – (R-2) to the north and east<br>Light Agriculture – 5 Acre Minimum (A-1- 5) to the west   |
| 5. Existing Land Use:                 | Vacant   |
| 6. Surrounding Land Use:              | Vacant to the south; and<br>Single Family Residences to the west; and<br>Multi-family residences to the north; and   |

D.M.



- |                            |   |
|----------------------------|---|
| 7. Project Data:           | Little Lake Elementary School to the east.<br>Total Acreage: 6.11 acres<br>Existing Lease Area: 900 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, 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. 24928**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) on the San Jacinto Valley Area Plan which allows for development of single family detached residences. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.
3. The project site is surrounded by properties which are Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.
4. The zoning for the subject site is One Family Dwellings – (R-1) and Watercourse, Watershed & Conservation Areas – (W-1).
5. The use, proposed a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna, approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site meets Article XIXg of the Ord. No. 348 regulating wireless communication facilities and regulating the height of structures in all zones and the development standards for wireless telecommunication facilities.
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the south, Light Agriculture 5 Acre minimum lot size (A-1-5) to the west, and Multiple-Family Dwellings (R-2) to the east.



7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42443 concluded that there are no potentially significant impacts from the project proposal.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU Per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
  - a. A Flood Zone;
  - b. A County Service Area;
  - c. A City Sphere of Influence;
  - d. A Subsidence Area;
  - e. A High Fire Area; or,
  - f. An Airport Influence Area.
3. The project site is located within:
  - a. A Liquefaction area;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A Fault Zone; and,
  - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

HK: hk

Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\Staff Report.PP24928.docx

Date Prepared: 03/26/13

Date Revised: 03/26/13



PP24928



Selected parcel(s):  
449-080-001

**LEGEND**

SELECTED PARCEL  
 PARCELS

CASE  
 CITY

INTERSTATES

HIGHWAYS

**\*IMPORTANT\***

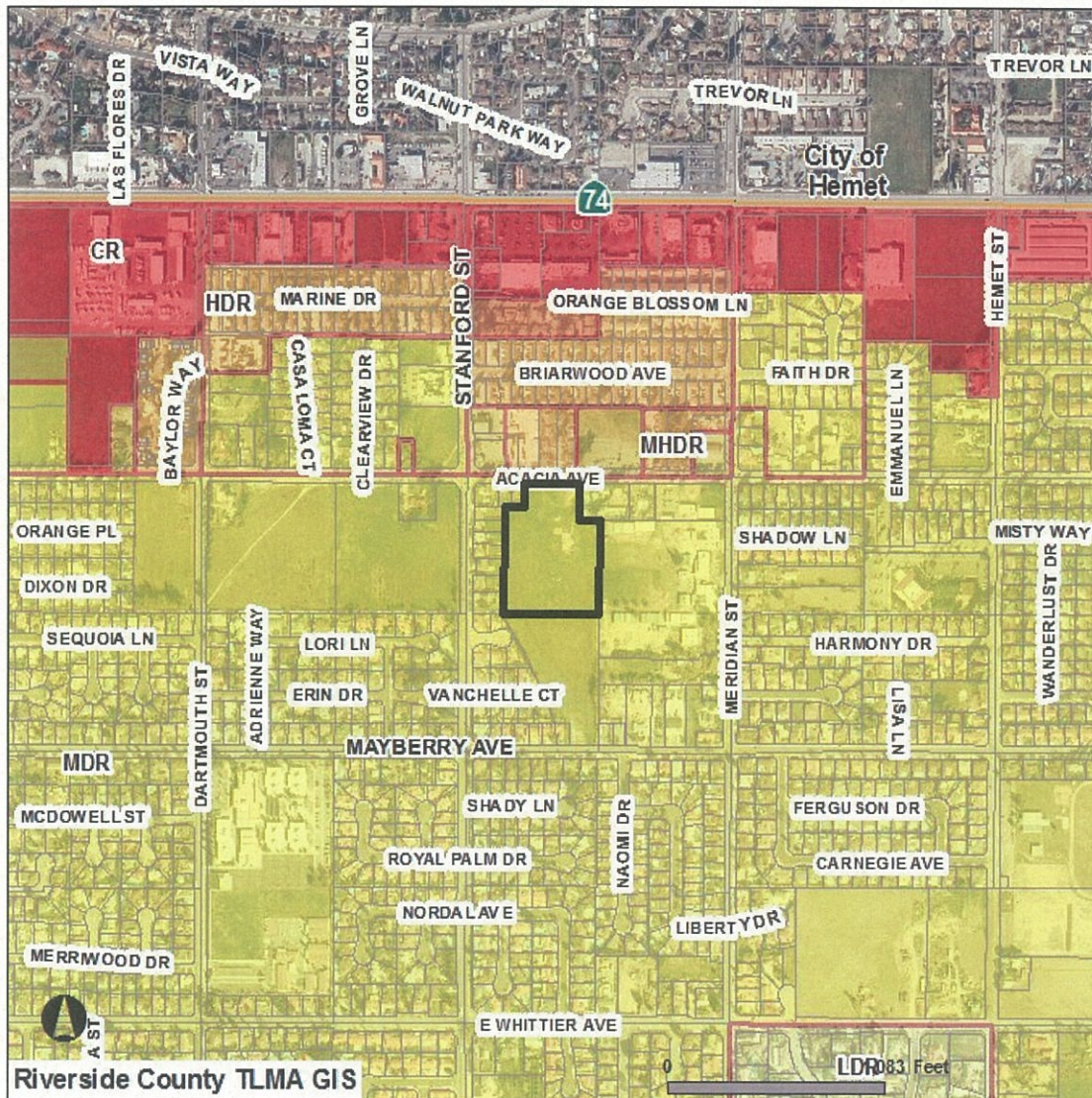
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Version 121101



PP24928



Selected parcel(s):  
449-080-001

#### LAND USE

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	CR - COMMERCIAL RETAIL	HDR - HIGH DENSITY RESIDENTIAL	LDR - LOW DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL	VHDR - VERY HIGH DENSITY RESIDENTIAL	

#### \*IMPORTANT\*

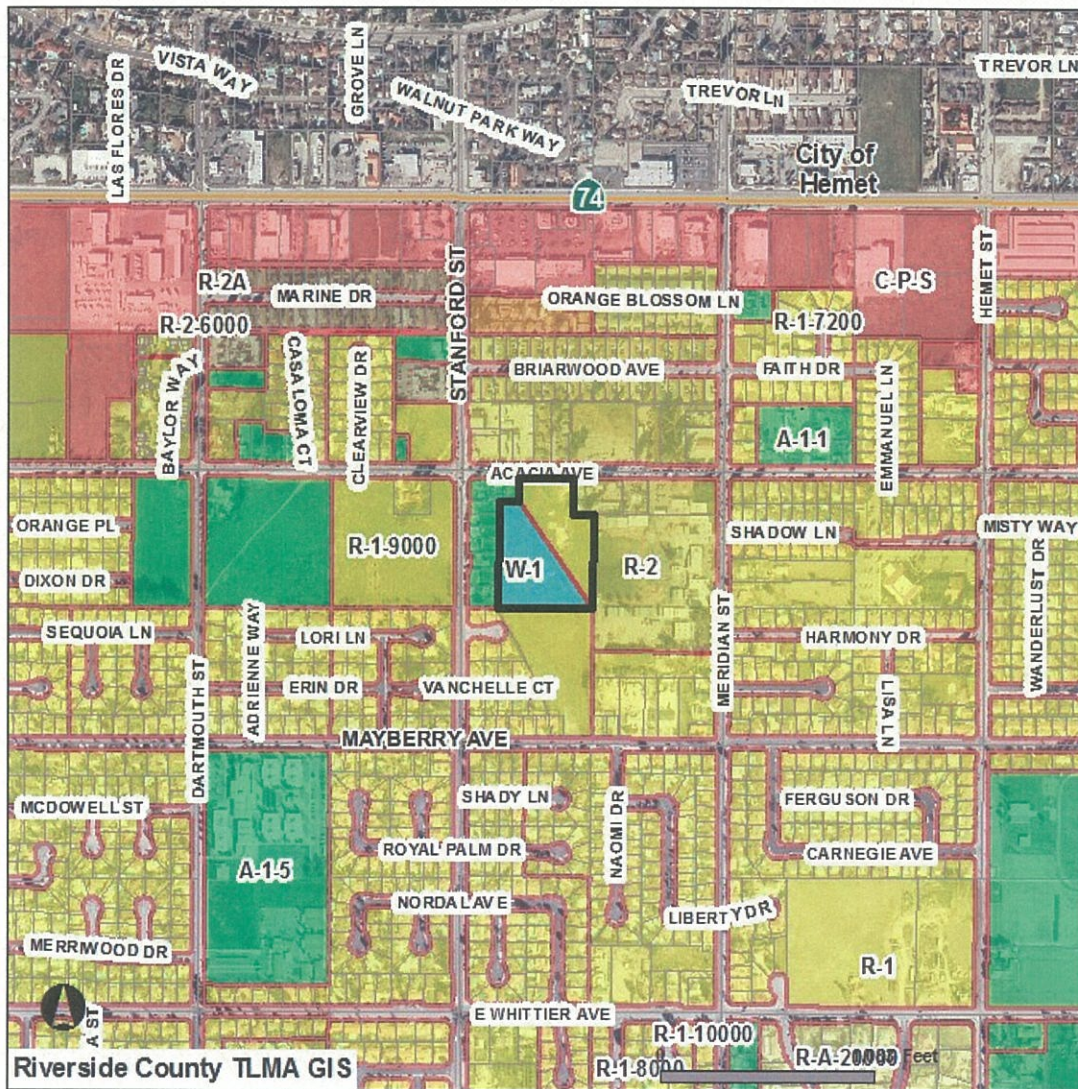
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PP24928



Selected parcel(s):  
449-080-001

### ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1-1, A-1-5	C-P-S
R-1, R-1-10000, R-1-7200, R-1-8000, R-1-9000	R-2, R-2-6000	R-2A	R-3
R-A-20000	W-1		

#### \*IMPORTANT\*

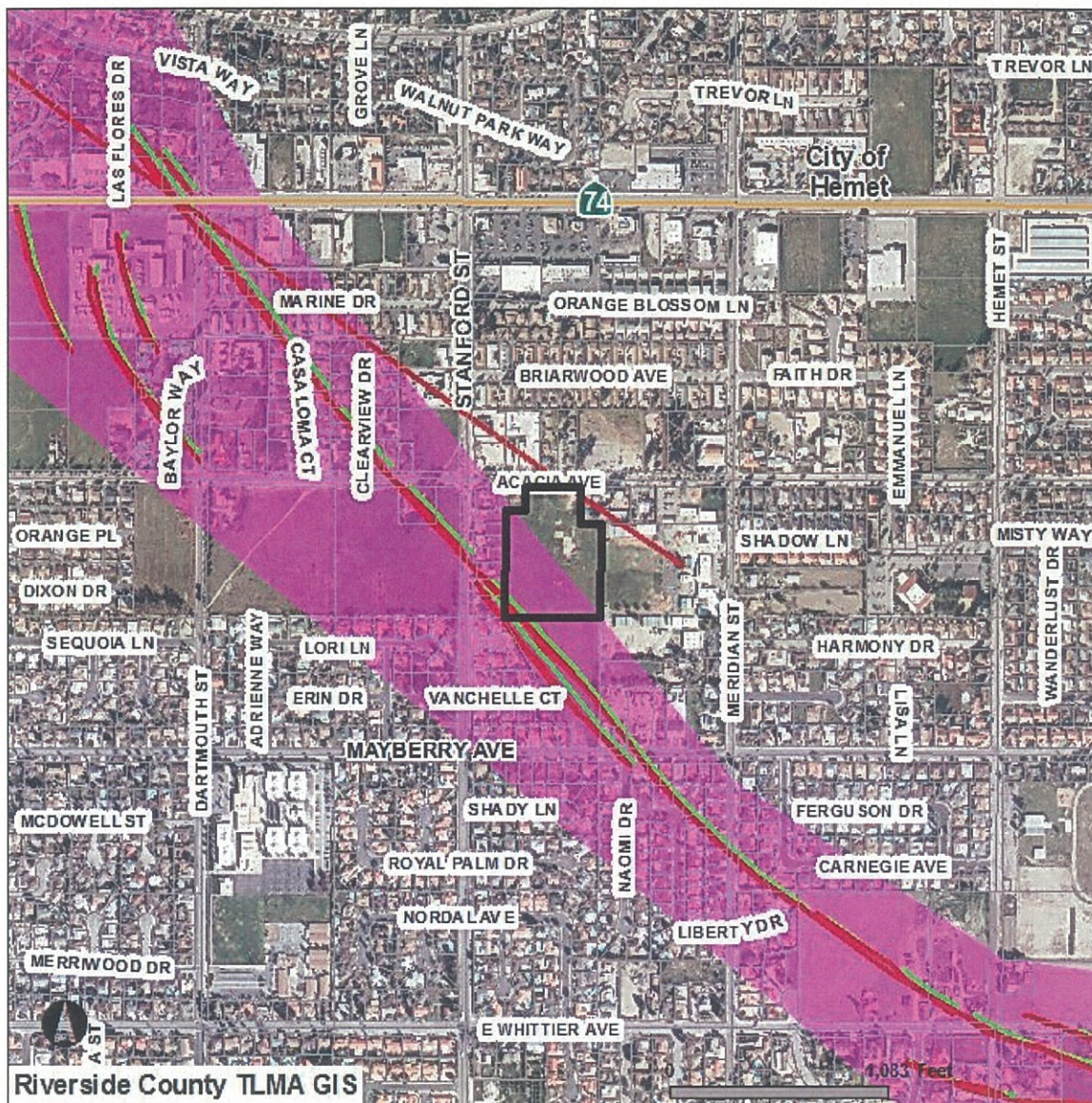
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PP24928



Selected parcel(s):  
449-080-001

#### FAULT ZONES



#### \*IMPORTANT\*

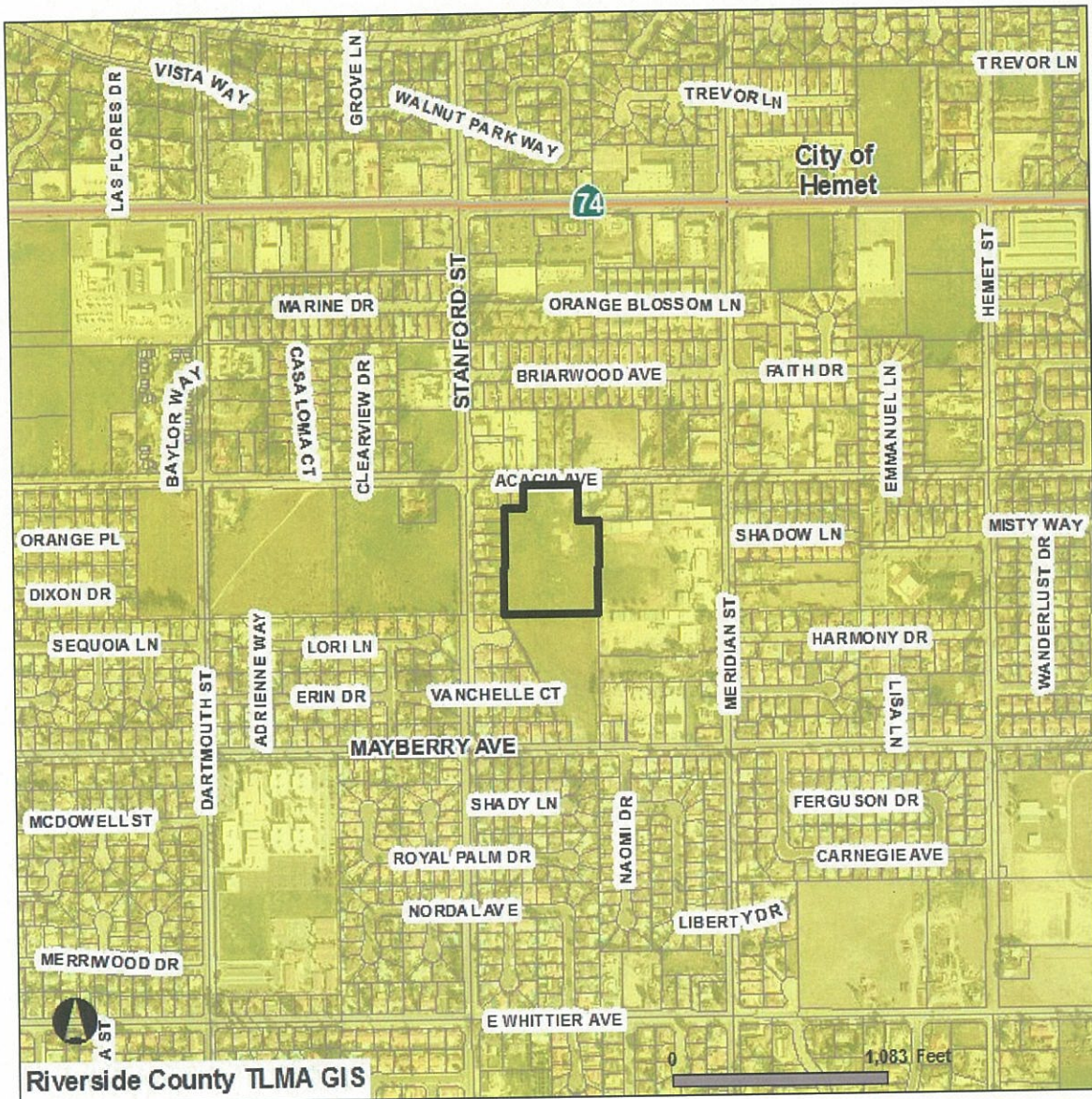
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 121101



PP24928



Selected parcel(s):  
449-080-001

### LIQUEFACTION

SELECTED PARCEL  
 PARCELS

INTERSTATES  
 Moderate

HIGHWAYS

CITY

#### \*IMPORTANT\*

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

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Version 121101



PP24928



Selected parcel(s):  
449-080-001

### FLOOD ZONES



#### \*IMPORTANT\*

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

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Version 121101



[illegible]

SHEET TITLE: \_\_\_\_\_

TITLE SHEET

SHEET NUMBER: --- REVISION: ---

T1	3	AX-241
----	---	--------

SHEET	DESCRIPTION	SHEV.	REV.
T1	TITLE SHEET	3	3
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	3	3
A1	SITE PLAN	3	3
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	3	3
A3	EAST & SOUTH ELEVATIONS	3	3
A4	WEST & NORTH ELEVATIONS	3	3
D1	SHELTER DETAILS	3	3
D2	CONSTRUCTION DETAILS	3	3
D3	CONSTRUCTION DETAILS	3	3
D4	30KW GENERATOR DETAIL	3	3
D5	30KW GENERATOR DETAIL	3	3
E1	POWER & TELCO ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM AND NOTES	3	3
E2	GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS	3	3
E3	ELECTRICAL AND GROUNDING DETAILS	3	3
L1	LANDSCAPE PLAN, NOTES AND MAWA CALCULATIONS	3	3
L2	IRRIGATION PLAN	3	3
L3	LANDSCAPE DETAILS	3	3
	(ISSUED FOR:		
	SHEET INDEX		PERMIT

[illegible]

## APPROVAL LIST

CASE: PP24928  
EXHIBIT: A  
PLANNER: H. P. KANG  
DATE: 03/15/13

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. THE FOLLOWING CODES ARE SPECIFICALLY APPLICABLE TO POINT WORK NOT CONFINING TO THESE CODES.

1. 2010 CALIFORNIA ADMINISTRATIVE CODE
2. 2010 CALIFORNIA BUILDING STANDARDS CODE
3. 2010 CALIFORNIA ELECTRICAL CODE
4. 2010 CALIFORNIA MECHANICAL CODE
5. 2010 CALIFORNIA PLUMBING CODE
6. 2010 CALIFORNIA ENERGY CODE
7. 2010 CALIFORNIA FIRE CODE

### CODE COMPLIANCE

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

1. HIGH-STRENGTH BOLT
2. WELDING FIELD WELDING OF STRUCTURAL STEEL AND REINFORCING STEEL (IF REQUIRED)
3. STRUCTURAL STEEL (IF REQUIRED)
4. CONCRETE REINFORCING STEEL AND PLACEMENT
5. CAST-IN-PLACE CONCRETE
6. PALE, PIER OR CAISSON FOUNDATIONS
7. SOILS, SITE PREPARATION, FILL PLACEMENT, IN-PLACE

## SPECIAL INSPECTIONS

**SITE ACQUISITION / PLANNING**  
SPECTRUM SERVICES, INC.  
8390 MAPLE PL, SUITE 110  
RANCHO CUCAMONGA, CALIFORNIA 91730  
RANDI NEWTON  
PHONE: (909) 944-5471  
FAX: (909) 944-5472

**CIVIL ENGINEER**  
FAX: (905) 944-5971

SPECTRUM SERVICES, INC.  
8905 W. POST RD., SUITE 100  
LAS VEGAS, NEVADA 89148  
CHRIS WEINER  
PHONE: (702) 367-7705  
FAX: (702) 367-8733

**STRUCTURAL ENGINEER**

**ELECTRICAL ENGINEER:**  
DGS CONSULTING ENGINEERING SERVICES, LLC  
9811 W. CHARLESTON BOULEVARD, SUITE 2539  
LAS VEGAS, NEVADA 89117  
DEREK C. STETUREAC  
PHONE: (702) 885-1152

**SURVEYOR:**  
DAMONBACK LAND SURVEYING  
810 S. DURANGO DR., SUITE 110  
LAS VEGAS, NEVADA 89145  
TERRY J. KEHMAN  
PHONE: (702) 596-3257

PROJECT TEAM

APPLICANT: VERIZON WIRELESS  
VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618  
(949) 286-7000

OWNER:	ROBERT JOHNSON 39481 NEWPORT ROAD HEMET, CALIFORNIA 92543
PHONE:	(951) 285-0254
AREA OF CONSTRUCTION:	900± SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	R-1
JURISDICTION:	COUNTY OF RIVERSIDE
ENV.	446-700-001

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED

ACCESS NOT REQUIRED.

10

Age Group	Percentage of Respondents
18-29	85%
30-49	80%
50-69	75%
70+	70%

PROJECT SUMMARY

- THE PROPOSED PROJECT INCLUDES:
  - INSTALLATION OF (2) VERIZON WIRELESS PLANET ANTENNAS AT A 50' CENTRELINE MOUNTED ON A NEW 65' MONOPHANE
  - INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA
  - INSTALLATION OF A VERIZON WIRELESS 11'-6" x 16' EQUIPMENT SHELTER
  - INSTALLATION OF (2) VERIZON WIRELESS 8'S ANTENNAS
  - INSTALLATION OF A VERIZON WIRELESS 6' BLOCK WALL
  - INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
  - INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR MOUNTED ON A 5' X 8' CONCRETE SPILL CONTAINMENT PAD
  - COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
  - NEW TELEPHONE CONDUIT RUN TO CABBINETS
  - NEW 200A DEDICATED ELECTRICAL SERVICE TO METER



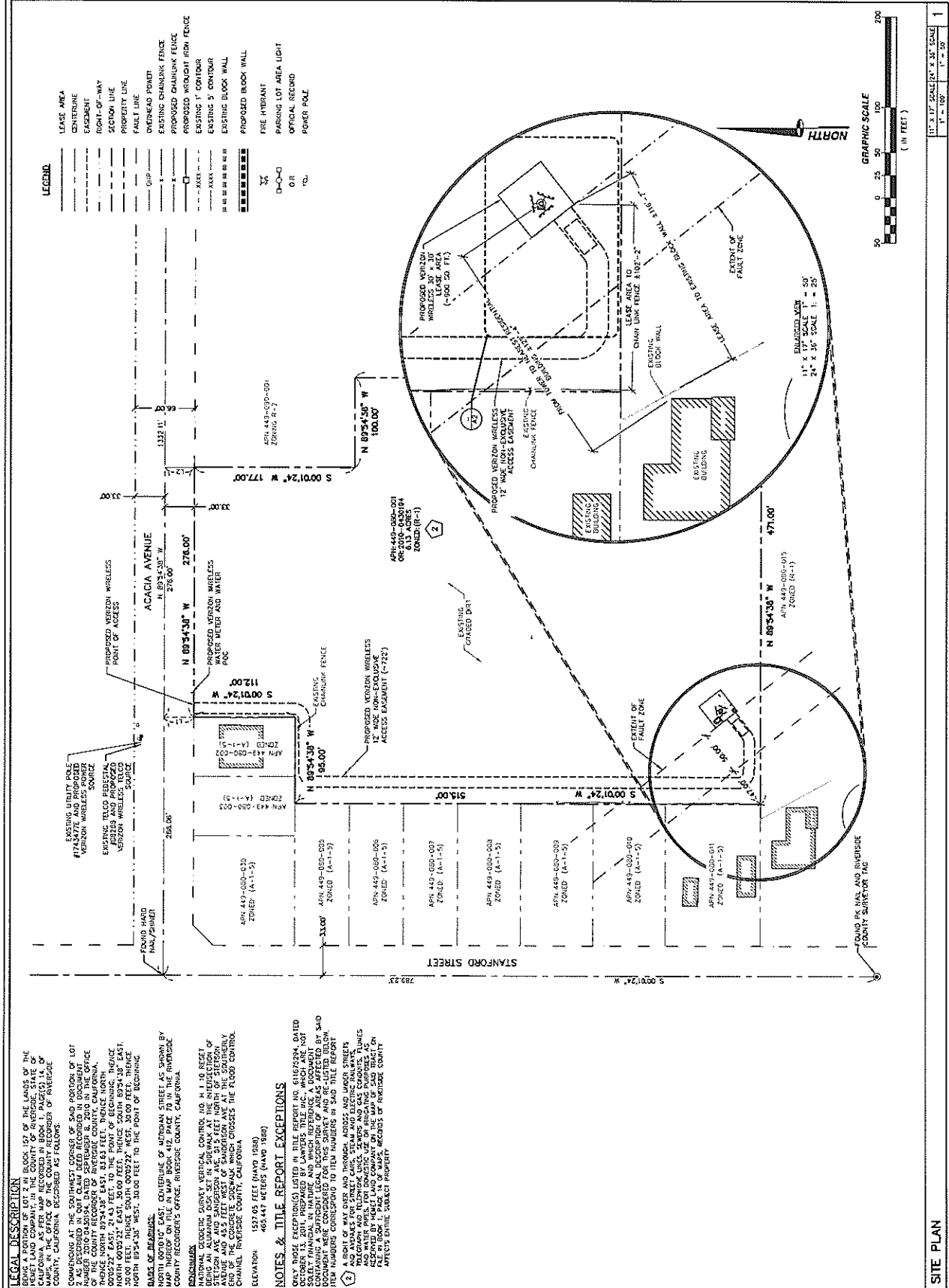
THOMAS BROTHER RIVERSIDE COUNTY GUIDE  
BOOK (2011) PAGE 811 CRID E7 F7

VICINITY MAP



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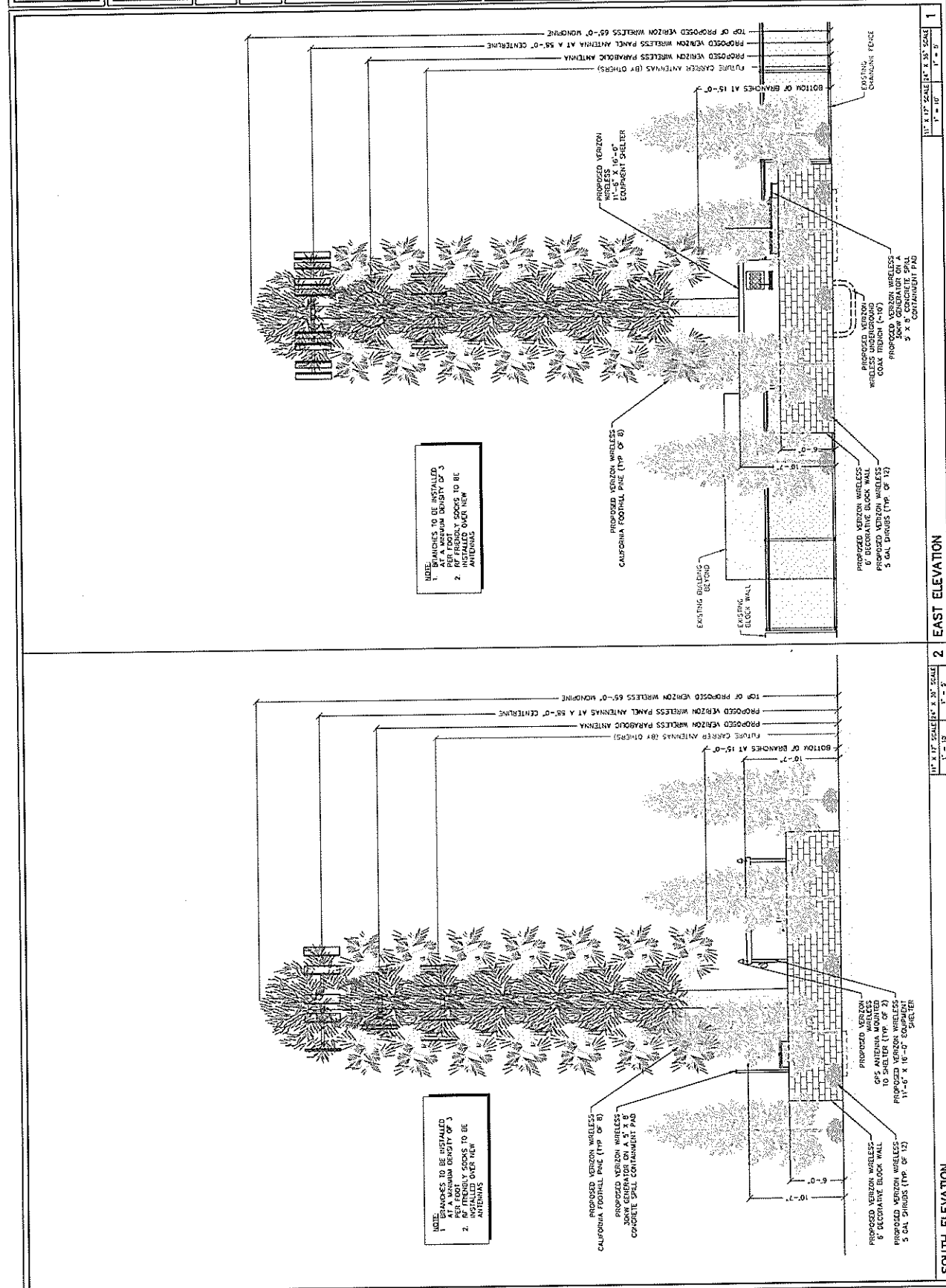




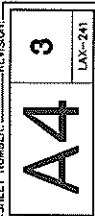














**verizon**  
wireless

120 WEST GARDEN DRIVE  
TOLUPE, CALIFORNIA 92583

**LARKSPUR**

41825 ACACIA AVENUE  
HEMENET, CALIFORNIA 92544

**CURRENT ISSUE DATE:**  
03/15/13

**ISSUED FOR:**  
CONSTRUCTION

**REV. DATE DESCRIPTION BY:**


**PLANS PREPARED BY:**


**SPECTRUM**  
SERVICES, INC.  
5300 WILSON AVENUE, SUITE 110  
RANCHO CUCAMON, CA 91750  
PH: (866) 515-3358  
FAX: (866) 515-3359

**REGISTERED PROFESSIONAL ENGINEER**  
VINCE J. WELLS  
No. 05117  
Exp. 03/30/13  
STATE OF CALIFORNIA  
CIVIL

**SHEET TITLE:**  
SHELTER DETAILS

**SHEET NUMBER:**  
D1

**REVISION:**  
3

LAX-241

**NOT USED**

STATE OF CALIFORNIA PLATE PERSONAL  
SHELTER  
MODEL: D-03-01  
11'-6" X 16'-10 1/2" X 9'-0" EQUIPMENT  
DATE: MARCH 22, 2012  
APPROVAL: [Signature]  
APPROVAL: [Signature]

**SECTION "B-B" AND "C-C"**

**FOUNDATION PLAN**

**SECTION "A-A"**

**CONCRETE NOTES**

1. ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. STANDARD 309-72 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
2. ALL COLD WEATHER/NOT WEATHERED CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 305 AND 308.
3. PREPARE CONCRETE TEST CYLINDERS 1 AT 7 DAYS, 3 AT 28 DAYS SUBMIT TEST DATA TO PROJECT MANAGER FOR REVIEW & APPROVAL.
4. ALL FOUNDATION ALL EXISTING VEGETATION IS TO BE REMOVED TO A DEPTH OF 8" BELOW GRADE.
5. ALL NEW SOIL AND SAND UNDER FOUNDATION SHALL BE COMPACTED MINIMUM 95%.

**11'-6" X 16'-10 1/2" SHELTER PLAN AND ELEVATIONS**

**SECTION "A-A"**

**SECTION "B-B" AND "C-C"**

**FOUNDATION PLAN**

**CONCRETE NOTES**

1. ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. STANDARD 309-72 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
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5. ALL NEW SOIL AND SAND UNDER FOUNDATION SHALL BE COMPACTED MINIMUM 95%.



15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

**PROJECT INFORMATION:**

**LARKSPUR**

41825 ACACIA AVENUE  
HEWLET, CALIFORNIA 92544

**CURRENT ISSUE DATE:**  
03/15/13

**ISSUED FOR:**  
CONSTRUCTION

**REV. DATE DESCRIPTION BY:**

1	03/15/13	CLIENT REVIEW	A.R.
2	04/19/12	LANDSCAPE REVISIONS	A.B.
3	04/19/12	DOOR CONSTRUCTION	A.B.
4	04/03/12	DOOR CONSTRUCTION	A.B.

**PLANS PREPARED BY:**  
**SPECTRUM**  
SPECTRUM INC.  
3350 HABLE STREET SUITE 110  
RANCHO CUCAMONGA, CA 91750  
PH: (866) 515-3358  
FAX: (866) 515-3359

**LICENSE:**

**SHEET TITLE:**  
MAR 15 2013  
CONSTRUCTION DETAILS

**SHEET NUMBER:**  
D2  
3  
LAX-241

**GENERATOR RECEPTACLE**

NOTE: CONTRACTOR TO SUPPLY A 6 HOUR THERM

**WORK LIGHT**

**COAX TRENCH**

**GPS ANTENNA ON SHELTER**

**BLOCK WALL**

**HINGE POST AT BLOCK WALL**

**MAN GATE AT BLOCK WALL**

**REQUIRED INSPECTIONS: (SPECIAL INSPECTION - NONE REQUIRED)**

- MAZDAITY PRECUT
- FINAL

**GENERAL NOTES:**

- ALL WORK SHALL CONFORM TO THE CBS 2010 EDITION AS AMENDED
- CONCRETE BLOCK MASONRY SHALL COMPLY WITH THE FOLLOWING:
  - CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI
  - CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI
  - CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI
  - CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI
  - CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI
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- CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI
- CONCRETE BLOCK SHALL BE 16" X 16" X 8" CMU, 1500 PSI

**WALL SCHEDULE FOR WALL AT EDGE OF FOOTING**

3" WALL HEIGHT	6"
CMU THICKNESS	8"
REBAR	#4 @ 48" O/C
REBAR IN FOOTING	(2) #4
WALL WIDTH OF FOOTING	2'-0"








[illegible]





DIAMOND PLACARD — DIESEL FUEL

SCALE  
NONE

9

NOT USED

SCALE  
NONE

8

BATTERY MODEL	RACK 1	RACK 2
TOTAL BATTERIES	16	8
TOTAL LEAD PER BATTERY	55.7	56.7 LBS
TOTAL ELECTROLYTE PER BATTERY	23.2 LBS	23.2 LBS
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.09	2.08
TOTAL LEAD PER RACK	930.2 LBS	460.0 LBS
TOTAL ELECTROLYTE PER RACK	371.2 LBS	185.6 LBS
% OF SULFURIC ACID IN ELECTROLYTE	85	85

BATTERY CALCULATIONS



[illegible]



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**VERTIZ WIRELESS**  
15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618

**PROJECT INFORMATION:**

**LARKSPUR**  
41825 ACACIA AVENUE  
HENET, CALIFORNIA 92544

**CURRENT ISSUE DATE:**  
03/15/13

**ISSUED FOR:**  
CONSTRUCTION

**REV. DATE: DESCRIPTION: BY:**

NO.	DATE	DESCRIPTION	BY
1	03/15/13	CLIENT REVISION	A.P.
2	06/20/13	LANDSCAPE REVISION	A.P.
3	04/19/13	100% CONSTRUCTION	A.D.
4	04/02/13	90% CONSTRUCTION	A.B.

**PLANS PREPARED BY:**  
**SPECTRUM SERVICES, INC.**  
8390 MAPLE PLACE, SUITE 110  
RANCHO CUCAMONGA, CA 91730  
PH (866) 515-3358  
FAX (866) 515-3358

**REGISTERED PROFESSIONAL ENGINEER**  
**BEAR GEORGE STEWART**  
E10828  
CALIFORNIA  
ELECTRICAL  
MAR 15 2013

**SHEET TITLE:**  
ELECTRICAL AND GROUNDING DETAILS

**SHEET NUMBER:**  
E3

**REVISION:**  
3

**LAX-241**

**UTILITY GENERAL NOTES**

1. UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON UTILITY COMPANIES AND ARE FOR BU PURPOSES ONLY

2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND NOT CONSTRUCT TO UTILITY COMPANY RECORDS / MATERIALS REQUIREMENTS AND ONLY. CONTRACTOR SHALL TUNNEL AND INSTALL ALL CONDUIT, PULL TUBES, CABLES, CONDUIT (IF REQUIRED), TRANSFORMER PAD, ETC. CONTRACTOR SHALL TUNNEL AND INSTALL ALL UTILITY COMPANY RECORDS AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK

**11 TIE DOWN PLATE GROUNDING**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**10 GATE GROUNDING**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**9 POWER TRENCH**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**8 TELCO TRENCH**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**7 GATE GROUNDING**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**6 TOWER GROUND**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**5 CONDUIT STUB-UP @ EQUIPMENT**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**4 JOINT TRENCH**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**3 MASTER GROUND BAR AND ANTENNA GROUND BAR**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.

**2 MISC. CADWELD DETAILS**

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

NOTE: TYPICAL INSTALLATION. UTILITY DESIGN TAKES PRECEDENCE.



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IRRIGATION SCHEDULE						
STATION	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	CPM	PS
F, H, VAN						
1	MONITOR-FOH-25	TREE 6" POP-UP BUBBLER	TRIANGLE	1'	25	30
2	MONITOR-FOH-25	SHRUB 6" POP-UP BUBBLER	TRIANGLE	1'	25	30
3	WATER METER					
4	FLUID METER	100-150-25-PEP-SS 8 STATION WITH SOLAR SYNC AND RAIN SENSOR				
5	FLUID METER	770A ATMOSPHERIC VACUUM BREAKER, 12" ABOVE HIGHEST HEAD				
6	FLUID METER	LINE SIZE BRASS BALL VALVE IN BOX BELOW GRADE NEDCO T-290				
7	FLUID METER	FLUID METER REMOTE CONTROL VALVE IN PVC BOX BELOW GRADE, SIZE AS NOTED				
8	FLUID METER	NON-PRESSURE MAINLINE, 2" PVC SCH 40 (PURPLE PIPE) (SOVENT WELD) BURY MIN. 18" BELOW GRADE				
9	FLUID METER	NON-PRESSURE LATERAL, PVC SCH 40 (PURPLE PIPE), (SOVENT WELD) BURY MIN. 12" BELOW GRADE SIZE NOTED				
10	FLUID METER					
11	FLUID METER					
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# LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

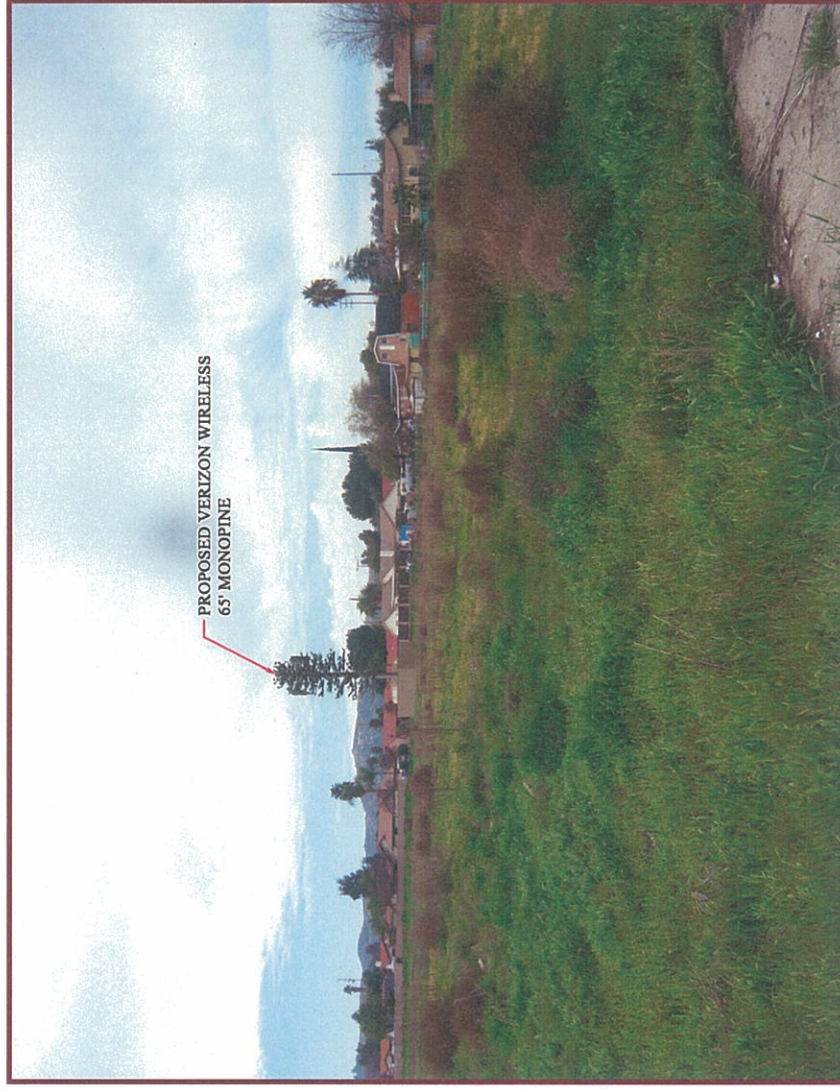
VIEW 1



LOCATION



EXISTING



PROPOSED



8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148  
OFFICE (702) 367-7705  
FAX (702) 367-8733



15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618



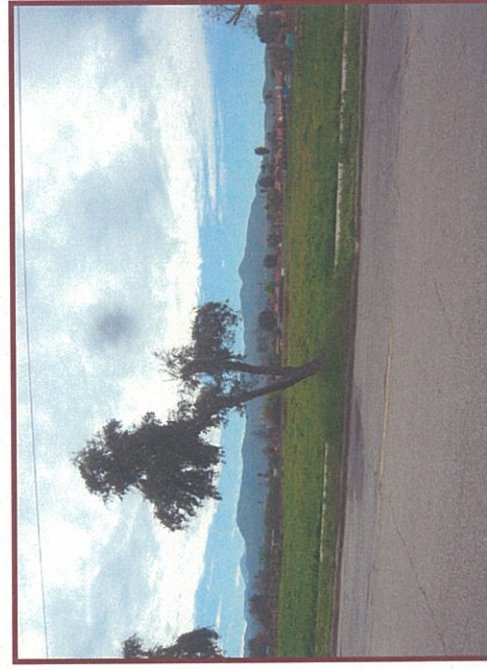
# LARKSPUR

41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 2



LOCATION



EXISTING



PROPOSED

**SPECTRUM**  
8905 W POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148  
PHONE: (702) 367-8733  
FAX: (702) 367-8733

**verizon**wireless  
15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42443  
**Project Case Type (s) and Number(s):** Plot Plan No. 24928  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** H. P. Kang  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Building D, 1<sup>st</sup> Fl., Irvine, CA 92618  
**Engineer's Name:** Spectrum Surveying and Engineering, c/o Randi Newton  
**Engineer's Address:** 8390 Maple Pl., Suite 110, Rancho Cucamonga, CA 91730

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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

**C. Total Project Area:** 900 square feet on a 6.11 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<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> 900 square foot lease area			

**D. Assessor's Parcel No(s):** 449-080-001

**E. Street References:** Northerly side of Mayberry Avenue southerly of Acacia Avenue, Westerly of Meridian Street and easterly of Stanford Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
BEING A PORTION OF LOT 2 IN BLOCK 157 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID POTION OF LOT 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2010:0430194, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°54'38" EAST, 83.63 FEET; THENCE NORTH 00°05'22" EAST, 21.43 FEET, TO THE POINT OF BEGINNING; THENCE



NORTH 00°05'22" EAST, 30.00 FEET; THENCE SOUTH 89°54'38" EAST, 30.00 FEET; THENCE SOUTH 00°05'22" WEST, 30.00 FEET; THENCE NORTH 89°54'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential (all directions), multi-family residential (to the north) and an elementary school – Little Lake School (to the east).

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The proposed project is consistent with the MDR: Medium Density Residential (MDR) (2.0 to 5.0 dwelling units per acre) 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. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. 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 located within an Alquist-Priolo Special Studies Area. The project is in the San Jacinto Fault zone. The project is not located within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the 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 project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
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):** San Jacinto Valley

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Medium Density Residential (MDR)



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

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the south, east, and west, Community Development: High Density Residential (CD:HDR) to the north.

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: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west.

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 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               |   |

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

March 05, 2013

Date

H. P. Kang  
Printed Name

For Carolyn Syms Luna, Director



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.

b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site is a large vacant property with single and multi-family residential development to the north and west. There is an existing elementary school to the east (Little Lake School). There are existing mature trees and telephone poles around the project site. The impact of a disguised monopine cellular tower with associated equipment and screening landscaping around the project site will have less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

### **2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

☐ ☐ ☒ ☐

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site is located 27.7 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. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
625 "Right-to-Farm")?				
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 "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

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 adjacent to agriculturally zoned land (A-1-5) to the west. However, these properties are approximately ¼ acre in size and each contains a single-family residence. Because if the lot size and existing uses it can be concluded that the adjacent agriculturally zone properties are too small to accommodate a viable commercial agricultural use; therefore, while the proposed project is located within 300 feet of agriculturally zoned property, it isn't reasonable to assume the project would have any detrimental effect to those agriculturally zoned properties.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

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's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 San Jacinto Valley 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. Projects of this type 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. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care 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.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 policy or ordinance?

☐ ☐ ☐ ☒

Source: GIS database, WRCMSHCP

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have 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). 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 significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant 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 significant 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 proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or 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 significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. 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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. The County has put in place a condition 60.PLANNING.10 and 70.PLANNING.1 to monitor the grading work of the site for potential paleontological resources. These conditions are standard and not considered mitigation measures. Therefore, the impact is considered less than significant with these conditions in place.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### **GEOLOGY AND SOILS** Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

#### Findings of Fact:

a-b) The project site is located within the San Jacinto Fault Zone. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

#### Findings of Fact:

a) According to GIS database, the project site is located within an area with moderate liquefaction potential. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 commercial development they are not considered mitigation for CEQA implementation purposes. 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?

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

The project site is located within the San Jacinto Fault Zone. The project is being proposed with a all safety regulations including 50 foot setback from the known fault line on site and the proposed unmanned monopine wireless communication facility is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. 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 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 mitigation measures are required.

**14. Landslide Risk**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located in a susceptible subsidence area. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 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.

#### 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"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

#### Findings of Fact:

a) The project site is generally flat land with no slope present on the site. The proposed unmanned wireless telecommunications tower and facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

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.



	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 communication facility and will not require the use of sewers or septic tanks. The project will have no significant 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 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, Project Application Materials

Findings of Fact:

a) The proposed project is small in nature (approximately 900 square feet) and is not located in the vicinity of a stream or lake, the proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is small in nature (approximately 900 square feet) and is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, 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 less than significant 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"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high pine tree within a 900 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## **HAZARDS AND HAZARDOUS MATERIALS** Would the project

### **22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐
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☐
☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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☐
☐
☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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☒
☐

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐
☐
☐
☒

Source: Project Application Materials

### Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will 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.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is located within one-quarter mile of an existing school (Little Lake School). The proposed wireless communication facility does not emit hazardous or acutely hazardous materials, substances, or waste in general. However, the project is proposed with emergency backup generator system that would store small amounts of fuel onsite for emergencies. The backup generator would have to be monitored by a technician when time comes to start and refuel the generator. Additional fuel will be brought on site when needed and therefore, the potential impact handling hazardous material would be less than significant.



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

Monitoring: No monitoring measures are required.

### 23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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?

☐ ☐ ☐ ☒



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

☐ ☐ ☐ ☒

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 considered less than significant.

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. And no housing is proposed with this project. 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 will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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). 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?

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☒
☐

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

☐
☐
☒
☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water body?

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

Findings of Fact:

a) 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) 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) 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. 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?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2.0 to 5.0 dwelling units per acre) in the San Jacinto Valley 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 adjacent to a city boundary; however, the site is located within a City of Hemet Sphere of Influence. Although the project site is located in the Sphere of Influence for the City of Hemet, it will not affect the land use based on the City's current land use designation (LDR - 2.1 to 5.0



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dwelling units per acre) and the County's current land use designation (MDR - 2.0 to 5.0 dwelling units per acre). Therefore, the project will not have significant 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?

☐ ☐ ☒ ☐

b) Be compatible with existing surrounding zoning?

☐ ☐ ☒ ☐

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☒ ☐

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☒ ☐

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

### Findings of Fact:

a-b) The project site has two different zoning classifications; One – Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 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 plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the

☐ ☐ ☐ ☒



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

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 and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant 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 site is not located adjacent to any highway. The closest Highway is Highway 74 which is approximately 0.4 miles north of the project site. The next closest freeways are the 10 and 215 Freeways [approximately 13 miles (north) and 15 miles (west) respectively] away from the project site. Additionally, general local road noise will not be impacting the project site that would affect sensitive receptors based on non-manned facility. This site will be unmanned facility and will only be occupied for occasional maintenance. Therefore, the unmanned wireless communication



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 incorporate a backup generator and a cooling system for the equipment structure. The backup generator will be used on emergency basis. The cooling system will be based on the optimal temperature needed to operate the system. Additionally, the equipments are located



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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behind a six (6) foot block wall that will minimize direct noise emission. 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.

#### **POPULATION AND HOUSING** Would the project

##### **35. Housing**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

#### Findings of Fact:

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant 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 significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant 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.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

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

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District, GIS database



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

**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

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.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

### 40. Health Services

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

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant 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 significant impact.

c) The project is not located within a county service area. The project will have no significant 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"/>
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Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant 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"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in 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: 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) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. The project will have no significant 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: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) 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 significant 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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 significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

**50.** Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

**51.** Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

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

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

## VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

The obligations imposed by this condition include, but are



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10. GENERAL CONDITIONS

10. EVERY. 2                      USE - HOLD HARMLESS (cont.)                      RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 24928 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24928, Exhibit A, (Sheets 1-17), dated March 15, 2013.

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 - 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 Building



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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance



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10. GENERAL CONDITIONS

10.BS GRADE. 5                      USE - NPDES INSPECTIONS (cont.) (cont.)                      RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                      USE - BUILD & SAFETY PLNCK                      RECOMMND

Building permits shall be obtained prior to the construction and or placement of any building(s), structure(s), or equipment on the property.

All building plan submittal and fee requirements shall apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      UNMANNED WIRELESS COM FACILITY                      RECOMMND

Plot Plan#24928 is proposing an unmanned wireless communications facility without any plumbing. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2                      USE FLOOD HAZARD REPORT                      RECOMMND

PP 24928 proposes a wireless communication facility on 6.11 acres in the San Jacinto Valley area. The site is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Stanford Street, and westerly of Meridian Street.

The site is subject to sheet flow type runoff from a substantial tributary area. The site naturally drains in a northwesterly direction to adjacent existing residential development. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

The site is located within the bounds of the San Jacinto



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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the proposed impervious area is negligible no ADP fees is applicable for this proposal at this time.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR

RECOMMND

To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 2                      GEN - INADVERTANT ARCHAEO FIND (cont.)                      RECOMMND

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

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

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

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

10.PLANNING. 3                      USE - 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,



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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 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 monopine wireless telecommunication facility located within the property shall not exceed a height of 65 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.



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10. GENERAL CONDITIONS

10.PLANNING. 12                   USE - NO USE PROPOSED LIMIT CT                   RECOMMND

The balance of the subject property, APN: 449-080-001 (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 monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 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 - 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



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10. GENERAL CONDITIONS

10.PLANNING. 16                   USE - CAUSES FOR REVOCATION (cont.)                   RECOMMND

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. 17                   USE - BRNCH HGT CNT ANT SOCK                   RECOMMND

The branches for the monopine shall start 15 feet from the  
bottom of the tree and shall be spaced at three (3)  
branches per foot and all antennas shall have "socks".

10.PLANNING. 18                   USE - MAINTAIN SOCKS/BRANCHES                   RECOMMND

The proposed monopine shall be kept in good repair. The  
branches as well as the antenna "socks" shall remain in  
good condition. If at any time the "socks" are missing,  
they shall be replaced within 30 days.

10.PLANNING. 19                   USE - GEO02295                   RECOMMND

County Geologic Report (GEO) No. 2295 submitted for this  
project (PP24928) was prepared by Geotechnical Solutions,  
Inc. (GSI) and is entitled: "Geotechnical Engineering &  
Geology Report, Verizon Wireless facility, Larkspur LAX-241  
at 41825 Acacia Avenue, Hemet, California", dated February  
20, 2012. In addition, Geotechnical Solutions prepared the  
following documents:

"Response to County of Riverside Comments on Geotechnical  
Engineering & Geology report for Verizon Wireless -  
Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California  
92544", dated July 18, 2012.

"Addendum to Geotechnical Engineering & Geology Report,  
Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia  
Avenue, Hemet, California" dated September 24, 2012.

"Response to County of Riverside Comments #2 on  
Geotechnical Engineering & Geology report for Verizon  
Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet,  
California 92544", dated November 27, 2012.

These documents are herein incorporated as a part of  
GEO02295.

GEO02195 concluded:



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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02295 (cont.)

RECOMMND

1.The potential for direct surface fault rupture at the site is very high.

2.The Casa Loma fault was encountered by G.S. Rasmussen, 1978 immediately southwest of the proposed cell tower facility.

3.A 50-foot non-structural setback zone was established for this fault.

4.The potential for liquefaction is very low due to the lack of near surface groundwater (deeper than 50 feet).

5.Dry sand settlement potential was found to be 1.08 inch which is tolerable.

6.The potential for landsliding is very low.

7.Seiches are not considered a potential hazard to the project.

GEO02195 recommended:

1.Any sensitive facilities and utility trenches essential for the wireless operation should be moved outside of the restricted setback zone (fault rupture hazard).

2.The proposed 57-foot high monopine may be supported by a cast in place concrete caisson bearing into natural dense sandy material.

GEO No. 2195 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2195 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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.



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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                      USE - STD INTRO (ORD 461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      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.

10.TRANS. 3                      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. 4                      USE - NO ADD'L ROAD IMPRVMENTS                      RECOMMND

No additional road improvements will be required at this time along Acacia Avenue due to existing improvements.

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



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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

PLANNING DEPARTMENT

60.PLANNING. 4 USE - GRADING PLANS

RECOMMND

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

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

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

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

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

60.PLANNING. 6 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - SKR FEE CONDITION (cont.)

RECOMMND

upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 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.

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - 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.



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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION

RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

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 03/15/13.

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 - RVW BLDNG PLNS/SOCKS/BRN

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3                   USE - RVW BLDNG PLNS/SOCKS/BRN (cont.)                   RECOMMND

three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

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 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.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.



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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.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. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875

INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

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.



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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 3 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 4 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.25 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24928 has been calculated to be 0.25 net acres.

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

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                   USE - SIGNAGE REQUIREMENT (cont.)                   RECOMMND

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7                   USE - SITE INSPECTION                   RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24928 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

90.PLANNING. 8                   USE- LC LANDSCAPE INSPECT DEP                   RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9                   USE- LC LANDSCAPE INSPECT REQ                   RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9                   USE- LC LANDSCAPE INSPECT REQ (cont.)                   RECOMMND

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 10                   USE- LC COMPLY W/ LAND & IRR                   RECOMMND

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

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 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



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Parcel: 449-080-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      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: November 3, 2011

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Surveyor- Bob Roberson  
Riv. Co. Information Technology-J. Sarkasian  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area #69 c/o EDA

3rd District Supervisor  
3rd District Planning Commissioner  
City of Hemet  
Eastern Municipal Water Dist.  
Southern California Edison  
Verizon

**CHANGE OF ZONE NO. 7760, PLOT PLAN NO. 24928, AND VARIANCE NO. 1879 – EA42443 –**  
Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying & Engineering - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The **Change of Zone** proposes to change the zoning classification from Watercourse, Watershed & Conservation Areas (W-1) to One Family Dwellings (R-1). The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless, disguised as a 57' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will contain a 184 square foot equipment shelter, a permanent generator, and two (2) GPS antennas. The **Variance** proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 57 feet, which there by raises the maximum height allowed by 7 feet. – APNs: 449-080-001.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on December 8, 2011.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070.**

**COMMENTS:**

COPY

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.*



November 10, 2011

Damaris Abraham, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 24928**  
**Proposal: The PP proposes a wireless communication facility.**  
**APN: 449-080-001**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mayberry Avenue, south of Acacia Avenue, east of Stanford Street, and west of Meridian Street, in the San Jacinto Valley Area Plan. 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 Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. 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.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.



Damaris Abraham, Project Planner  
PP No. 24928  
November 10, 2011  
Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

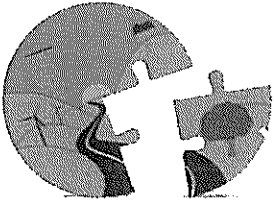
Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized, flowing script.

Ryan Ross  
Planner IV

PD88468v46





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC006134

## 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: PP24928 DATE SUBMITTED: 4-19-11

### APPLICATION INFORMATION

Applicant's Name: Los Angeles SMSA Limited Partnership, dba Verizon Wireless E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Avenue, Building D, First Floor  
Irvine, CA 92618  
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: ( )

Engineer/Representative's Name: Spectrum Surveying & Engineering, c/o Brianna Noler E-Mail: bnoler@spectrumse.com

Mailing Address: 8390 Maple Pl #110  
Rancho Cucamonga, CA 91730  
City State ZIP

Daytime Phone No: (909) 944-5471 x15 Fax No: (909) 944-5971

Property Owner's Name: Robert + GLADYS Johnson E-Mail: \_\_\_\_\_

Mailing Address: 39481 Newport Road  
Henet, CA 92543  
City State ZIP

Daytime Phone No: (951) 285-0254 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.

EA 42443 / CFG 05815

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



## APPLICATION FOR LAND USE AND DEVELOPMENT

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 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.

Brianna Noler

PRINTED NAME OF APPLICANT

Brianna Noler

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.

Robert Johnson

PRINTED NAME OF PROPERTY OWNER(S)

Robert K Johnson

SIGNATURE OF PROPERTY OWNER(S)

GLADYS JOHNSON

PRINTED NAME OF PROPERTY OWNER(S)

Gladys C Johnson

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): 449-080-001

Section: 13 Township: 5S Range: 1W

Approximate Gross Acreage: 6.11 ac

General location (nearby or cross streets): North of Mayberry Avenue, South of



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Acacia Avenue, East of Stanford Street, West of Meridian Street.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 811, F-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The proposal includes a new 65' monopine with antennas at a 55' centerline. A prefabricated shelter will be used to house equipment and the entire lease area will be screened with an 8' block wall. A permanent generator is also proposed.

Related cases filed in conjunction with this request:

None.

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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 ☒



**APPLICATION FOR LAND USE AND DEVELOPMENT**

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

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) Brian Moler Date 4/1/11

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/26/2013.

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

APN (s) or case numbers PP 24928 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

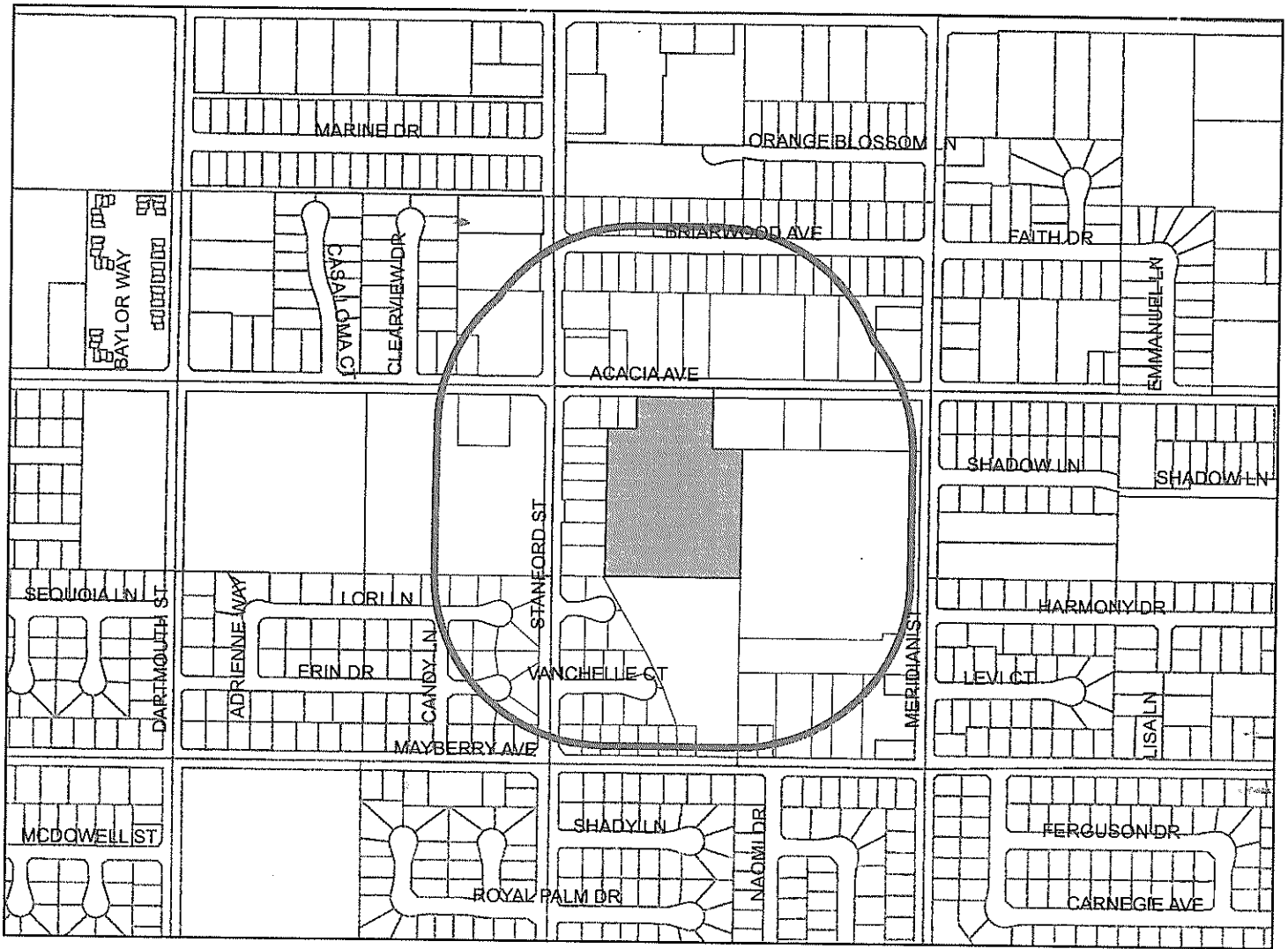
Riverside, Ca. 92502

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

*JUNE 23, 2013  
VALID THRU*



## PP24928 (600 feet buffer)



### Selected Parcels

449-071-018	449-080-031	449-080-037	449-080-028	449-071-028	449-080-003	438-130-024	449-071-021	438-122-011	438-122-033
438-122-034	438-121-004	438-121-005	449-080-023	438-121-009	438-121-002	438-122-036	438-122-031	438-122-032	449-080-034
449-080-021	449-080-011	449-071-029	449-071-020	438-130-050	449-090-020	449-090-021	449-080-029	438-122-001	449-071-026
449-090-012	449-080-026	438-121-007	449-080-030	449-080-038	438-122-016	438-122-017	449-071-019	438-130-023	449-080-009
438-130-049	449-080-033	438-121-011	438-122-003	449-080-015	438-122-008	449-080-017	438-122-004	449-080-007	449-071-033
449-090-011	438-122-005	449-071-017	449-090-019	449-080-010	438-122-028	438-122-029	449-080-019	449-071-016	438-121-001
438-121-012	449-080-006	449-080-035	438-122-010	438-122-024	449-071-024	449-080-022	449-080-024	449-071-025	438-122-027
449-090-001	449-080-027	438-122-013	449-090-007	438-121-006	438-122-002	449-080-020	449-071-027	449-080-001	438-122-006
449-080-018	449-090-006	449-090-009	449-090-010	438-122-012	438-122-014	438-122-035	449-071-014	438-122-037	438-122-015
449-090-008	449-080-002	449-080-005	449-080-032	449-071-015	438-121-003	449-080-008	449-080-025	438-121-010	438-122-009
438-122-007	449-080-036	438-121-008	449-090-002	449-060-003	449-060-004				



525 262.5 0 525 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.



ASMT: 438121001, APN: 438121001  
MICKELINA BURRELL  
25890 STANFORD ST  
HEMET, CA. 92544

ASMT: 438121009, APN: 438121009  
ROBERTA JONES, ETAL  
P O BOX 4721  
INCLINE VILLAGE NV 89450

ASMT: 438121002, APN: 438121002  
HOLLY TIMMS, ETAL  
5335 JAMESTOWN  
SAN DIEGO CA 92117

ASMT: 438121010, APN: 438121010  
STEVEN GEYER  
1831 CLOVE ST  
SAN DIEGO CA 92106

ASMT: 438121003, APN: 438121003  
SPASM INV II  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91732

ASMT: 438121011, APN: 438121011  
LINDA ALDRIDGE  
41880 BRIARWOOD AVE  
HEMET, CA. 92544

ASMT: 438121005, APN: 438121005  
ROSINA VARGAS, ETAL  
5316 INGLESTONE DR  
HEMET CA 92545

ASMT: 438121012, APN: 438121012  
HANAN ENDRAWS, ETAL  
28681 MALABAR RD  
TRABUCO CANYON CA 92679

ASMT: 438121006, APN: 438121006  
MARIA ROMERO, ETAL  
25857 LAZY CLOUD WAY  
SUN CITY CA 92585

ASMT: 438122001, APN: 438122001  
JACK ROY  
25962 STANFORD  
HEMET CA 92544

ASMT: 438121007, APN: 438121007  
JOHN CRAVEN  
1308 E VINE ST  
WEST COVINA CA 91790

ASMT: 438122002, APN: 438122002  
LEIDY AGUILAR, ETAL  
41781 BRIARWOOD DR  
HEMET, CA. 92544

ASMT: 438121008, APN: 438121008  
TIMOTHY SMITH  
26670 WHARTON CT  
HEMET CA 92544

ASMT: 438122003, APN: 438122003  
PAUL BRAIMAN, ETAL  
P O BOX 495  
LAKE ARROWHEAD CA 92352



ASMT: 438122004, APN: 438122004  
MARGUERITE AUGUSTINE  
20401 BOWFONDS ST  
ASHBURN VA 20147

ASMT: 438122012, APN: 438122012  
JUDY HOLTE, ETAL  
P O BOX 4020  
HEMET CA 92546

ASMT: 438122005, APN: 438122005  
MARNEL SAAVEDRA  
41813 BRIARWOOD AVE  
HEMET, CA. 92544

ASMT: 438122013, APN: 438122013  
RAQUEL BARREDA, ETAL  
895 BROWNING CT  
SAN JACINTO CA 92583

ASMT: 438122006, APN: 438122006  
ROBERT SCALES  
632 PARNEVIK DR  
HEMET CA 92545

ASMT: 438122014, APN: 438122014  
ELVIRA LACSON, ETAL  
9728 HAMPSHIRE ST  
RANCHO CUCAMONGA CA 91730

ASMT: 438122007, APN: 438122007  
DONNA SCHAEFER, ETAL  
1540 MISSION MEADOWS DR  
OCEANSIDE CA 92057

ASMT: 438122015, APN: 438122015  
RICHARD CAMPANELLA, ETAL  
C/O JOSEPH RUSSO  
28409 KING APACHE  
MENIFEE CA 92584

ASMT: 438122008, APN: 438122008  
CYNTHIA BANCHI, ETAL  
26305 WISDOM DR  
HEMET CA 92544

ASMT: 438122017, APN: 438122017  
JOSEPH MINER  
2576 NEWPORT BLV  
COSTA MESA CA 92627

ASMT: 438122010, APN: 438122010  
PACIFIC PARADISE ASSET MANAGEMENT  
23052 ALICIA PK NO 456H  
MISSION VIEJO CA 92692

ASMT: 438122024, APN: 438122024  
DANIEL MCGIVNEY, ETAL  
26691 LORE HEIGHTS CT  
HEMET CA 92544

ASMT: 438122011, APN: 438122011  
MELCHOR MAGDALENO, ETAL  
543 TRANSIT AVE  
RIVERSIDE CA 92507

ASMT: 438122027, APN: 438122027  
SAN JACINTO, ETAL  
41861 ACACIA AVE  
HEMET CA 92544



ASMT: 438122029, APN: 438122029  
MARY BISHARA, ETAL  
6896 MAGNOLIA AVE  
RIVERSIDE CA 92506

ASMT: 438130023, APN: 438130023  
KEVIN DEENIK  
20605 KASABA CT  
WILDOMAR CA 92595

ASMT: 438122031, APN: 438122031  
EAST CONGR JEHOVAHS WITNESSES HEMET  
C/O DAVID R JOHNSON  
P O BOX 5025  
HEMET CA 92544

ASMT: 438130024, APN: 438130024  
CLAIBORNE SHACKELFORD, ETAL  
41704 ACACIA AVE  
HEMET, CA. 92544

ASMT: 438122032, APN: 438122032  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 438130049, APN: 438130049  
FRANCESCA INGARDIA, ETAL  
39780 NOTTINGHILL DR  
MURRIETA CA 92563

ASMT: 438122034, APN: 438122034  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 438130050, APN: 438130050  
HEMET PROP  
C/O RAYMOND J BADDOUR  
1401 N PALM CANYON NO 200  
PALM SPRINGS CA 92262

ASMT: 438122035, APN: 438122035  
S H REVOCABLE LIVING TRUST  
41858 ACACIA AVE  
HEMET, CA. 92544

ASMT: 449060004, APN: 449060004  
SHARON NELSON, ETAL  
P O BOX 1377  
HEMET CA 92546

ASMT: 438122036, APN: 438122036  
MONICA HORN, ETAL  
1304 FELIPE  
SAN CLEMENTE CA 92673

ASMT: 449071014, APN: 449071014  
SANDRA CLARKE HARO  
41676 LORI LN  
HEMET, CA. 92544

ASMT: 438122037, APN: 438122037  
CORA DELAPENA, ETAL  
P O BOX 28523  
SAN DIEGO CA 92198

ASMT: 449071015, APN: 449071015  
GARRY HAMDORF, ETAL  
C/O GARRY ALLAN HAMDORF  
6544 SALIZAR ST  
SAN DIEGO CA 92111



ASMT: 449071016, APN: 449071016  
MICHAEL MACLEAN  
41718 LORI LN  
HEMET, CA. 92544

ASMT: 449071025, APN: 449071025  
MARGENE MANGABAT, ETAL  
41720 ERIN DR  
HEMET, CA. 92544

ASMT: 449071017, APN: 449071017  
ANNA PEVEHOUSE, ETAL  
41740 LORI LN  
HEMET, CA. 92544

ASMT: 449071026, APN: 449071026  
KATHERINE WARREN, ETAL  
41742 ERIN DR  
HEMET, CA. 92544

ASMT: 449071018, APN: 449071018  
MARIA GARCIA, ETAL  
41750 LORI LN  
HEMET, CA. 92544

ASMT: 449071027, APN: 449071027  
DEBORAH FELBINGER, ETAL  
41748 ERIN DR  
HEMET, CA. 92544

ASMT: 449071019, APN: 449071019  
JOSEPHINE DAUGHERTY  
41741 LORI LN  
HEMET, CA. 92544

ASMT: 449071028, APN: 449071028  
MARY JOHNSON, ETAL  
41745 ERIN DR  
HEMET, CA. 92544

ASMT: 449071020, APN: 449071020  
KAREN DUNN, ETAL  
C/O GREGORY DUNN  
2985 VISTA WAY  
HEMET CA 92544

ASMT: 449071029, APN: 449071029  
ANNETTE HILLIS, ETAL  
41725 ERIN DR  
HEMET, CA. 92544

ASMT: 449071021, APN: 449071021  
SALLY RIGDON, ETAL  
771 N HEMET ST  
HEMET CA 92544

ASMT: 449071033, APN: 449071033  
MARIO FATA  
221 FLOWER ST  
COSTA MESA CA 92627

ASMT: 449071024, APN: 449071024  
DOROTHY HOBLIT, ETAL  
2200 W ACACIA AVE NO E128  
HEMET CA 92545

ASMT: 449080001, APN: 449080001  
GLADYS JOHNSON, ETAL  
39481 NEWPORT RD  
HEMET CA 92543



ASMT: 449080002, APN: 449080002  
SHARON OBUCHON STAUB  
41795 ACACIA AVE  
HEMET, CA. 92544

ASMT: 449080011, APN: 449080011  
ESEQUIEL SOTELO  
26138 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080003, APN: 449080003  
BRITTANY CORDREY  
41785 ACACIA AVE  
HEMET, CA. 92544

ASMT: 449080015, APN: 449080015  
LOAN EMPORIUM INC  
2393 PACER DR  
NORCO CA 92860

ASMT: 449080005, APN: 449080005  
SHARYL ADAMS WILLIAMS  
26070 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080017, APN: 449080017  
MARCO VARGAS  
41760 VAN LINDEN CT  
HEMET, CA. 92544

ASMT: 449080006, APN: 449080006  
MONTSEERRAT ROMO, ETAL  
P O BOX 103  
PERRIS CA 92572

ASMT: 449080018, APN: 449080018  
JANET SHAHAN, ETAL  
41800 VAN LINDEN CT  
HEMET, CA. 92544

ASMT: 449080007, APN: 449080007  
MARIA GODINEZ  
26052 GIRAD ST  
HEMET CA 92544

ASMT: 449080019, APN: 449080019  
DAWN GOW, ETAL  
41801 VAN LINDEN CT  
HEMET, CA. 92544

ASMT: 449080009, APN: 449080009  
LASHAWN DAWKINS  
26108 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080020, APN: 449080020  
ROBERT BARBOT  
2601 MEMPHIS AVE  
HENDERSON NV 89052

ASMT: 449080010, APN: 449080010  
MARYANNE WHEELER  
26114 STANFORD ST  
HEMET, CA. 92544

ASMT: 449080021, APN: 449080021  
DINA ZAYAS, ETAL  
P O BOX 2463  
HEMET CA 92546



ASMT: 449080022, APN: 449080022  
MARY STANFORD, ETAL  
41760 VANCHILLE  
HEMET, CA. 92544

ASMT: 449080029, APN: 449080029  
DONALD SMESTAD, ETAL  
C/O DONALD R SMESTAD  
41773 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080023, APN: 449080023  
VIVIAN CAMP, ETAL  
41780 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080030, APN: 449080030  
JOSE HERNANDEZ  
41761 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080024, APN: 449080024  
PHEBE WORLEY, ETAL  
C/O WORLEY FAMILY TRUST  
41800 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080031, APN: 449080031  
ISABEL DIAZ, ETAL  
C/O ISABEL DIAZ  
41760 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080025, APN: 449080025  
CATHERINE FRANKS, ETAL  
41830 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080032, APN: 449080032  
SHAWANDA ARRINGTON  
41774 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080026, APN: 449080026  
JASON SPRAGG  
41833 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080033, APN: 449080033  
LAWRENCE PENA  
41792 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080027, APN: 449080027  
RAFAEL ARMENDARIZ  
41799 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080034, APN: 449080034  
SAGRARIO URRUTIA, ETAL  
41808 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449080028, APN: 449080028  
BARBARA BRADLEY, ETAL  
41785 VANCHELLE CT  
HEMET, CA. 92544

ASMT: 449080035, APN: 449080035  
OSCAR ESCOBAR  
41824 MAYBERRY AVE  
HEMET, CA. 92544



ASMT: 449080036, APN: 449080036  
JANINE MONTGOMERY, ETAL  
41840 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449090009, APN: 449090009  
ROBERT THACKER  
41930 MAYBERRY  
HEMET, CA. 92544

ASMT: 449080037, APN: 449080037  
JTH REAL ESTATE, ETAL  
360 E 1ST ST NO 297  
TUSTIN CA 92780

ASMT: 449090010, APN: 449090010  
ROBERT THACKER  
41930 MAYBERRY AVE  
HEMET CA 92544

ASMT: 449080038, APN: 449080038  
JOSE MALPARTIDA  
17411 JACQUELYN LN NO 3  
HUNTINGTON BEACH CA 92647

ASMT: 449090011, APN: 449090011  
MARJORIE MANDELLA  
41950 MAYBERRY AVE  
HEMET CA 92544

ASMT: 449090001, APN: 449090001  
SAN JACINTO, ETAL  
41861 ACACIA ST  
HEMET, CA. 92544

ASMT: 449090012, APN: 449090012  
JANET JONES  
26229 MERIDIAN ST  
HEMET, CA. 92544

ASMT: 449090002, APN: 449090002  
VIP TOTS INC  
41915 E ACACIA AVE  
HEMET, CA. 92544

ASMT: 449090019, APN: 449090019  
MARY PARMELEE  
26181 MERIDIAN ST  
HEMET, CA. 92544

ASMT: 449090007, APN: 449090007  
BLANCA YBANEZ, ETAL  
41890 MAYBERRY AVE  
HEMET, CA. 92544

ASMT: 449090021, APN: 449090021  
HEMET UNIFIED SCHOOL DIST  
C/O RICHARD BECK  
2350 E LATHAM AVE  
HEMET CA 92545

ASMT: 449090008, APN: 449090008  
SFR 2012 1 U S WEST  
135 N LOS ROBLES 4TH FL  
PASADENA CA 91101



Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Hemet Unified School District  
1791 W. Acacia Ave.  
Hemet, CA 92545

Lake Hemet Water District  
26385 Fairview Ave.  
P.O. Box 5039  
Hemet, CA 92544

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Chantell Griffin, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

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

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Applicant:  
Los Angeles SMSA LP  
DBA: Verizon Wireless  
15505 Sand Canyon Avenue, Bldg. D, 1<sup>st</sup> Fl.,  
Irvine, CA 92618

Engineer:  
Randi Newton  
Spectrum Services, Inc.  
8390 Maple Place, Suite 110  
Rancho Cucamonga, CA 91730

Owner:  
Robert and Gladys Johnson  
39481 Newport Road  
Hemet, CA 92543





**FOR COUNTY CLERK'S USE ONLY**





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24928

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42443).

**COMPLETED/REVIEWED BY:**

By: H. P. Kang Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 20, 1011

**ADOPTED BY:** Planning Director

Person Verifying Adoption: H. P. Kang Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact H. P. Kang at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25168.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$2,156.25 +\$50

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1103691

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: VERIZON WIRELESS LOS ANGELES \$64.00  
paid by: CK 2104  
CA FISH AND GAME FOR EA42443  
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE  
at parcel: 41825 ACACIA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Apr 20, 2011 16:43  
MGARDNER posting date Apr 20, 2011

\*\*\*\*\*  
\*\*\*\*\*

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

\* REPRINTED \* R1303000

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS LOS ANGELES \$2,156.25  
paid by: CK 56803  
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR EA42443  
at parcel #: 41825 ACACIA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2013 13:16  
MGARDNER posting date Apr 04, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



Agenda Item No.: 2 • 9  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Directors Hearing: June 3, 2013

TENTATIVE PARCEL MAP NO. 36412  
No New Environmental Documents Required  
Applicant: Jeff Simcox  
Engineer/Rep.: SDH & Associates, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The tentative parcel map is a Schedule H subdivision of 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel.

The project site is located at the northwesterly corner of Glenoaks Road and Bella Vista Road and southerly of Via Broza.

### BACKGROUND:

The project site was previously approved to subdivide 43.4 acres into nine (9) residential lots with a minimum lot size of five (5) acres for an overall density of 0.20 dwelling units per acre under a Tract Map No. 34587 on March 20, 2007 by the Board of Supervisors. The project was also approved with an Environmental Assessment No. 40721 that analyzed the potential impacts of the site with nine (9) residential lot development.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. 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 and south, Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east |
| 3. Existing Zoning:                   | Residential Agricultural - 5 Acre minimum (R-A-5)   |
| 4. Surrounding Zoning:                | Rural Residential (R-R) to the north and south, Light Agriculture – 10 Acre Minimum (A-1-10) to the south and west and Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east  |
| 5. Existing Land Use:                 | Single Family Residences  |
| 6. Surrounding Land Use:              | Scattered Single family residences and agricultural uses  |
| 7. Project Data:                      | Total Acreage: 43.4 Gross Acres<br>Total Proposed Parcels: 2<br>Proposed Minimum Parcel Size: 10 Acres<br>Schedule: "H"   |
| 8. Environmental Concerns:            | See attached environmental assessment   |

*D.M.*



**RECOMMENDATIONS:**

**FIND** that no new environmental documents are required per CEQA Section 15162 with the previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on March 20, 2007 for **ENVIRONMENTAL ASSESSMENT NO. 40721**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36412**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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 (RR) (5 Acre Minimum) on the Southwest Area Plan.
2. The map proposes two (2) residential parcels, 10.1 and 33.3 acres, respectively, which are greater than the five (5) acre minimum required by the Rural: Rural Residential (RR) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) to the north and parts of south, Agriculture: Agriculture (AG: AG) to the west and parts of south, and Rural Community: Estate Density Residential (RC: EDR) to the east.
4. The zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The map proposes two (2) residential parcels, 10.1 and 33.3 acres respectively which are greater than the five (5) acre minimum required by the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and part of south, Light Agriculture – 10 Acre Minimum (A-1-10) to the south and west and Residential Agricultural – 2½ Acre Minimum (R-A-2 ½) to the east.
7. Single family residences and vacant land are within the project vicinity.
8. The project is consistent with the previously approved subdivision of 43.4 acres into nine (9) residential lots with a minimum lot size of five (5) acres for an overall density of 0.20 dwelling units per acre under a Tract Map No. 34587 on March 20, 2007 by the Board of Supervisors.
9. The project is consistent with previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on March 20, 2007 for **ENVIRONMENTAL ASSESSMENT NO. 40721**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment. Therefore, no new environmental review is required per CEQA Section 15162 with the previously adopted EA for currently proposed project to subdivide 43.4 acres into two lots at 10.1 and 33.3 acres.
10. The proposed site contains two separate single family dwelling units and is currently being utilized for single family residential units. With the proposed subdivision, each dwelling units will be located in each separate lots of 10.1 and 33.3 acre.



11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (RR) (5 Acre Minimum) Land Use Designation, and with 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 proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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 High Fire Area;
  - c. A Subsidence Area;
  - d. An Agricultural Preserve;
  - e. An Airport Influence Area;
  - f. A County Fault Zone;
  - g. A 100-year flood plain, or dam inundation area; and,
  - h. A MSHCP Core Reserve Area.
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Unified School District;
  - b. A High Paleontological Sensitive Area;
  - c. Santa Margarita Watershed; and,
  - d. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number: 924-330-005.



PM36412



## LEGEND



CASE



INTERSTATES



HIGHWAYS



PARCELS

**\*IMPORTANT\***

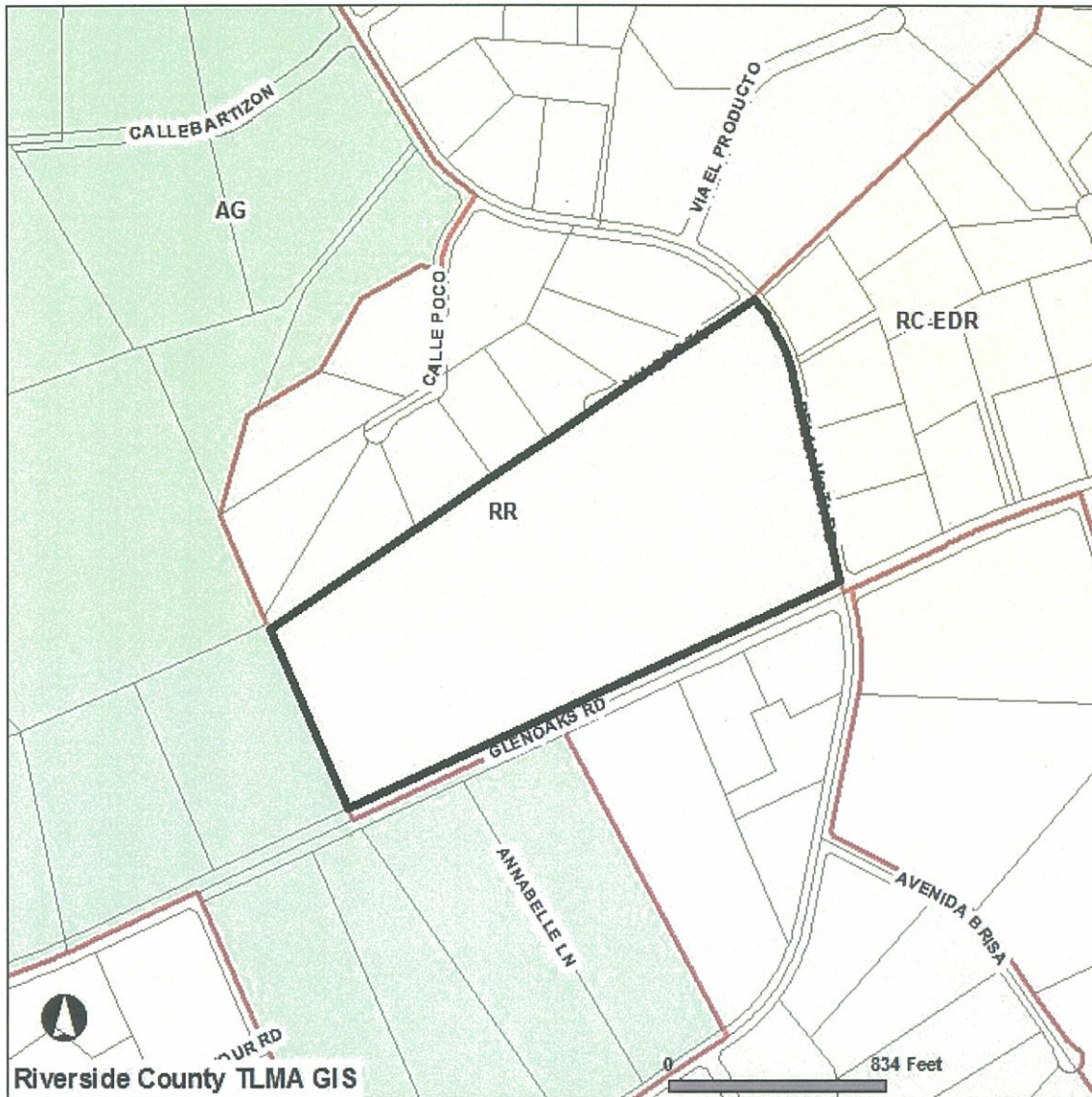
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 121101



PM36412



Selected parcel(s):  
924-330-005

#### LAND USE

SELECTED PARCEL	CASE	INTERSTATES	HIGHWAYS
PARCELS	AG - AGRICULTURE	EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL	RR - RURAL RESIDENTIAL

#### \*IMPORTANT\*

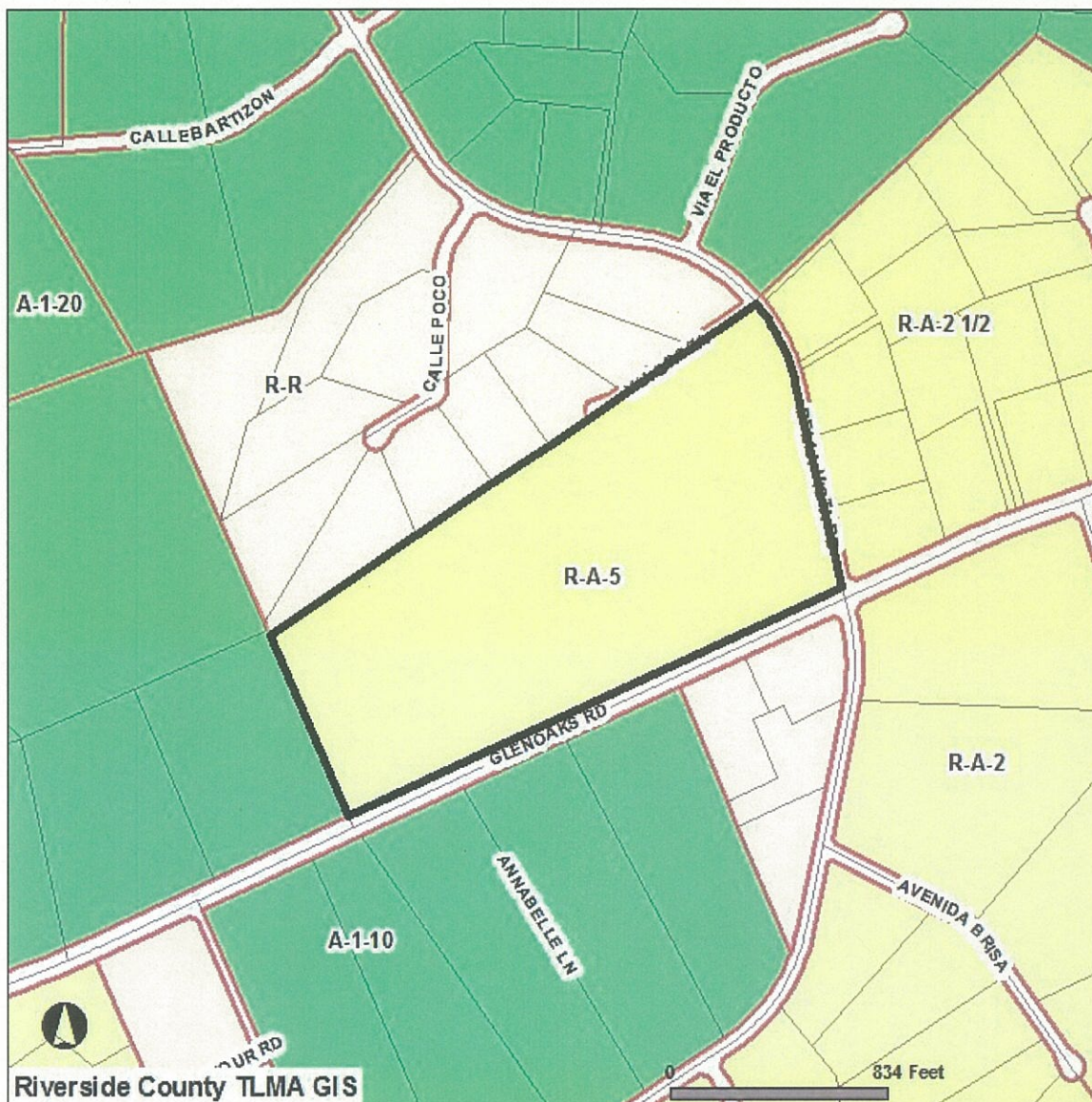
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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Version 121101



PM36412



Selected parcel(s):

924-330-005

**ZONING**

SELECTED PARCEL

ZONING BOUNDARY

INTERSTATES

A-1-10, A-1-20

HIGHWAYS

R-A-2, R-A-2 1/2, R-A-5

PARCELS

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.

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**WINERY  
DISTRICT**



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42515  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36412  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Jeff Simcox  
**Applicant's Address:** PO Box 890281, Temecula, CA 92589

### I. PROJECT INFORMATION

**A. Project Description:** The tentative parcel map is a schedule "H" subdivision of 43.3 acres into 2 residential parcels with one 10 acre parcel and one 33 acre parcel.

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

**C. Total Project Area:** 43.3 Gross Acres

<b>Residential Acres:</b> 43.3	<b>Lots:</b> 2	<b>Units:</b> 2	<b>Projected No. of Residents:</b> 5
<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>Other:</b> N/A			

**D. Assessor's Parcel No:** 924-330-005

**E. Street References:** The project site is located on the northwest corner of Glen Oaks Road and Bella Vista Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 19, Township 7 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site has rolling hills and is currently occupied by two existing equestrian facilities and two single family homes. Surrounding land uses include scattered single family homes to the north and east and agricultural uses to the south and west.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The Proposed Project meets the requirements of the Rural Residential (RR) (5 Acre Minimum) General Plan Land Use Designation. The proposed project meets all applicable land use policies.
- 2. Circulation:** Limited circulation facilities exist, therefore new facilities are being proposed. The 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 the project. The project meets all other applicable Multipurpose Open Space element policies.



4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed project is not located within any special hazard zone. Two existing equestrian structures are located within a flood plain.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for the design of the project. The proposed project meets all other applicable noise element properties.
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 policies.

**B. General Plan Area Plan:** Southwest

**C. Foundation Component:** Rural

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

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east, Rural Residential (R: RR) (5 Acre Minimum) and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the south, and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the west. Citrus Vineyard Rural Policy Area to the south and west.

**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:** Residential Agriculture 5 Acre Minimum (R-A-5)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, Residential Agricultural 2½ Acre Minimum (R-A-2½) to the east, Rural Residential (R-R) and Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and Light Agriculture - 20 Acre Minimum (A-1-20) to the west.



### 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 on the adopted Mitigated Negative Declaration for EA No. 40721 (copy attached) prepared as part of Tentative Tract Map No. 34587.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                      |
| <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic               |
| <input checked="" type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources             | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other                                |
| <input type="checkbox"/> Geology/Soils                    | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance   |

### 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier Mitigated Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant



effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

May 2, 2013

Date

H.P. Kang, Project Planner  
Printed Name

For Carolyn Syms Luna, Planning Director

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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40721  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 34587  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Michael Bufalino, Project Planner  
**Telephone Number:** (951) 955-2211  
**Applicant's Name:** SDH & Associates, Inc.  
**Applicant's Address:** Canyon Crest Drive Bldg. 300 Suite357, Riverside, CA 92507

### I. PROJECT INFORMATION

**A. Project Description:** **TENTATIVE TRACT MAP NO. 34587** is a schedule "D" subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

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

**C. Total Project Area:** 43.3 Gross Acres

Residential Acres: 43.3	Lots: 9	Units: 9	Projected No. of Residents: 27
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

**D. Assessor's Parcel No(s):** 924-330-005

**E. Street References:** The project site is located on the northwest corner of Glen Oaks Road and Bella Vista Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 19, Township 7 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site has rolling hills and is currently occupied by two existing equestrian facilities and two single family homes. Surrounding land uses include scattered single family homes to the north and east and agricultural uses to the south and west.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The Proposed Project meets the requirements of the Rural Residential (RR) (5 Acre Minimum) General Plan Land Use Designation. The proposed project meets all applicable land use policies.
- 2. Circulation:** Limited circulation facilities exist, therefore new facilities are being proposed. The 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 the project. The project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed project is not located within any special hazard zone. Two existing equestrian structures are located within a flood plain.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for the design of the project. The proposed project meets all other applicable noise element properties.
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 policies.

**B. General Plan Area Plan(s):** Southwest

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

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

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east, Rural Residential (R: RR) (5 Acre Minimum) and Agriculture: Agriculture (A: AG) (10 Acre Minimum) to the south, and Agriculture: Agriculture (A: AG) (10 Acre Minimum) to the west. Citrus Vineyard Rural Policy Area to the south and west.

**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:** Residential Agriculture 5 Acre Minimum (R-A-5)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, Residential Agriculture 2 ½ Acre Minimum (R-A-2 ½) to the east, Rural Residential (R-R) and Light Agriculture 10 Acre Minimum (A-1-10) to the south, and Light Agriculture 20 Acre Minimum (R-1-20) to the west.



### 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"/> Public Services                      |
| <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic               |
| <input checked="" type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources             | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other                                |
| <input type="checkbox"/> Geology/Soils                    | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance   |

### 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.
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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 29, 2007

Date

Michael Bufalino, Project Planner

Printed Name

For Ron Goldman, 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" and the Southwest Area Plan figure 9 "Scenic Highways"

Findings of Fact: The project site is not located within a scenic highway corridor; therefore it will not have a substantial effect upon a scenic highway corridor.

The project site will not disturb any scenic resources, including trees, rock outcroppings and unique or landmark features. The project will not obstruct any scenic vista or view open public to an aesthetically offensive site.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: According to the RCIP, the project is located within (Zone B) Special Lighting area that surrounds the Mt. Palomar Observatory (15.93 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside regulating light pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of standard lighting requirements of Riverside County Ordinance No. 655 into the proposed project, the project will have a less than significant impact. Interference with the nighttime use of the Mount Palomar Observatory, as protected through ORD No. 655 is considered less than significant. Therefore no additional mitigation is required.

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"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description, and Project Application Materials

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare. The project site is adjacent to existing and planned compatible uses.

Mitigation: No mitigation measures are required.

Monitoring: No Monitoring measures are required.

### AGRICULTURE RESOURCES Would the project

#### 4. Agriculture

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: The project site is not located within any existing agriculture preserves and it is not under a Williamson Act contract. The project site is zoned Residential Agriculture 5 Acre Minimum (R-A-5) and surrounding zones include Rural Residential (R-R) to the north, Residential Agriculture 2 ½ Acre Minimum (R-A-2 ½) to the east, Rural Residential (R-R) and Light Agriculture 10 Acre Minimum (A-1-10) to the south, and Light Agriculture 20 Acre Minimum (R-1-20) to the west.

The project is located within the boundaries of land designated as prime, unique, or statewide important farmland (designated farmland). About 43.3 acres of agricultural lands will be directly and permanently affected/converted by the project to a non-agricultural use.

Prime Farmland is land with the best combination of physical and chemical features for the production of agricultural crops. Farmland of Local Importance includes small orchards and vineyards located primarily in foothill areas, and dry cropland for grains and hay. Grazing Land consists of land containing vegetation suitable for grazing livestock.

The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan.

The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project site is zoned Residential Agriculture 5 Acre Minimum (R-A-5) and surrounding properties to the south and west are zoned Residential Agriculture 10 and 20 Acre Minimum (R-A-10) (R-A-20). The Residential Agriculture (R-A) zone is identified as "land zoned for primarily agricultural purposes" as defined in Ordinance No. 625. Project Conditions of Approval (50. Planning.14) require notifications of future property owners on the project site. The project must be in compliance with Ordinance 625.1 to insure the right-to-farm clause set forth by the ordinance and discourage any nuisance complaints.

Mitigation: The project has been conditioned by the Planning Department. COA.50.PLANING.14

Monitoring: Monitoring shall be completed by the Department of Building & Safety permit process.

#### **AIR QUALITY** Would the project

##### **5. 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

☐ ☐ ☒ ☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook and Project Application Materials

Findings of Fact: Residential Developments such as the one proposed primarily impact air quality almost exclusively through increased automotive emissions. The project-related traffic would not result in any federal or State CO standards being exceeded. No significant impact on local CO levels would occur. Long Term operational emissions associated with the proposed project from both automobile and stationary sources both on-site and off-site, would also be below all of the criteria pollutant thresholds established by the South Coast Air Quality Management District (SCAQMD).

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 primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the 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. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

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. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. 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.04

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.



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

Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors.

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

## **6. 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 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

☐ ☐ ☐ ☒



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

Source: GIS database, WRCMSHCP, On-site Inspection, Burrowing Owl Habitat Assessment PDB No. 04436

Findings of Fact: No burrowing owls were observed on site during the surveys done by Principles and Associates on September 24 and October 22, 2005 and January 27, 2006.

The project will not have a significant adverse effect on any endangered or threatened species.

The project will not have a substantial effect on any habitat known 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.

The project will not interfere 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.

Within the project site, Riparian areas in total of 3.8 acres will be impacted by development; therefore, the Riverside County Environmental Programs Department (EPD) has conditioned the project in order to mitigate any substantial effects on the Riparian habitat. COA 50.EPD.1& 50.EPD.2

The 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. The project has been conditioned by the Environmental Programs Department to mitigate any effects to riparian areas during grading and construction.

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance

Mitigation: The Riverside County Environmental Programs Department (EPD) has conditioned the project to submit an Environmental constraints Sheet. COA 50.EPD.1, 50.EPD.2, & 60.EPD.1 – .3

Monitoring: Monitoring will be provided through the Riverside County Environmental Programs Department (EPD) and by the Building & Safety Department.

<b>CULTURAL RESOURCES</b> Would the project				
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project will not destroy or alter any historic site.

The project site not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>8. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input 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, PD-A No. 1301, and Pechanga Tribe Comment Letter, dated May 18, 2006

Findings of Fact: Previous studies indicate that no evidence of significant cultural resources was encountered. The project site will not alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource. However, the Pechanga Tribe submitted a letter of concern requesting monitoring to be done prior to grading of the project site. Therefore, the project has been conditioned to have Native American monitoring. (COA.10.PLANNING.17, COA.60.PLANNING.25, and 60.PLANNING.28) Additionally, the project is conditioned an enter into an agreement with the Pechanga Tribe that addresses the treatment and disposition of all cultural resources impacted because of the development. The Developer shall relinquish ownership of all cultural resources, including all archeological artifacts that are of Native American origin, found in the Project area to the Pechanga Tribe for proper treatment and disposition. (COA.60.PLANNING.31)

It is unlikely that the project will not disturb any human remains or restrict existing religious uses within the potential impact area. Should inadvertent finds occur the project has been conditioned to stop work and contact the appropriate authorities. COA.60.PLANNING.22

Mitigation: Conditions of approval have been set in order to mitigate significant impacts. COA.10.PLANNING.17, COA.60.PLANNING.25, and 60.PLANNING.28

Monitoring: Per the Pechanga tribe archaeological monitoring shall be performed by a qualified archaeologist.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. 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" and GIS database

Findings of Fact: Per RCIP the project site is located within an area of high paleontological sensitivity (High A).

Mitigation: A certified Paleontologist shall be retained prior to grading. COA.PLANNING.29

Monitoring: Monitoring shall be provided through the Department of Building & Safety permit process.

**GEOLOGY AND SOILS** Would the project

**10. 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, Geologist Comments, Geological Report No. 1653

Findings of Fact: According to the project specific geological report, the project site is located about 8.7 miles from the active Elsinore (Temecula segment) fault zone. The potential for surface fault rupture on the site is very unlikely. The liquefaction potential is considered to be very low.

Based upon the findings of Geological report No.1653, the project will not expose people or structures to substantial adverse effects, including loss, injury, or death. The project is not subject to rupture of a known earthquake fault; therefore no further mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, and Geological Report No. 1653



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Per RCIP the liquefaction potential within the project area is high. However, the site specific geological report concluded that the liquefaction potential is very low at the project site. Therefore, the impacts from liquefaction on the site will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk) GIS Database, and Geological Report No. 1653

Findings of Fact: The project site is located within County Ground shaking Zone II and is considered "provisionally suitable" for the proposed project. The County Department of Building and Safety requires construction to conform to the California Building Code. Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential impact 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.

## 13. 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," and Geological Report No. 1653

Findings of Fact: The project site has rolling hills, however the geological and seismic hazards evaluation indicates the site is considered to have no significant slope instability or susceptibility to seismically induced landslides and rock falls.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 14. 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?

☐
☐
☐
☒



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP and GEO No. 1653

Findings of Fact: The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, and RCIP

Findings of Fact: The project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Ordinance No. 457, and Project Application Materials

Findings of Fact: The proposed project will change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level. The proposed project does not propose cut or fill slopes that would exceed 2:1. Slopes over three (3) feet in vertical height are required to be landscaped to mitigate erosion. The proposed project will be utilizing septic systems, which are to be installed per the specifications and requirements of the Department of Environmental Health. Project slope impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Soils

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff Review, Project Application Materials, and On-site Inspection

Findings of Fact: The project will not result in substantial soil erosion or the loss of topsoil. The project will not be located on expansive soil as defined by the Uniform Building code.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. 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?				
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: Department of Building and Safety: Grading and Riverside County Flood Control

Findings of Fact: The project site will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or lakebed. The project site will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. 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: The proposed development is not subject to on or off-site wind erosion or blowsand.

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>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 and RCIP

Findings of Fact: During the construction of the proposed development, 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. In addition, the project site is not listed as a hazardous materials site; therefore, no potential exists to expose people to such sources. According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. However, pesticides are known to have been used on the project site due to agricultural uses. In addition, the project site is not listed as a hazardous materials site; therefore, no potential exists to expose people to such sources. Therefore, the County of Riverside Department of Environmental Health has conditioned for a Phase II Environmental Assessment report to determine the levels if any of pesticides or other hazards within the project site. COA.E HEALTH.01

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. 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 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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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," and GIS database

Findings of Fact: According to the RCIP, the project site is not located within an Airport-Influence Area; because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan and will not require review by the Airport Land Use Commission. 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 result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip or heliport, which would 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>22. 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," and GIS database

Findings of Fact: The proposed project is not located within a high fire area and will not require fuel modifications along the pad area of the parcel.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. 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?				
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	<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
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, and GIS Database

Findings of Fact: Riverside County Flood Control Department's review indicates that 3 drainage areas are tributary to the property. Flows from one drainage area enter the site at Bella Vista Road in the vicinity of Lots 8 and 9. Flows from another drainage area enters Lot 7 just north of Glenoaks Road while flows from the third drainage area enter Lot 7 at Glenoaks Road west of Bella Vista Road. The existing culverts may be inadequate to handle the tributary storm runoff and flows may overtop the road. Flows from each drainage area combine within the site but the watercourses lose definition and spread out over a large area.

The 100-year flood plain has been delineated on the exhibit and is acceptable to the Riverside County Flood District. This flood plain shall be delineated and labeled on an Environmental Constraint Sheet. The exhibit indicates existing residential units are located on Lots 1 and 3 and both of these homes are outside of the flood plain. There are adequate building sites outside of the flood plain on the other lots. However, the existing equestrian facilities located on Lots 1 and 2 appear to be within the flood plain and may be damaged during a storm event. The site is within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

The project will not substantially alter the existing drainage pattern of the site or violate any water quality standards or waste discharge requirements. The project will not substantially deplete groundwater supplies or contribute runoff water that would exceed the capacity of existing storm water drainage facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 24. 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

Findings of Fact: The proposed project will not substantially alter the existing drainage pattern of the site, or change absorption rates. There are currently two existing equestrian facilities within the 100 year flood zone which are to remain. The area is not located within a dam inundation zone nor will the proposed project change 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

### 25. Land Use

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: RCIP, GIS database, and Project Application Materials

Findings of Fact: The Tentative Tract Map proposes a schedule "D" subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

The proposed project will not result in an alteration of the present and future planned land use for the area because existing land uses to the west and east of the project site are compatible and planned or proposed developments within the vicinity are compatible with the development proposed.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is not located within a city sphere of influence. The project site is located within the Southwest Area Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. 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"/>
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b) Be compatible with existing surrounding zoning?

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

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

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

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

Findings of Fact: The Tentative Tract Map proposes a schedule "D" subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

The Southwest Area Plan currently identifies the project site's General Plan Land Use Designation as Rural Residential (RR) (5 Acre Minimum) with a Residential Agriculture 5 Acre Minimum (R-A-5) zoning classification. The proposed project is consistent with the site's existing zoning classification and is compatible with existing surrounding zoning classifications. The proposed development is consistent with the land use designations and policies of the Southwest Area Plan. The proposed project is not located within a city sphere of influence and it 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

### 27. Mineral Resources

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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: No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

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

#### **28. Airport Noise**

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people living or working in the project site to excessive noise levels; or within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>29. Railroad Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and On-site Inspection

Findings of Fact: The proposed project site is not located near an active railroad 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>30. Highway 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: On-site Inspection and Project Application Materials

Findings of Fact: The proposed project is not located near a major road or highway. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Other 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: Project Application Materials and GIS database

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed project will create unavoidable incremental noise at a level less than significant. Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction of the project; however, to minimize ambient noise levels during construction of the proposed project, grading and construction shall be restricted to daylight hours. Construction equipment shall be maintained in good working order and cannot be serviced or repaired on site. The construction of the residential development will result in an increase of noise levels, but these increased noise levels will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>POPULATION AND HOUSING</b> Would the project				
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, and Riverside County General Plan Housing Element

Findings of Fact: The proposed project will not displace existing housing or people, because the site is currently owned and occupied by existing single family residences and equestrian facilities. Therefore, it will not affect cumulative housing needs in the region. Since, the proposed project is a residential subdivision; it will not have a significant impact on regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<b>34. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659. Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>35. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659. Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>36. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence and GIS database

Findings of Fact: The proposed project is located within the Temecula Valley Unified School District. The project will not require the provision of new or altered government facilities at this time.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is conditioned for the payment of standard school impact fees in accordance with the state law. Any project subject to state law will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 37. Libraries

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

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; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time. This increase is less than significant as the project will pay standard fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 38. Health Services

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

Findings of Fact: The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## RECREATION

### 39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 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), and Parks & Open Space Department Review

Findings of Fact: The proposed project does not include 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.

The proposed development is located within County Service Area No. 152A, which is responsible for the collection of Quimby fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP and Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There is a proposed 10' community trail that would be located along Bella Vista Road and a proposed 18' equestrian trail that would be located along Glen Oaks Road. The construction of these trails will not constitute a significant environmental impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) 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"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP and project review "Transportation Department"

Findings of Fact: 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.

The proposed project will not result in inadequate parking capacity. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The proposed project will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. The proposal will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There are no bike trails that would be impacted by the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **UTILITY AND SERVICE SYSTEMS** Would the project

<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review and Rancho California Water District Letter dated February 17, 2006

Findings of Fact: The Rancho California Water District will service 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. The project has demonstrated that 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. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. 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: The Riverside County Department of Health has reviewed this project. The project will result in the construction of new septic systems the construction of which would not cause significant environmental effects.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: The proposed project must comply the conditions set forth by the Environmental Health Department. COA.60.E HEALTH.01

Monitoring: Monitoring shall be done by the Environmental Health Department.

#### 45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid

☐ ☐ ☒ ☐



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
waste disposal needs?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP and Riverside County Waste Management District correspondence

Findings of Fact: The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. Therefore, no further mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 46. Utilities

a) 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems (Rancho California Water District, Wastewater Master Plan, 2002) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE



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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

50. Does the project have environmental effects that will	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings,  
either directly or indirectly?

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:

- Riverside County Integrated Project.
- Flood Hazard Report.
- Geo Report No. 1653: "Geotechnical Feasibility Study" prepared by EnGen Corporation, dated January 19, 2006.
- PD-B No. 4436: "Burrowing Owl Habitat Assessment" prepared by SDH & Associates, Inc., dated February 17, 2006.
- PD-A No. 1301: "Cultural Resource Assessment" prepared by Archaeological Associated, LTD., dated July 10, 1989.
- Pechanga Tribe Comment Letter dated May 18, 2006.

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505



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CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule H subdivision of 43.4 gross acres into two (2) residential parcels, specifically, one 10.1 acre parcel and one 33.3 acre parcel.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall 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.

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



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PARCEL MAP Parcel Map #: PM36412

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36412 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36412, Amended No. 4, dated 02/14/13.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

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 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 - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 MAP - 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 MAP - DISTURBS NEED G/PMT

RECOMMND

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



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PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - 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 Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is



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PARCEL MAP Parcel Map #: PM36412

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      MAP - 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. 8                      MAP - DUST CONTROL                      RECOMMND

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

10.BS GRADE. 9                      MAP - 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. 11                      MAP - MINIMUM DRNAGE GRADE                      RECOMMND

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

10.BS GRADE. 12                      MAP - DRNAGE & TERRACING                      RECOMMND

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

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &



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PARCEL MAP Parcel Map #: PM36412

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10. GENERAL CONDITIONS

10.BS GRADE. 14                      MAP - SLOPES IN FLOODWAY (cont.)                      RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18                      MAP - DR WAY XING NMC                      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. 20                      MAP - 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. 21                      MAP - 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. 22                      MAP - FINISH GRADE                      RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                      PM36412 - COMMENTS                      RECOMMND

Parcel Map#36412 is proposing a two (2) lot split: Parcel "A" (10.0 acres) and Parcel "B" (23.3 acres). Both lots are currently being served potable water by Rancho California



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PARCEL MAP Parcel Map #: PM36412

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10. GENERAL CONDITIONS

10.E HEALTH. 1 PM36412 - COMMENTS (cont.) RECOMMND

Water District (RCWD). In addition, both lots have an existing single family residence with its own dedicated onsite wastewater treatment system (OWTS). Within 60 days of sewer becoming available, both lots shall be required to connect to the sanitary sewer.

10.E HEALTH. 2 MAINTAIN OWTS SETBACKS RECOMMND

All required setbacks to onsite wastewater treatment systems (OWTS) as specified in the Uniform Plumbing Code, DEH Technical Guidance Manual, or applicable State and Local Regulations shall be maintained.

10.E HEALTH. 2 SOILS PERCOLATION REPORT RECOMMND

For any new onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU), a satisfactory detailed soils percolation report conducted in accordance with the procedures outlined in the Riverside County Department of Environmental Health Technical Guidance Manual shall be required.

10.E HEALTH. 3 C42 CERTIFICATION w/ PLOT PLAN RECOMMND

A complete C42 Certification along with a detailed contoured plot plan wet signed by the C42 shall be required at the discretion of the Department of Environmental Health if any of the following applies:

a) The location of all existing onsite wastewater treatment system (OWTS) components are unknown.

b) The existing OWTS is in need of repair.

c) The applicant is proposing modifications to the existing OWTS.

d) The applicant is proposing to add additional plumbing fixtures and/or additional wastewater flows to the existing OWTS.

10.E HEALTH. 4 RCWD POTABLE WATER SERVICE RECOMMND

All lots under Parcel Map#36412 are currently receiving potable water service from Rancho California Water District (RCWD). It is the responsibility of each property



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10. GENERAL CONDITIONS

10.E HEALTH. 4 RCWD POTABLE WATER SERVICE (cont.)

RECOMMND

owner to ensure that all requirements to continue receiving potable water service are met with RCWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

PM 36412 is a proposal to divide 46.8 acres into two large lots in the Southwest Area. The project site is located northerly of Glenoaks Road, southerly of Via Broza and westerly of Belle Vista Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A major watercourse with the drainage area of 470 acres bisects the site from east to west. The area within "Flood Plain limits" shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.

There is existing homes on each lot outside the flood plain limits. This "Flood Plain Limits" are based on engineering judgment. Should the applicant wish to refine these limits the applicant shall submit a detailed study prepared by a licensed civil engineer to the District for review. This detailed study shall be accompanied with the appropriate fee deposit per County Ordinance 671.

The "Flood Plain Limits" through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Flood Plain must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

This site is located within the bounds of the Murrietta Creek/Santa Gertrudis 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 \$1179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.



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10. GENERAL CONDITIONS

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; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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



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10. GENERAL CONDITIONS

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 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



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10. GENERAL CONDITIONS

10.PLANNING. 4                      GEN - INADVERTANT ARCHAEO FIND (cont.)                      RECOMMND

the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter 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 - 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 H, unless modified by the conditions listed herein.

10.PLANNING. 6                      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 ounty 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. 9                      MAP - TRAIL MAINTENANCE                      RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11                      MAP - ZONING STANDARDS                      RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 5 acre (R-A-5) zone.



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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA - Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 19 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.



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10. GENERAL CONDITIONS

10.PLANNING. 19                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

- 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; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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. 20                      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.

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 unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.



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10. GENERAL CONDITIONS

10.TRANS. 2                      MAP - 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.

10.TRANS. 3                      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. 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.

10.TRANS. 5                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

No additional on-site right-of-way shall be required on Bella Vista Road since adequate right-of-way exists.

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 Director's Hearing 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.



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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "RIPARIAN" on PM36412, dated 10/16/12. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 2 MAP - ECS PREP

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

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.

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS

RECOMMND

he 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS (cont.)

RECOMMND

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PARKS DEPARTMENT

50.PARKS. 1 MAP - REG AND COMM TRAILS

RECOMMND

Prior to, or in conjunction with the recordation of the final map, the applicant shall offer a 20' wide Regional Trail easement along the north side of Glen Oaks Road and a 14' wide Community Trail easement along the west side of Bella Vista Road, located outside the street right-of-way, for dedication to the Riverside County Regional Park and Open-Space District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of



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50. PRIOR TO MAP RECORDATION

50.PARKS. 1                      MAP - REG AND COMM TRAILS (cont.)                      RECOMMND

the District's maintained trail system.

PLANNING DEPARTMENT

50.PLANNING. 1                      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. 2                      MAP - SURVEYOR CHECK LIST                      RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial 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 5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 5 acre (R-A-5) zone, and with the Riverside County General Plan.

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

50.PLANNING. 13                      MAP - FINAL MAP PREPARER                      RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 20                      MAP - FEE BALANCE                      RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20                      MAP - FEE BALANCE (cont.)                      RECOMMND

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.

50.PLANNING. 21                      MAP - ECS NOTE MT PALOMAR LIGH                      RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 22                      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 as having a high potential to contain 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 possible. 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 unless proven unnecessary through comprehensive literature research and site inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23

MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Parcels Nos. 1& 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. 24

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.



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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1                      MAP - R-O-W DEDICATED 1/SUR                      RECOMMND

Sufficient public street right-of-way along Glen Oaks Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

50.TRANS. 2                      MAP- CORNER CUT-BACK I/SUR                      RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 3                      MAP-DEDICATIONS/ACCEPTANCE/SUR                      RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - 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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                      MAP - NPDES/SWPPP (cont.)                      RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2                      MAP - GRADING SECURITY                      RECOMMND

Grading in excess of 199 cubic yards will require a 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                      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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                      MAP - GEOTECH/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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      MAP - GEOTECH/SOILS RPTS (cont.)                      RECOMMND

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

60.BS GRADE. 6                      MAP - DRNAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 11                      MAP - PRE-CONSTRUCTION MTG                      RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 12                      MAP- BMP CONST NPDES PERMIT                      RECOMMND

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

EPD DEPARTMENT

60.EPD. 1                                      - GRADING PLAN RRPV                                      RECOMMND

The areas mapped as "RIPARIAN" on PM36412, dated 10/16/12, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

- FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "RIPARIAN" on PM36412, dated 10/16/12, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 3

- FENCE INSTALL

RECOMMND

Prior to the issuance of a grading permit, the areas mapped as "RIPARIAN" on PM36412, dated 10/16/12, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.



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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 36412 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 5

MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 6

MAP - HILLSIDE DEV. STANDARDS

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7                      MAP - SLOPE GRADING TECHNIQUES (cont.)                      RECOMMND

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 8                      MAP - GRADING & BRUSHING AREA                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 19                      MAP - SKR FEE CONDITION                      RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 46.8 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 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. 21 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.

60.PLANNING. 22 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. 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. 23 MAP - CULTURAL RESOURCE PROFES RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 24 MAP-SPECIAL INTEREST MONITORIN RECOMMND

PDA04766 confirmed the presence of site  
P33-021053(CA-RIV-10910)within the project boundaries.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP-SPECIAL INTEREST MONITORIN (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Lusieno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Special Interest monitor shall be allowed on-site when the Cultural Resources Professional (Archaeologist) is present during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, any mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Special Interest Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of any Native American-associated cultural resources in coordination with the Cultural Resources Professional (Archaeologist).

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1) The Cultural Resources Professional (Archaeologist) is responsible for implementing any CEQA-based mitigation using current standard professional practices for cultural resources, and shall consult with the County, any required tribal or special interest group monitors, and developer/permit holder throughout the process.

2) Special Interest monitoring does not replace any required Cultural Resources monitoring by the Cultural Resources Professional (Archaeologist) but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) This agreement shall not modify any approved condition of



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP-SPECIAL INTEREST MONITORIN (cont.) (cont.RECOMMND  
approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder has the burden of demonstrating a good-faith effort to secure the tribal observation agreement.

5)Should repatriation be agreed upon, it shall not occur until after the Phase IV monitoring report has been accepted by the Riverside County Planning Department. Should curation be preferred or necessary, the developer/permit holder is responsible for all curation costs.

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.

70.PLANNING. 2 MAP- ARCHAEO MONITORING REPORT

RECOMMND

The developer/holder shall prompt the Project Cultural Resources Professional to submit two (2) wet-signed copies of a Phase IV Cultural Resources Monitoring Report that



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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2                      MAP- ARCHAEO MONITORING REPORT (cont.)                      RECOMMND

complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                      MAP - NO B/PMT W/O G/PMT                      RECOMMND

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

80.BS GRADE. 2                      MAP - 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.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SANTA GERTRUDIS VALLEY ADP                      RECOMMND

PM 36412 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 7                      MAP - SCHOOL MITIGATION                      RECOMMND

Impacts to the Temecula 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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE (cont.)

RECOMMND

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.



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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

RECOMMND

Environmental Health Clearance prior to final inspection.

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 24, 2012

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
3rd District Supervisor

3rd District Planning Commissioner  
Temecula Valley Unified School Dist.  
Rancho California Water Dist.  
Southern California Edison  
Verizon  
Reg. Water Quality Control Board-San Diego  
Eastern Information Center (UCR)

**TENTATIVE PARCEL MAP NO. 36412** – EA42515 – Applicant: Jeff Simcox – Engineer/Representative: SDH & Associates, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Glen Oaks Road, Southerly of Via Broza and westerly of Bella Vista Road – 46.8 Gross Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule H subdivision of 46.8 gross acres into one 10.1 acre parcel and one 23.7 acre parcel. – APN: 924-330-005

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 21, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at **KHESTERL@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

**FILE COPY**

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.*



**EASTERN INFORMATION CENTER**  
**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM**  
Department of Anthropology, University of California, Riverside, CA 92521-0418  
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu  
Inyo, Mono, and Riverside Counties

---

August 17, 2012

TO: Kinika Hesterly  
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review  
Case: PM-36412/EA No. 42515

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- ☐ The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- ☐ Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- ☐ A Phase I cultural resource study (RI- ) identified one or more cultural resources.
- ☐ The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- ☒ A Phase I cultural resource study (part of RI-2665) identified no cultural resources within the boundaries of the project area. Further study is not recommended.
- ☐ There is a low probability of cultural resources. Further study is not recommended.
- ☒ If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- ☐ Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- ☐ The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
  - ☐ Phase I Records search and field survey
  - ☐ Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
  - ☐ Phase III Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
  - ☐ Phase IV Monitor earthmoving activities

**COMMENTS:**

If you have any questions, please contact us.

Eastern Information Center





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell  
Aurelia Marruffo  
Richard B. Searce, III

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

August 30, 2012

**VIA E-Mail and USPS**

**RE: Request for Information for the PM 36412 located adjacent to Glen Oaks Road near Temecula, Riverside County (Archaeological Associates)**

Dear Ms. White;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

The Tribe has serious concerns about the proposed Project. Because we have been working in this area for many years, we are familiar with this particular cultural landscape and have additional information we would like to share concerning sites the Tribe considers to be significant. Several recorded cultural sites are located within a close proximity, including a sacred site and a village and it appears from aerial photographs that there is an existing drainage on the property. The presence of water as well as known cultural sites in a close proximity is a fairly good indicator that cultural resources may exist either surface or subsurface. Furthermore, the high number of bedrock outcrops within the parcel increases the potential to identify bedrock milling features, rock shelters and rock art, among other cultural resources. As there was little information provided in the scoping notice, we are interested in receiving additional information as indicated below for review and comment.

Currently the Tribe requests the following:

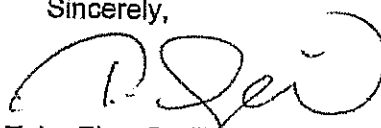
- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government-to-government consultation with the Lead Agency (either through the CEQA or SB18 process); and
- 4) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.



As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

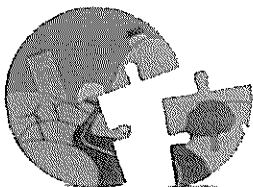
Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) or 951-770-8113.

Sincerely,



Tuba Ebru Ozdil  
Cultural Planner





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CCOD6364

## 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: PM 36412

DATE SUBMITTED: 9-20-11 5/17/12

### APPLICATION INFORMATION

Applicant's Name: JEFF SIMCOX E-Mail: \_\_\_\_\_

Mailing Address: P.O. BOX 890281

TEMECULA CA 92589  
City State ZIP

Daytime Phone No: (909) 319-9661 Fax No: (951) 699-0584

Engineer/Representative's Name: SDH & ASSOCIATES, INC (Steve Sommers) E-Mail: STEVE@SDHINC.NET

Mailing Address: 5225 CANYON CREST DRIVE 71-439  
RIVERSIDE CA 92507  
City State ZIP

Daytime Phone No: (951) 683-3691 Fax No: (951) 788-2314

Property Owner's Name: JEFF SIMCOX E-Mail: \_\_\_\_\_

Mailing Address: SAME AS ABOVE Helene Mendelson  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) 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

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

EA 42515  
CFG 05890



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

### 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.

Jeffrey M Simcox  
PRINTED NAME OF APPLICANT

Jeffrey M Simcox  
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.

Jeffrey M Simcox  
PRINTED NAME OF PROPERTY OWNER(S)

Helene Mendelsohn  
PRINTED NAME OF PROPERTY OWNER(S)

Jeffrey M Simcox  
SIGNATURE OF PROPERTY OWNER(S)

Helene Mendelsohn  
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): 924-330-005

Section: 19.20 Township: 75 Range: 1 W.

Approximate Gross Acreage: 46.8



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Glen Oaks Rd, South of Via Broza, East of \_\_\_\_\_, West of Bella Vista.

Thomas Brothers map, edition year, page number, and coordinates: 2003, map 930, E6 & F6

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):

Divide a 46.8 (gross) ac parcel into two (10.1 (gross) ac and 23.6 (gross) ac parcels).

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). TR. 34587 (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) 10 miles

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: None



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

### HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4-3-12

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/19/2013.

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

APN (s) or case numbers Pm 36412 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

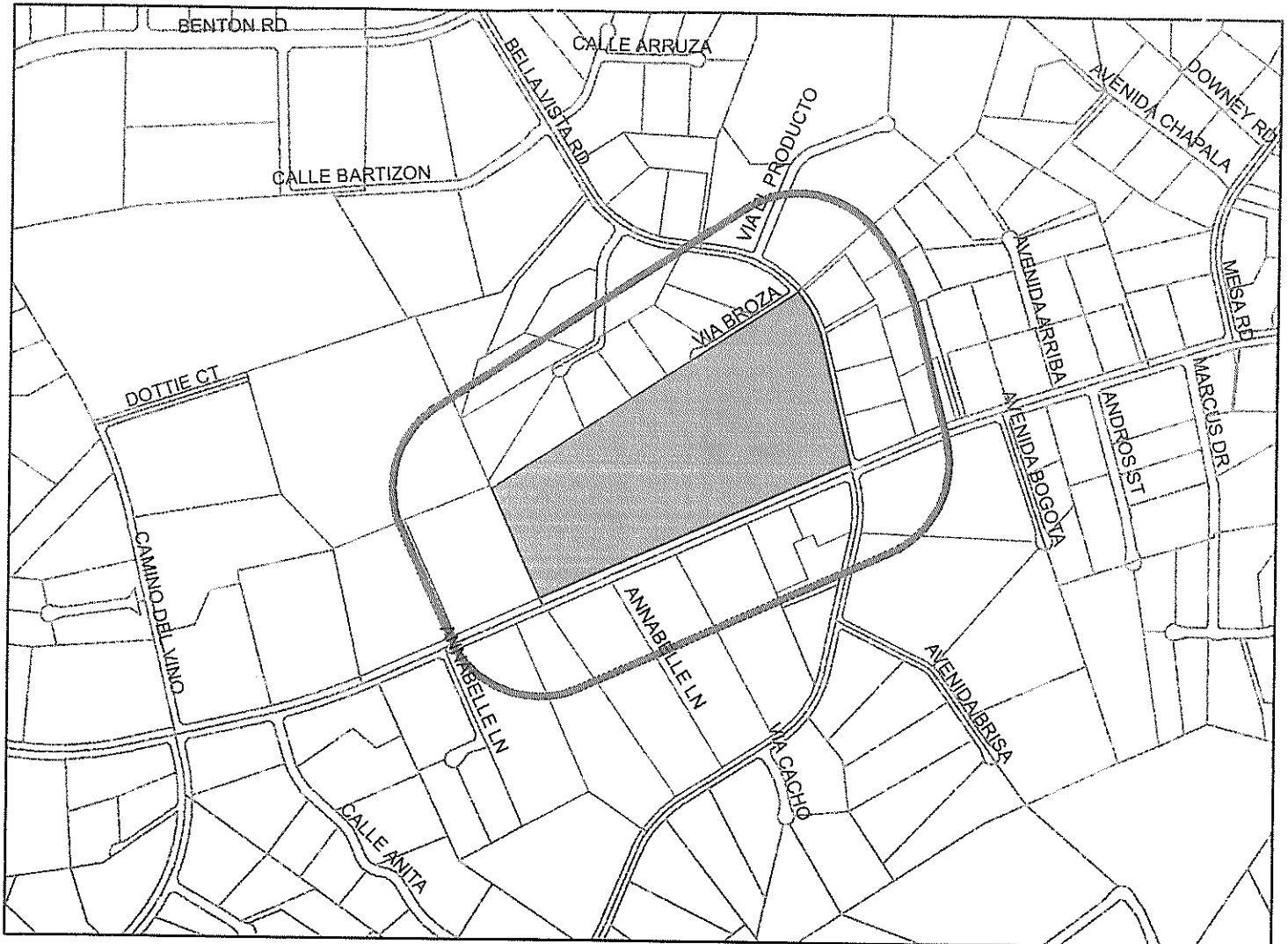
Riverside, Ca. 92502

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

VALID UNTIL  
6/17/13



**PM36412 (600 feet buffer)**



**Selected Parcels**

924-330-008	941-130-005	941-130-006	941-140-022	924-310-008	924-290-028	941-140-023	941-140-001	924-340-003	924-340-001
924-340-002	924-330-007	924-290-021	924-310-007	924-330-009	924-290-024	924-290-022	924-300-005	924-300-008	941-140-029
941-140-031	924-330-005	924-320-006	924-290-025	941-140-018	924-320-010	924-330-011	941-140-026	924-290-026	924-320-007
924-330-006	924-320-008	924-330-010	924-330-012	924-290-023	924-290-027	941-140-025			



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.





ASMT: 924290021, APN: 924290021  
JILL PRIEBOY, ETAL  
37200 GLENOAKS  
TEMECULA, CA. 92592

ASMT: 924290028, APN: 924290028  
PAMELA COOPER, ETAL  
38980 BELLA VISTA  
TEMECULA, CA. 92592

ASMT: 924290022, APN: 924290022  
NORMA WESOLOWSKI, ETAL  
37190 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924300008, APN: 924300008  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

ASMT: 924290023, APN: 924290023  
THEODORE WILSON  
39090 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924310007, APN: 924310007  
GOLDIE KLEIN  
P O BOX 890295  
TEMECULA CA 92589

ASMT: 924290024, APN: 924290024  
GREGORY JIGAMIAN  
39060 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924310008, APN: 924310008  
BEVERLY HOLCOMBE  
38860 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924290025, APN: 924290025  
MARIA MONTES, ETAL  
39030 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924320006, APN: 924320006  
KAY DOCKINGS, ETAL  
38875 BELLA VISTA  
TEMECULA, CA. 92592

ASMT: 924290026, APN: 924290026  
DOROTHY RITTER, ETAL  
P O BOX 890205  
TEMECULA CA 92589

ASMT: 924320007, APN: 924320007  
CHRISTIAN JONES, ETAL  
36525 CALLE POCO  
TEMECULA, CA. 92592

ASMT: 924290027, APN: 924290027  
THERESA KEENER  
38990 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924320008, APN: 924320008  
FRANCA FILES, ETAL  
36345 CALLE POCO  
TEMECULA, CA. 92592





ASMT: 924320010, APN: 924320010  
PAMELA SHANABARGER, ETAL  
38855 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924330011, APN: 924330011  
LYNN LAWSON, ETAL  
36350 CALLE POCO  
TEMECULA, CA. 92592

ASMT: 924330005, APN: 924330005  
HELENE MENDELSON, ETAL  
C/O HELENE MENDELSON  
36850 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924330012, APN: 924330012  
TERRY KINNEY  
36386 CALLE POCO RD  
TEMECULA, CA. 92590

ASMT: 924330006, APN: 924330006  
ANNA THOMPSON, ETAL  
38941 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924340001, APN: 924340001  
CHRISTINE FOOTE, ETAL  
36650 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924330007, APN: 924330007  
PEGGY KNODEL, ETAL  
36970 VIA BROZA  
TEMECULA CA 92592

ASMT: 924340002, APN: 924340002  
CHRISTINE FOOTE, ETAL  
36650 GLEN OAKS  
TEMECULA CA 92592

ASMT: 924330008, APN: 924330008  
NOELLE FIORE, ETAL  
36900 VIA BROZA  
TEMECULA, CA. 92592

ASMT: 924340003, APN: 924340003  
DAVID PEREZ  
36550 GLENOAKS RD  
TEMECULA, CA. 92592

ASMT: 924330009, APN: 924330009  
CARRIE DRAGON, ETAL  
36425 CALLE POCO RD  
TEMECULA, CA. 92592

ASMT: 941130006, APN: 941130006  
BELLAGLEN  
C/O JOHN MCLAUGHLIN  
711 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 924330010, APN: 924330010  
TERI RICE  
P O BOX 890507  
TEMECULA CA 92589

ASMT: 941140001, APN: 941140001  
CATHERINE GIBSON, ETAL  
35320 LINDA ROSEA  
TEMECULA CA 92592



ASMT: 941140018, APN: 941140018  
NORMA LEASE  
37001 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 941140022, APN: 941140022  
BEN ANDERSON  
P O BOX 890130  
TEMECULA CA 92589

ASMT: 941140023, APN: 941140023  
CLIFFORD NICHOLS  
P O BOX 891657  
TEMECULA CA 92589

ASMT: 941140025, APN: 941140025  
DEBRA CARLSON, ETAL  
39235 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 941140026, APN: 941140026  
LARENA PENHALL, ETAL  
37075 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 941140031, APN: 941140031  
JEAN CHANG, ETAL  
P O BOX 893040  
TEMECULA CA 92589



Temecula Wine Growers  
P.O. Box 1601  
Temecula, CA 92593

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Applicant/Owner:  
Jeff Simcox  
P. O. Box 890281  
Temecula, CA 92589


Engineer:  
Steve Sommers  
SDH & Associates, Inc.  
5225 Canyon Crest Drive 71-439  
Riverside, CA 92507





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





EA 40721

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200700356

Lead Agency: COUNTY PLANNING Date: 03/26/2007  
County Agency of Filing: Riverside Document No: 200700356  
Project Title: EA 40721; TTM 34587  
Project Applicant Name: SDH & ASSOCIATES INC Phone Number: \_\_\_\_\_  
Project Applicant Address: 5225 CANYON CREST DR, STE 357 RIVERSIDE CA 92507  
Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	
<input checked="" type="checkbox"/> Negative Declaration	<u>1800.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	<u>\$64.00</u>
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	<u>1864.00</u>

Signature and title of person receiving payment: \_\_\_\_\_

Notes:



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1204373

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: SIMCOX JEFF  
paid by: CK 1161  
CA FISH AND GAME FOR PM36412  
paid towards: CFG05890 CALIF FISH & GAME: DOC FEE  
at parcel: 36850 GLEN OAKS RD TEM  
appl type: CFG3

\$64.00

By \_\_\_\_\_ May 17, 2012 16:38  
MGARDNER posting date May 17, 2012

\*\*\*\*\*  
\*\*\*\*\*

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

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