



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

AUGUST 19, 2013

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st 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. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) –** Applicant: Hogle-Ireland, Inc. – First Supervisorial District – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – APPROVED PROJECT DESCRIPTION: To construct and operate a light industrial and warehouse distribution center in two options. OPTION A is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). OPTION B is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") of if EDA denies

the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST:** SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2014. Project Planner: Wendell Bugtai at (951) 955-1816 or email wbugtai@rctlma.org. (Quasi-judicial)

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

- 2.1 **PLOT PLAN NO. 25184** – CEQA Exempt – Applicant: Ilene Robbins – Second/Second Supervisorial District – Location: Northerly of Ontario Avenue, southerly of Poppy Street, easterly of State Street, and westerly of Grove Drive – Zoning: Residential Agricultural 1 Acre Minimum (R-A-1) – **REQUEST:** The plot plan proposes a Class II Dog Kennel (Camp Ilene) that houses 11-25 dogs for overnight boarding and care on 1.2 acres. The project property contains an existing 1,186 sq. ft. residence and four detached storage buildings totaling 657 sq. ft. which is being used as part of the kennel facility. There is 1,600 sq. ft. outdoor kennel canopy and an above ground dog swimming pool. There are two separate outdoor dog plays areas; one in the northern portion of the property behind the main residence, and one in the southern portion of the property. Paul Rull, Project Planner at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25364/VARIANCE NO. 1890** - CEQA Exempt - Applicant: Fen Yong – Fifth/First Supervisorial District – Location: Northerly Highway 74, southerly of Hammack Avenue, westerly of Walnut Street - **REQUEST:** The Plot Plan is a proposal to construct 2,400 square foot detached garage on 1.55 acres and Variance to reduce required 75 foot front yard setback to 25 foot front yard setback. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25155** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Fifth/First Supervisorial District – Location: Southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres – **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road. Project Planner, Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No. 111
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First/First
Project Planner: Wendell Bugtai
Director's Hearing: August 19, 2013

PLOT PLAN NO. 23332 (FTA 2008-07)
SECOND EXTENSION OF TIME
Applicant: Hogle-Ireland, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Director for approval

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed under previous **Environmental Assessment No. 41904** in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332

JUSTIFICATION FOR EXTENSION REQUEST:

Additional time for substantial project completion of project is requested due to the economic downturn.

BACKGROUND:

As part of the review of this Extension of Time request, it has determined necessary to recommend the addition of **two (2) new condition(s) of approval** in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The **(2)** conditions is/are as follows:

60.BS GRADE.14
80.PLANNING.59

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended condition of approval and the correspondence from the Extension of Time applicant dated June 11, 2013 indicating the acceptance of the recommended conditions.

**PLOT PLAN NO. 23332
SECOND EXTENSION OF TIME REQUEST
PLANNING DIRECTOR
Page 2 of 2**

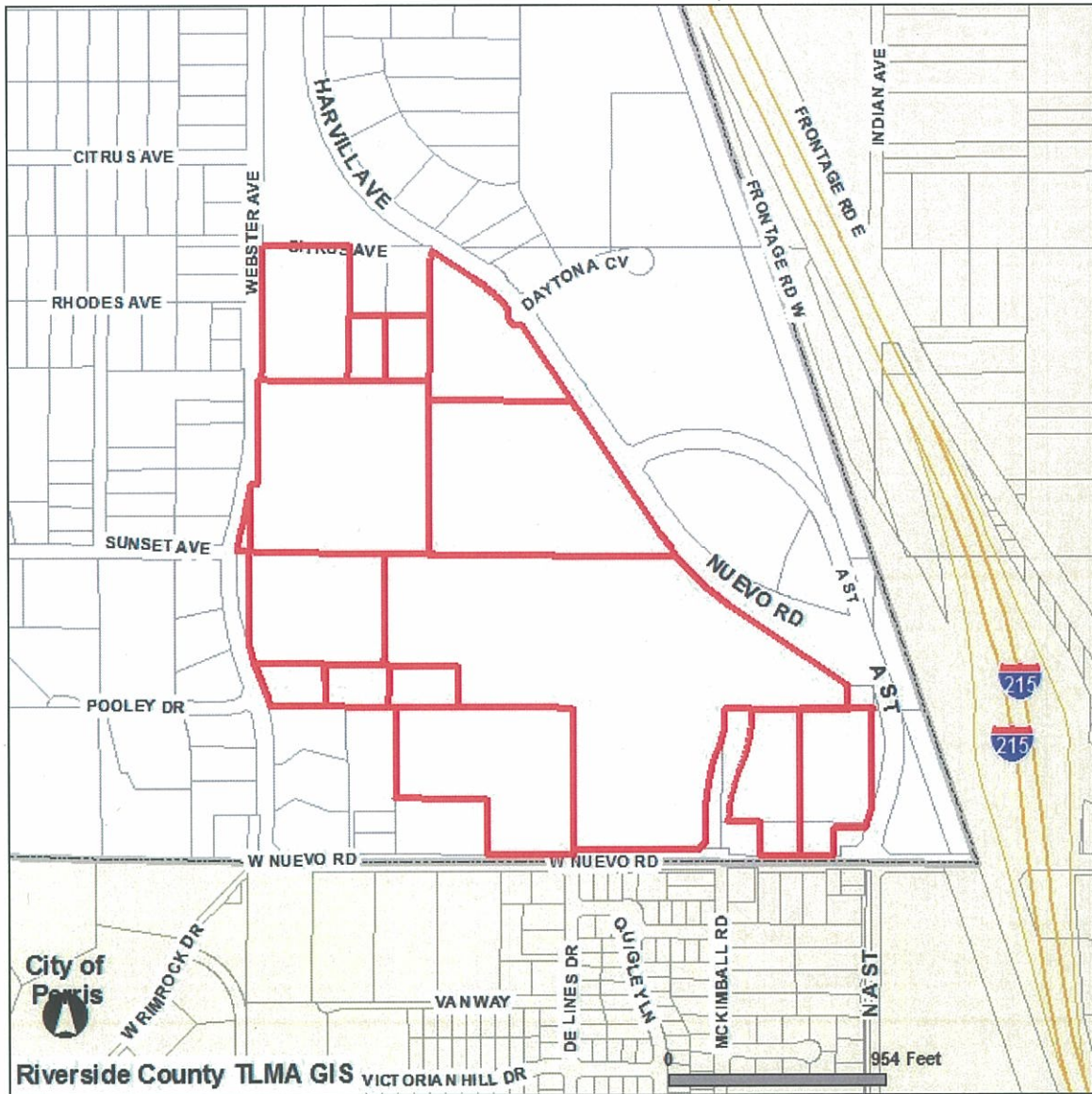
This Plot Plan was initially approved by the Planning Director on February 8, 2010. Approval of the First Extension of Time extended the project's expiration date to February 8, 2013. This, the Second Extension of Time, if approved, will extend the project's expiration date to February 8, 2014. In accordance with Section 18.30. G. of Ordinance 348, the time period in which to "use" a plot plan shall not exceed a total of 5 years; therefore, one (1) additional extension of time requests can be filed, processed, or approved for this project.

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332 (FTA 2008-07), extending the expiration date to February 8, 2014, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) – Applicant: Hogle-Ireland, Inc. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 floor area ratio) – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – **APPROVED PROJECT DESCRIPTION:** To construct and operate a light industrial and warehouse distribution center in two options. **OPTION A** is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). **OPTION B** is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2014.**

SITE MAP



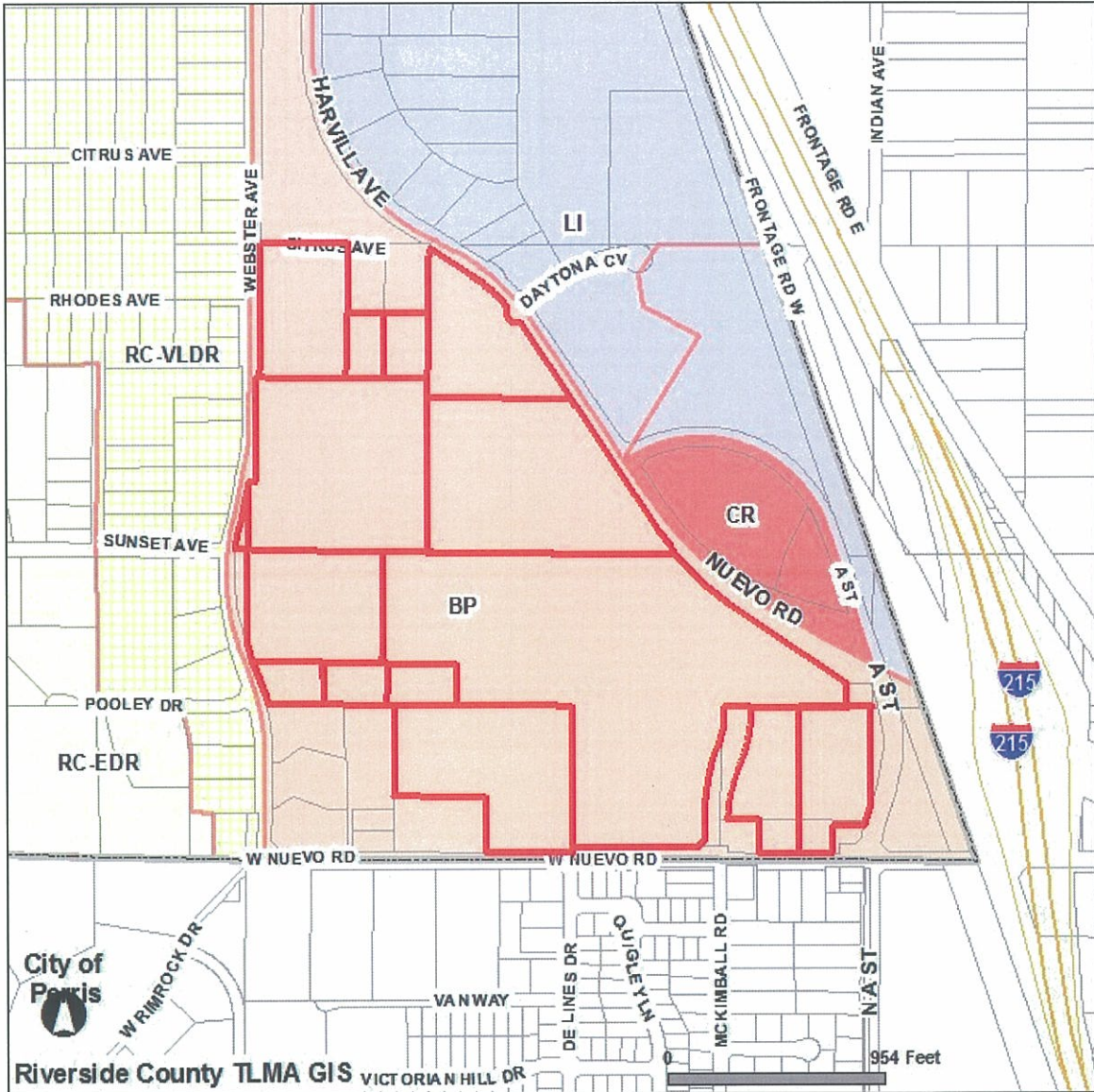
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source 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 130624

GENERAL PLAN



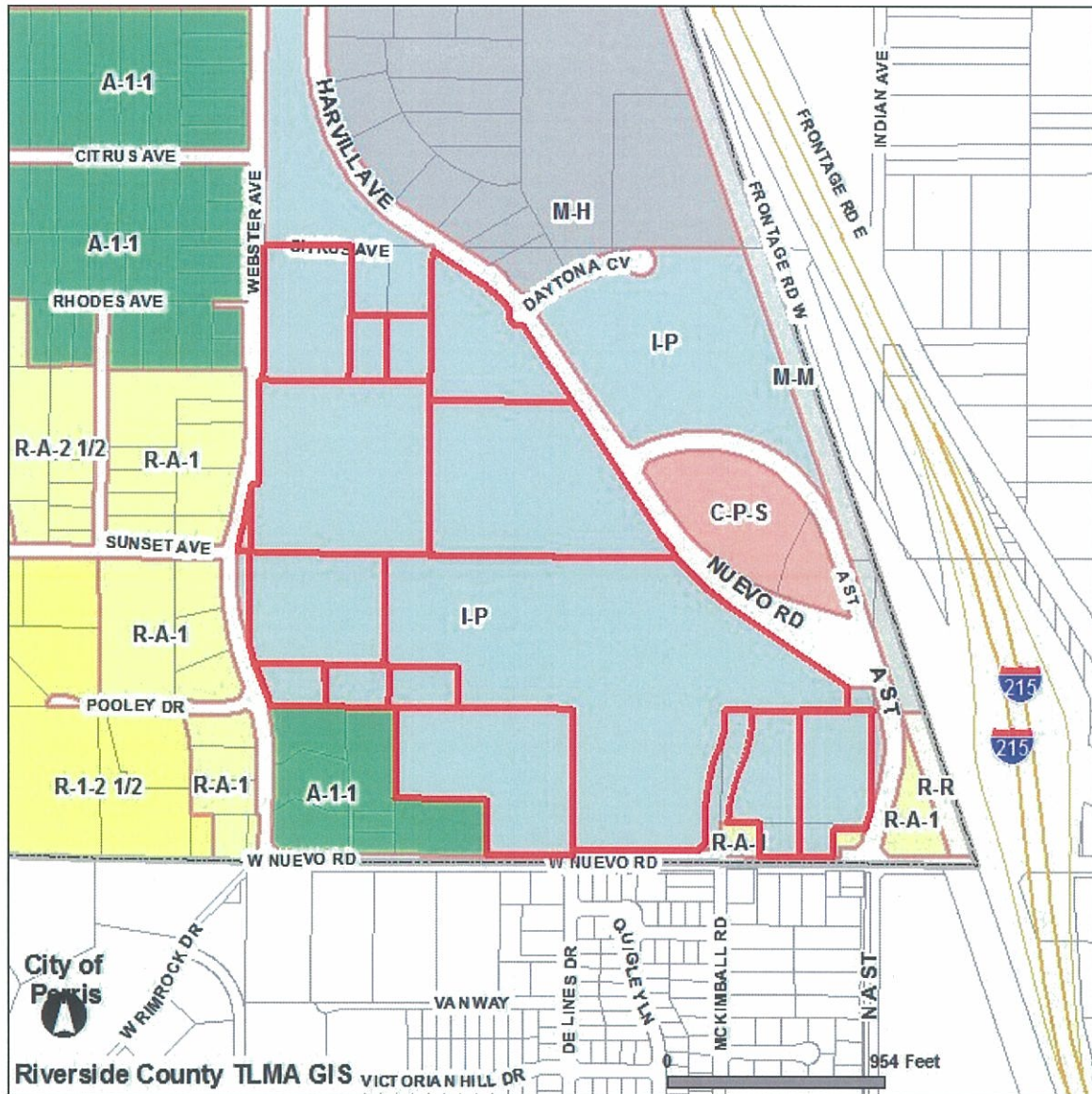
IMPORTANT

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Version 130624

ZONING



IMPORTANT

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Version 130624

Extension of Time Environmental Determination

Project Case Number: PP23332

Original E.A. Number: EA41904

Extension of Time No.: Second

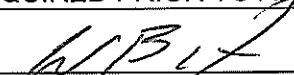
Original Approval Date: February 8, 2010

Project Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue

Project Description: To construct and operate a light industrial and warehouse distribution center in two options. OPTION A is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). OPTION B is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations.

On 7/30/13, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Wendell Bugta, Project Planner for Carolyn Syms Luna, Director

Date: July 30, 2013



June 11, 2013

Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Attn: Wendell Bugtai – Project Planner

**RE: 2nd Extension of Time for Nuevo 2 – Plot Plan No. 23332
Letter of Acceptance for Condition No. 60 BS Grade.14**

This letter is to confirm IDS Real Estate Group, development managers and agents for FR/Cal Harvill Road, LLC accepts Condition No. 60 BS Grade. 14 referred to below for the Extension of Time No. 2 for Plot Plan No. 23332 per the May 21, 2013 – 12:49 Extension of Time letter received from you. We understand that this condition will apply to the Planning approval for Plot Plan No. 23332.

New: Condition No. 60 BS Grade.14

As discussed with the Planning Department and the Landscape Division, Condition 80. Planning. 59 is a duplication of an original Condition in the Pinks - Conditions of Approval dated Feb. 8, 2010, and is therefore already a part of the Project's existing Conditions of Approval.

Should you have any questions on the above, please contact me at 213-862-9312 or email at pspillane@idsrealestate.com. On behalf of FR/Cal Harvill Road, LLC, we appreciate your time and efforts in processing our 2nd Extension of Time application.

Sincerely,

A handwritten signature in blue ink that reads "Patrick D. Spillane". The signature is written in a cursive, flowing style.

Patrick D. Spillane
Senior Vice President

cc: Deirdre McCollister – MIG/Hogle Ireland
PDS/sw

x/doc/prop/788-06/01/04/EOT-No2/RivCo-ConditionAcceptanceLtr_06-20-2013.doc

PLOT PLAN:TRANSMITTED Case #: PP23332

Parcel: 305-180-018

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2-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

PLANNING DEPARTMENT

80.PLANNING. 59 GEN - 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.

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

DATE: February 22, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section

SECOND EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) – Applicant: Hogle-Ireland, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Business Park (CD: BP) (0.25-0.60 floor area ratio) – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – **APPROVED PROJECT DESCRIPTION:** To construct and operate a light industrial and warehouse distribution center in two options. **OPTION A** is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). **OPTION B** is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2014.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **April 25, 2013 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Wendell Bugtai at micro 5-1816 or via e-mail at **WBUGTAI@rctima.org**. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 21, 2013
TO: APPLICANT
FROM: Wendell Bugtai, Project Planner

RE: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **April 25, 2013**. The LDC has determined it necessary to recommend the addition of **two (2) new conditions of approval** in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. **The Grading and Planning Departments are recommending the addition of two (2) Conditions of Approval.**

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

60.BS GRADE.14
80.PLANNING.59

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

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

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP23332 (FTA 2008-07) DATE SUBMITTED: _____

Assessor's Parcel Number(s): 305-180-009, 014, 018, 019, 027, 029, 034, 054, 305-270-001, 034, 036, 045, 047, 058, 061

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: February 8, 2010

Applicant's Name: Hogle-Ireland, Inc-Deirdre McCollister E-Mail: dmccollister@hogleireland.com

Mailing Address: 1500 Iowa Avenue, Suite 110

Riverside Street 92507
CA
City State ZIP

Daytime Phone No: (951) 787-9222 Fax No: (951) 781-6014

Property Owner's Name: FR/Cal Harvill Road, LLC E-Mail: pspillane@idsrealestate.com

Mailing Address: Managed by: Patrick Spillane, IDS Real Estate Group, 515 S. Figueroa Street, 16th Floor

Los Angeles Street 90071
CA
City State ZIP

Daytime Phone No: (213) 362-9312 Fax No: (213) 627-9937

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 EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Deirdre McCollister



PRINTED NAME OF APPLICANT

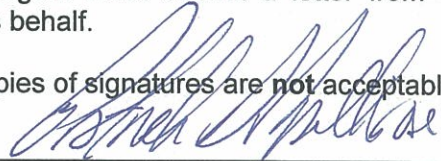
SIGNATURE OF APPLICANT

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.

Patrick Spillane



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

Agenda Item No.: **2.1**
Area Plan: Temescal Canyon
Zoning District: El Cerrito Zoning District
Supervisory District: Second/Second
Project Planner: Paul Rull
Director's Hearing: August 19, 2013

PLOT PLAN NO. 25184
CEQA Exempt
Applicant: Ilene Robbins
Representative: Debbie Melvin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing kennel as a Class II Dog Kennel (Camp Ilene) that houses 11-25 dogs for overnight boarding and care on 1.2 acres. The project property contains an existing 1,186 sq.ft. residence and four detached storage buildings totaling 657 sq.ft. which are being used as part of the kennel facility. There is 1,600 sq.ft. outdoor kennel canopy and a above ground dog swimming pool. There are two separate outdoor dog play areas; one in the northern portion of the property behind the main residence, and one in the southern portion of the property.

The project site is located northerly of Ontario Avenue, southerly of Poppy Street, easterly of State Street and westerly of Grove Drive.

ISSUES OF POTENTIAL CONCERN:

On April 2, 2003, the project site's existing Dog Kennel I was approved under Plot Plan No. 18461 by the County. The Dog Kennel I was permitted to have 5 to 10 dogs which is what is currently being permitted and operated today. On August 14, 2012, the same applicant, Ilene Robbins, submitted an application for a Dog Kennel II permitting 11 to 25 dogs.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), City of Corona |
| 3. Existing Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1) |
| 4. Surrounding Zoning: | Residential Agricultural – 1 Acre Minimum (R-A-1), City of Corona |
| 5. Existing Land Use: | Single Family Residence with a Dog Kennel |
| 6. Surrounding Land Use: | Single Family Residences, Commercial center (City of Corona) |
| 7. Project Data: | Total Acreage: 1.2 |
| 8. Environmental Concerns: | CEQA Exempt per Section 15303 |

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25184, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

D.M.

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 Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) in the Temescal Canyon Area Plan.
2. The Rural Community: Very Low Density Residential land use designation allows for the development of single family detached residences on large parcels, limited agriculture, intensive equestrian and animal keeping. The proposed project, Class II Kennel (11 to 25 dogs), is an intensive animal keeping.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, east, and south and the City of Corona is to the west.
4. The zoning for the subject site is Residential Agricultural – 1 Acre Minimum (R-A-1).
5. The proposed use, Class II Kennel (11 to 25 dogs), is a permitted use in the R-A-1 zone, subject to approval of a plot plan according to the provisions of Section 18.45 of Ordinance No. 348.
6. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries).
7. The project site is surrounded by properties which are zoned Residential Agricultural – 1 Acre Minimum to the north, east and south and City of Corona to the west.
8. This project is within the City Sphere of Influence of Corona. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Corona on August 21, 2012 with a request for comments. No comments have been received from the City staff regarding this project. Therefore, the County has complied with the requirements for the MOU.
9. The project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. This Section includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed kennel facility currently exists and primarily utilizes the existing storage building to house the dogs (in Shed #1 on site plan). No new construction is being proposed.

CONCLUSIONS:

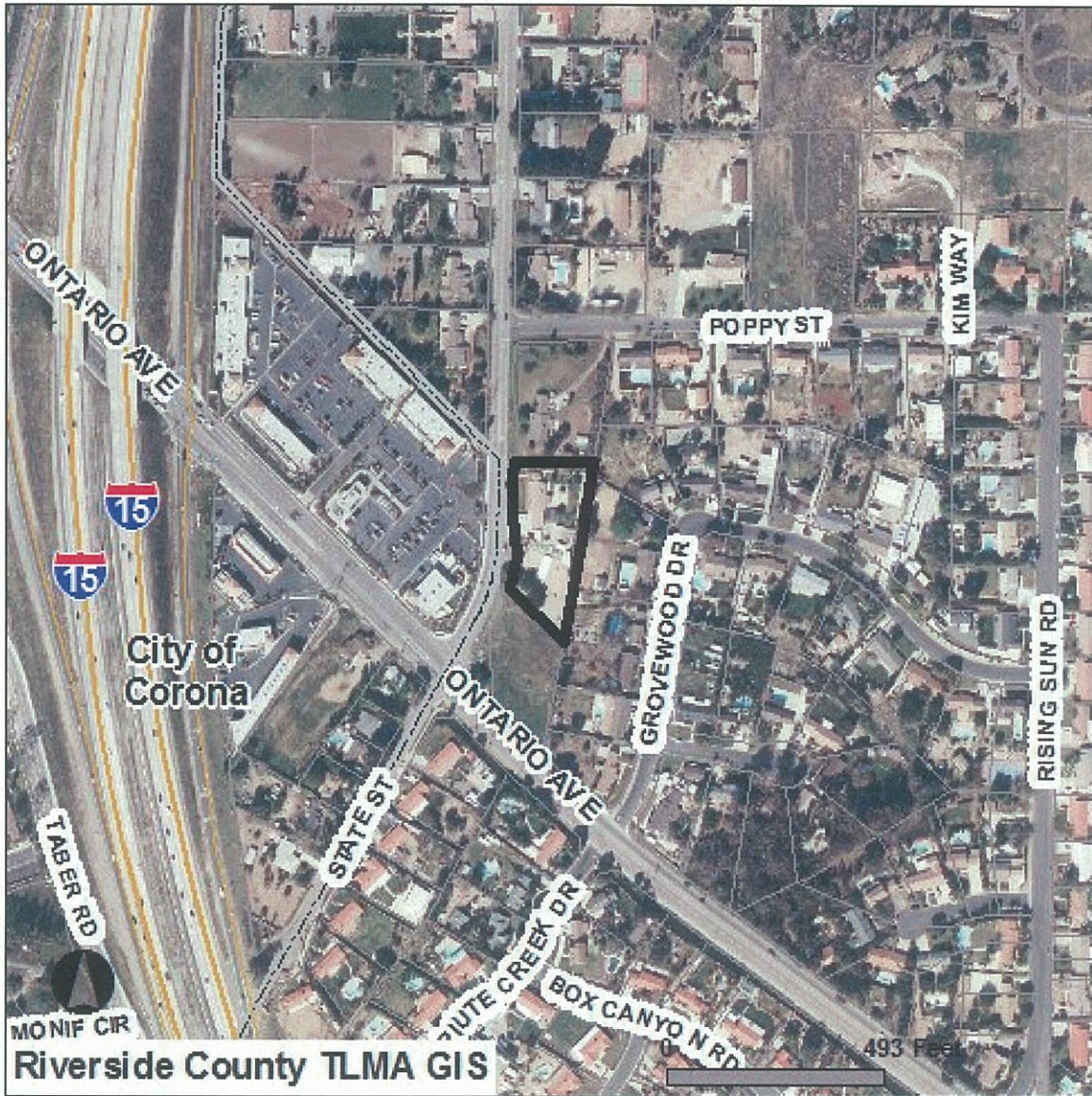
1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design, and as conditioned.
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. One letter of support has been received and has been included in the staff report package.
2. The project site is not located within:
 - a. An Airport Influence area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. An Agricultural Preserve;
 - e. A High Fire Area;
 - f. A Cell Criteria;
 - g. The Stephens Kangaroo Rat Fee Area; or
 - h. A Subsidence Area.
3. The project site is located within:
 - a. The City of Corona Sphere of Influence;
 - b. The Boundaries of the Corona-Norco Unified School District.
 - c. A High Paleontological sensitivity area.
 - d. A Low and Very Low Liquefaction Area.
4. The subject site is currently designated as Assessor's Parcel Number 278-220-001

Plot Plan No. 25184 Vicinity Map



Selected parcel(s):
278-220-001

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

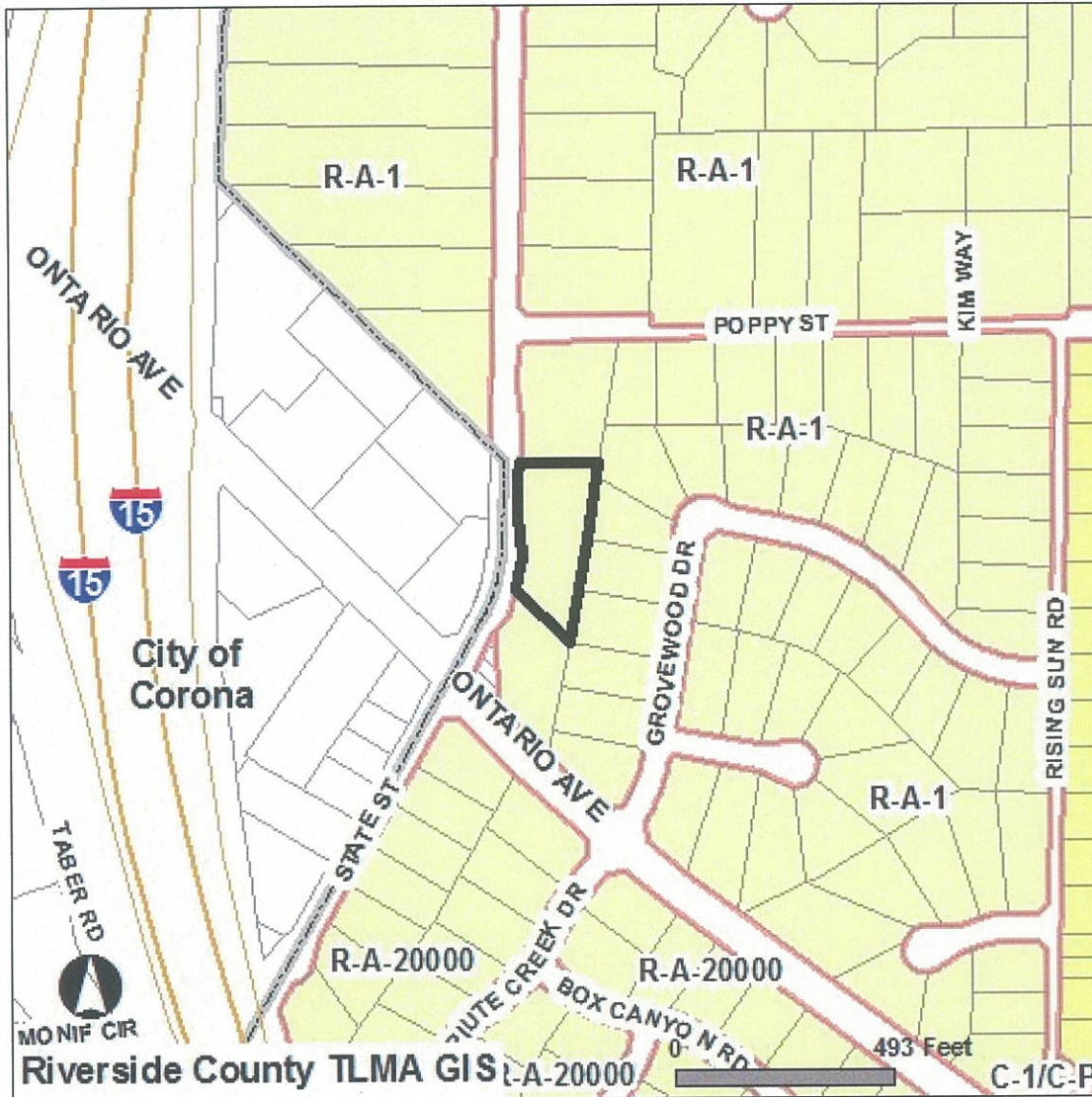
PARCELS

IMPORTANT

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

REPORT PRINTED ON...Mon Jun 17 08:43:44 2013
Version 130523

Plot Plan No. 25184 Zoning Map



Selected parcel(s):
278-220-001

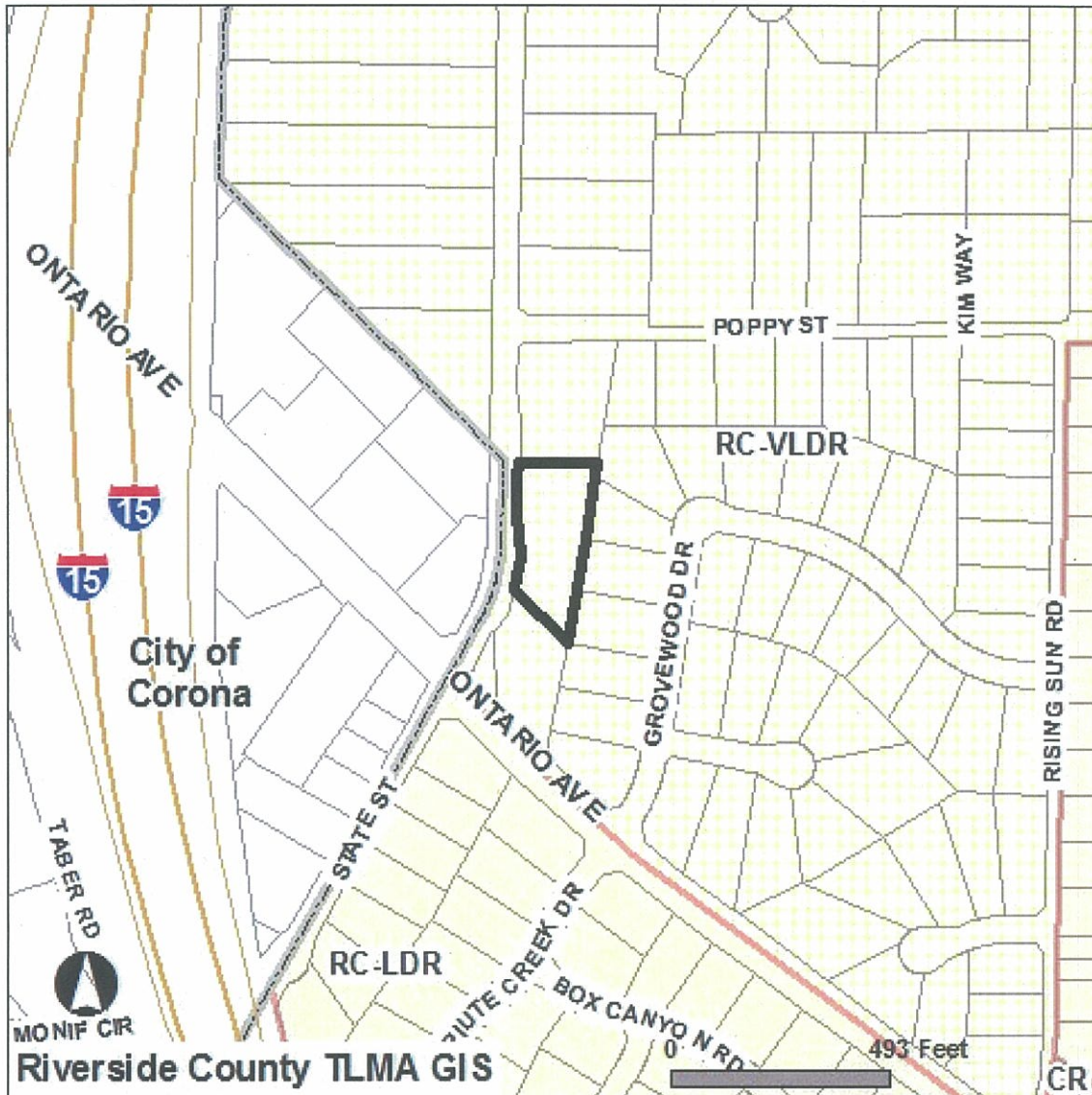
ZONING

- | | | | |
|-----------------|------------------|-----------------|----------|
| SELECTED PARCEL | CASE | INTERSTATES | HIGHWAYS |
| CITY | PARCELS | ZONING BOUNDARY | C-1/C-P |
| R-1-20000 | R-A-1, R-A-20000 | | |

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 Jun 17 08:41:08 2013
Version 130523

Plot Plan No. 25184 General Plan Land Use Map



Selected parcel(s):
278-220-001

LAND USE

- | | | | |
|-----------------|------------------------|--|--|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL | RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL |

IMPORTANT

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REPORT PRINTED ON...Mon Jun 17 08:42:01 2013

Version 130523

PLOT PLAN

OWNER / APPLICANT
 Irene H. Robbins
 19060 State Street
 Corona, CA 92881
 (951) 371-8458

REPRESENTATIVE
 Debbie Melvin
 ACDY Corporation
 16895 Evening Star Road
 Riverside, CA 92506
 (951) 818-5914
 debbie@acdy.net

Legal Description: Lot 1 of Tract 0951 as recorded in Book 84 on pages 66 and 67 of maps in the office of the County Recorder of Riverside County, California

Project Proposal:
 This project proposes to allow for a Class II Kennel

General Notes:
 Existing Zoning: R-A-1
 Proposed Zoning: R-A-1
 Surrounding Zoning: R-A-1 & City of Corona (C-R)
 Land Use Designation: RC-VLDR
 Existing Use: Residential & Class I Kennel
 Proposed Use: Residential & Class II Kennel
 Surrounding Uses: 278-239-000 and Comm Retail
 Address: 19060 State Street, Corona CA 92881
 Total Lot Size: 1.23 acres
 Area Plan: Temescal Canyon
 Previous Approval: PP 18461
 Thomas Bros. Coordinates: Page 73 Grid H3
 Section/Township/Range: T4S R6W Section 8
 Buildings to Remain: All Buildings to Remain

Utilities:
 Water: City of Corona
 Sewer: Septic
 Electric: Southern California Edison
 Gas: The Gas Company
 Cable: Dish Network

School District: Corona/Norco Unified School District

Prepared By: Debbie Melvin
 ACDY Corporation
 16895 Evening Star Road
 Riverside, CA 92506
 951 818 5914
 100 2013

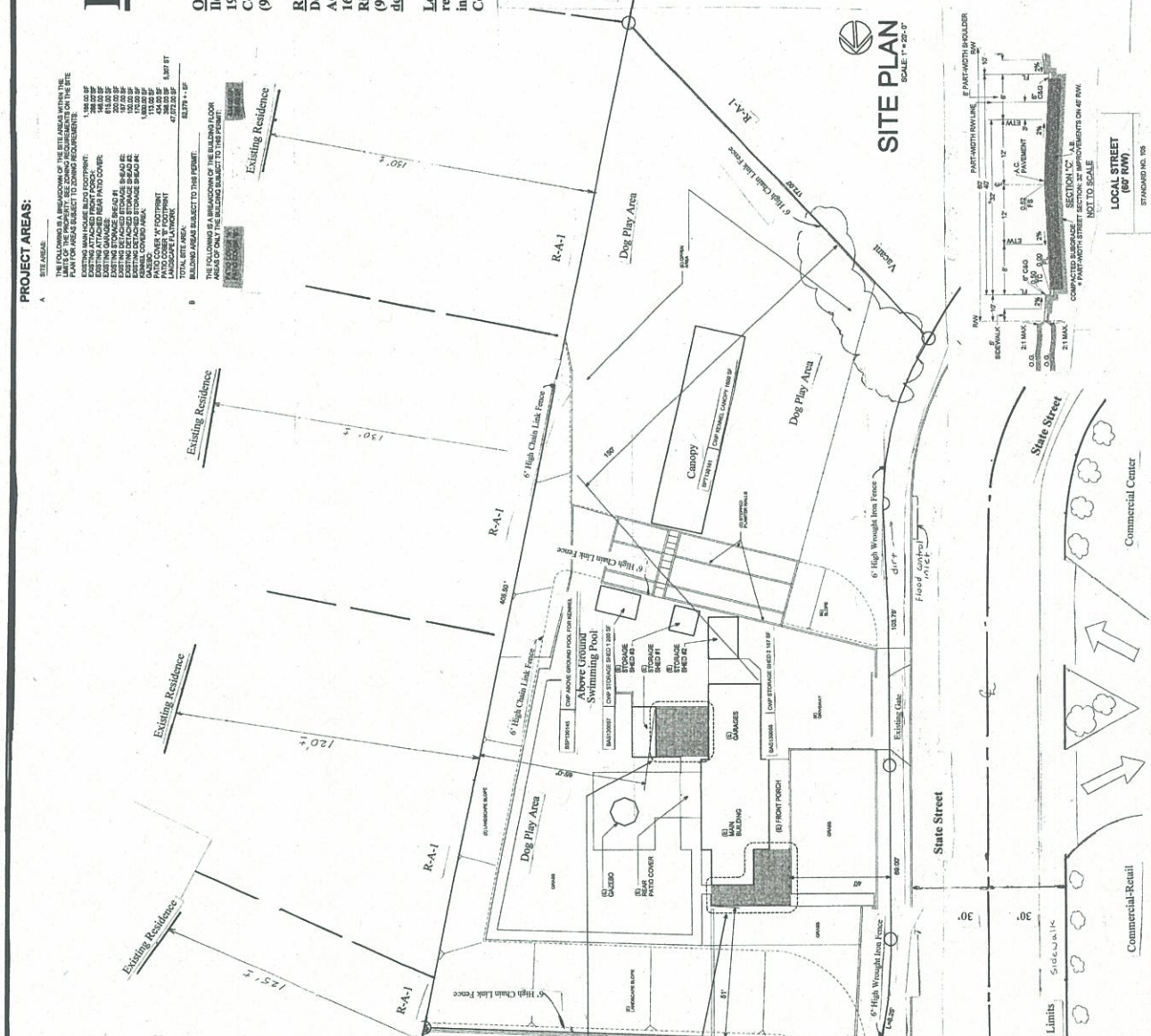
NO.	DATE	REVISIONS	APPRO. DATE	COUNTY
1		ADD DATA TO STRUCTURES		
2		REVISIONS TO ROAD		
3		REVISIONS TO ROAD		
4		REVISIONS TO ROAD		
5		REVISIONS TO ROAD		
6		REVISIONS TO ROAD		
7		REVISIONS TO ROAD		
8		REVISIONS TO ROAD		
9		REVISIONS TO ROAD		
10		REVISIONS TO ROAD		

PROJECT AREAS:

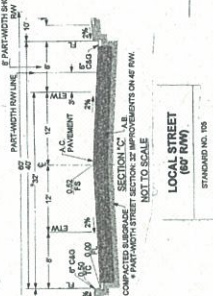
- A**
- 1. ALL AREAS SHOWN AS A PART OF THE PROJECT SHALL BE SUBJECT TO THE CITY OF CORONA ZONING ORDINANCE AND THE BUILDING DEPARTMENT'S PLANNING AND PERMITTING DIVISION'S REQUIREMENTS.
 - 2. ALL AREAS SHOWN AS A PART OF THE PROJECT SHALL BE SUBJECT TO THE CITY OF CORONA ZONING ORDINANCE AND THE BUILDING DEPARTMENT'S PLANNING AND PERMITTING DIVISION'S REQUIREMENTS.
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- B**
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LOCATION:
 VICINITY MAP:
 ADDRESS: 19060 STATE STREET, CORONA, CA 92881 - 191
 AP #: 274-22-001



SITE PLAN
 SCALE: 1" = 20'-0"



CASE #: PP25184
EXHIBIT: A
DATED: 5/30/13
PLANNER: P. RULL



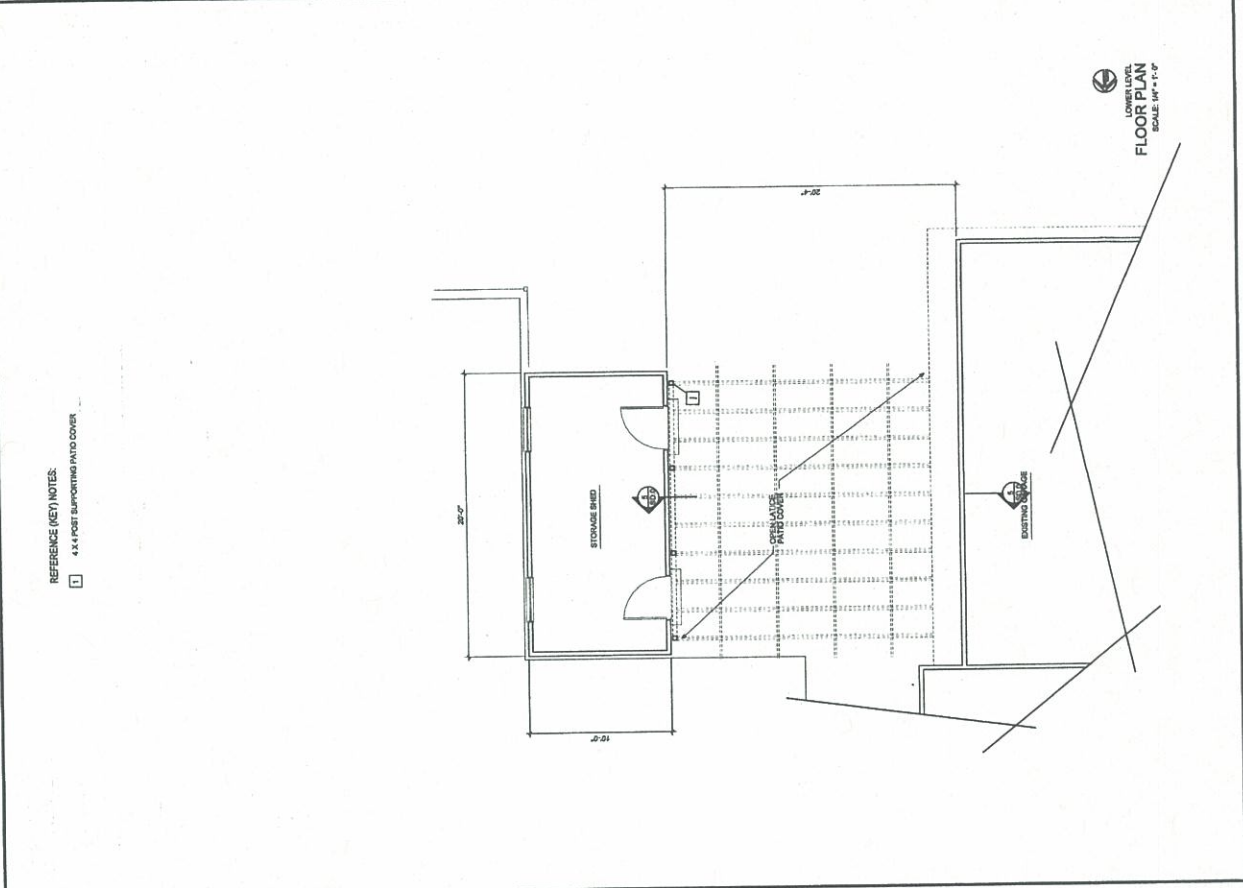
PATIO
 COVERS
 FOR
 CAMP ILENE
 KENNEL

CONSTRUCTION
 DRAWINGS

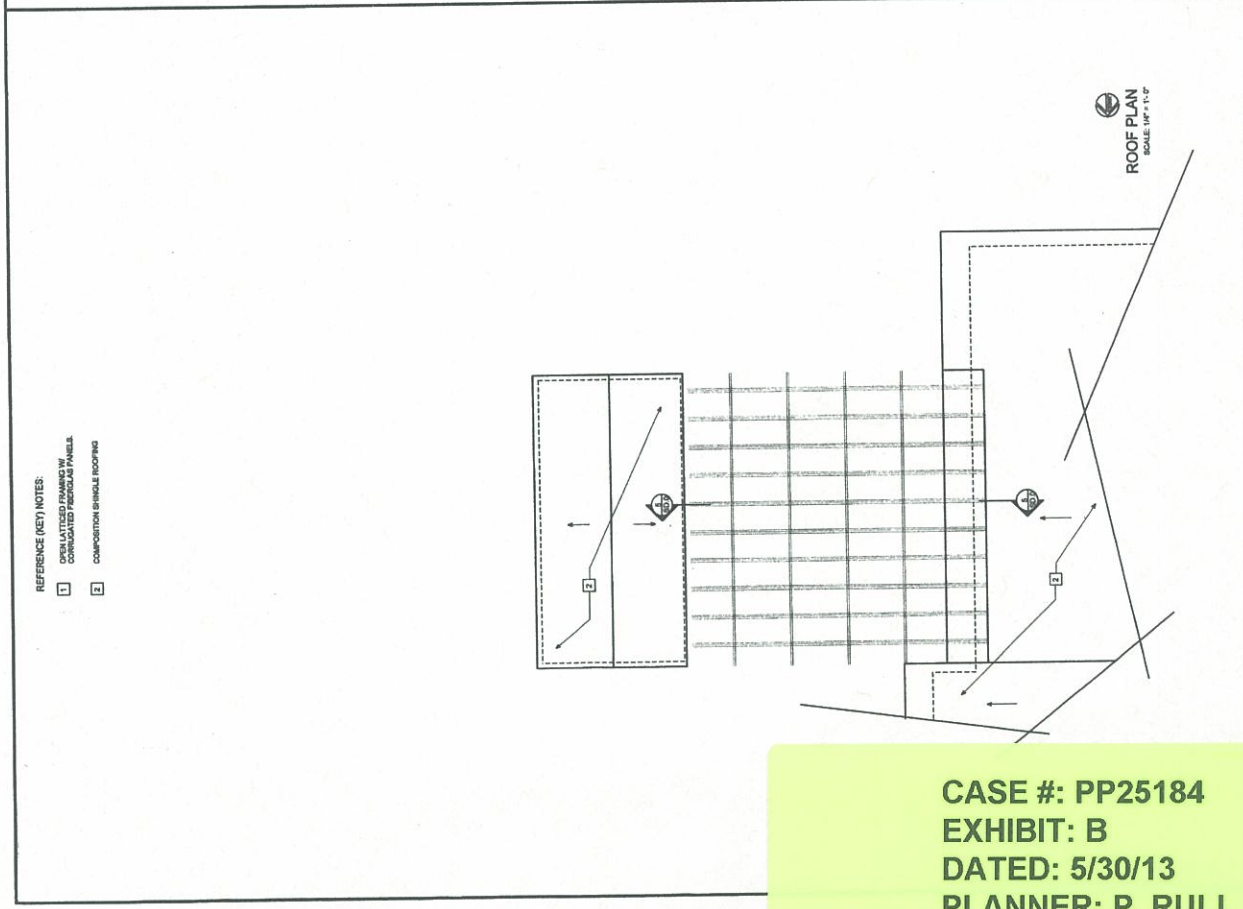
PATIO COVER "B"
 ARCHITECTURAL
 PLANS

Scale: AS NOTED
 Date: 02/19/2012
 Drawn: M/F
 Review:
 PLAN 1 B 2013
 PROJ#

A1.1



REFERENCE (KEY) NOTES:
 1 4 x 4 POST SUPPORTING PATIO COVER



REFERENCE (KEY) NOTES:
 1 SPECIALIZED FRAMING W/ CONSULTED STRUCTURAL PANELS
 2 COMPOSITION SHINGLE ROOFING

CASE #: PP25184
 EXHIBIT: B
 DATED: 5/30/13
 PLANNER: P. RULL

Plot Plan No. 25184 Business Plan

1. Number of dogs (average, minimum, maximum)
Number of dogs varies from day to day but will not exceed 25 dogs
2. Types of dog services provided on-site:
Doggy daycare, people drop off their dogs in the morning and pick up in afternoon/evening-
Dog boarding, for customers who are on vacation etc..
Grooming
3. Number of employees
1 who lives on site and me
We also have a few part time employees who I call upon when the dog count is high
4. Hours of operation (when people may drop off and pick up animals)
7am to 7pm M-F
8am to 7pm Sat, Sun and holidays
5. Dogs sleeping arrangements
All boarded dogs are housed indoors at night.
6. Dogs activities schedule: (Dogs are supervised 24/7)
6:30am dogs are fed inside
7-7:30 am dogs are let out on upper patio to go potty and digest their food
8-11am corral time with supervision, ball throwing, romping around
11am-1pm pool time with supervision
1-3pm doggy nap time inside
3-3:30pm dogs are fed inside
3-4pm chill time on patio with supervision
4-7pm corral time with supervision
7-8pm relax on upper patio
8-8:30pm bed time, lights out
7. Length of dog stay
Depends on client's needs, 1 day to 2 weeks
8. How is waste handled? How much waste is produced? How often does the trash truck pick up?
Animal waste is picked up on a regular basis. It is double bagged into two flex maximum strength black plastic bags and put into the trash receptacles. Trash is picked up once a week.

We offer a place where dogs can spend quality time playing in a healthy environment with other dogs and people. It is a place where "parents" can leave their "kids" while they go on vacation, or business trips, without fear of their dogs getting sick, lonely or depressed. We have doggy day care available for people who may have repair men at their home or other dangerous doggie distractions that could cause the dogs to escape their homes. Doggy daycare is utilized for many reasons. Some people use the service because their dogs bark when left alone which upsets neighbors. Other people use us when they are in new environments (recent moves etc), getting their dogs past the separation anxiety that often happens with a move and the owners are not home.

We are open year-round, providing a safe home away from home with separate fenced yards for the big and little dogs, grass areas, trees, toys and lots of fun, love and attention. There is no isolation ever and no warehouse environment. Dogs enjoy small playgroups with direct, supervision, attention and lots of love. They are sheltered, safe and have fun. They get personal care and play and become socialized so they can play with other dogs and not behave aggressively. They get the exercise that dogs love and need.

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an existing kennel as a Class II Dog Kennel (Camp Ilene) that houses 11-25 for overnight boarding and care on 1.2 acres. The project property contains an existing 1,186 sq.ft. residence and four detached storage buildings totaling 657 sq.ft. which is being used as part of the kennel facility. There is a 1,600 sq.ft. outdoor kennel canopy and a above ground dog swimming pool. There are two separate outdoor play areas; one in the northern portion of the property behing the main residence, and one in the southern portion of the property.

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

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

10. GENERAL CONDITIONS

10. EVERY. 2 PPA - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25184, Exhibit A, dated May 30, 2013, and Exhibit B, dated May 30, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25184 proposes to upgrade an existing Dog Kennel 1 to a Dog Kennel II on an existing single-family residence property.

No grading is proposed as part of this case. The Grading Division does not object to this proposal with the following conditions of approval.

BS PLNCK DEPARTMENT

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

The applicant shall submit building plans with the required supporting documentation to the building department for all buildings, and or structures currently on the property without permit.

The items include but are not limited to:

1. Dog grooming shed
2. Misc. shed (Equipped with power)
3. Two (2) canopy structures
4. Attached patio cover
5. Above ground pool (Dog therapy pool)
6. Detached gazebo.

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.

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

10. GENERAL CONDITIONS

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

NOTE: Where a building and/or structure has been constructed or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received.

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

(Reference: September 27, 2012 letter c/o Steve Hinde, CIH)

A noise measurement by the Office of Industrial Hygiene, near the location of the dogs, was performed on September 27, 2012 around 3:00 PM. The noise level measured was 64 dBA Leq 5 minutes, which is acceptable (below 65dBA). It was observed that most of the noise came from the freeway (I-15) and from children of the Daycare from across the street. A noise study will not be required for this plot plan. However, they still need to follow:

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).

For any questions, please contact Industrial Hygiene at (951) 955-8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25184 proposes to upgrade an existing dog Kennel1 to a dog kennel 2 on a single family residence property on a 1.23 acre lot in Temescal Canyon area. The site is located westerly of Grove Drive, easterly of State Street, northerly of Ontario Avenue, and southerly of Poppy Street.

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

10. GENERAL CONDITIONS

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

Our review indicates the site is subject to sheet flow type runoff from north and west and a low that runs southerly of the site. A District's Ontario Avenue has been constructed on State Street and continues on Ontario Avenue which then outlets to El Cerrito Channel to the east. This storm drain protects the site from flooding; except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. Since no new impervious area is proposed no Water Quality Management Plan (WQMP) is required but in future if this project creates or adds 5000 square feet or more of impervious area, then it would require a preliminary site specific WQMP.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

10.PLANNING. 2 PPA - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety irectives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 3 PPA - EXERCISE SPACE/SHELTER RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

10.PLANNING. 4 PPA - FOOD/WATER RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

10. GENERAL CONDITIONS

10.PLANNING. 5 PPA - FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 6 PPA - ANIMAL CONFINEMENT RECOMMND

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 7 PPA - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 8 PPA - KENNEL RECOMMND

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 9 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 10 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

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

10. GENERAL CONDITIONS

10.PLANNING. 10 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. 11 PPA - CLASS II KENNEL RECOMMND

All kennels shall comply with all statutes, ordinances, rules and regulations applicable thereto. All kennels shall be constructed, maintained and operated in such a manner as to preserve and protect the general health, safety and welfare of the public and of the animals maintained in such kennels. All housing facilities for animals must be constructed, equipped, and maintained so as to continuously provide a healthful, safe and sanitary environment for the animals kept therein. Interior walls of indoor housing areas shall be constructed of an impervious material that can be washed and sanitized.

Each kennel shall provide for the daily disposal of animal waste. If disposal is by other than sanitary sewerage system, animal waste shall be picked up not less than once each day, or more often as needed. Once picked up, animal waste shall be placed in fly-tight containers until removed from the kennel premises. Said containers shall be transported to an appropriate disposal site not less than once each week.

For further information regarding permitting requirements, please contact the Department of Animal Services at (888) 636-7387.

10.PLANNING. 13 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Within 60 days of receiving final approval of Plot Plan No. 25184, the applicant/owner shall register the business with

07/03/13
09:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:TRANSMITTED Case #: PP25184

Parcel: 278-220-001

20. PRIOR TO A CERTAIN DATE

20.BS GRADE. 1 USE - BUSINESS REGISTRATION (cont.) RECOMMND

the Department of Building and 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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall provide to the Department of Environmental Health (DEH) for review a complete C42 Certification for all existing septic systems along with a detailed contoured plot plan wet signed by the C42 Licensed Contractor showing all required detail as specified in the DEH Technical Guidance Manual.

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

DATE: August 21, 2012

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. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner
City of Corona – Planning Dept.
Riv. Co. Animal Control Services

PLOT PLAN NO. 25184 – EA42534 – Applicant: Ilene Robbins - Engineer/ Representative: Debbie Melvin/ACDY Corp – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) 1 Acre min- Location: Northerly of Ontario Avenue, southerly of Poppy Street, and easterly of State Street, westerly of Grove Drive – 1.23 Gross Acres - Zoning: Residential Agricultural 1 Acre min (R-A-1) – **REQUEST:** To upgrade an existing Dog Kennel I to a Dog Kennel II on an existing single-family residence property. APN(s): 278-220-001 Related Case(s): PP18461

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 13, 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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@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.



September 27, 2012

TO: Paul Rull, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Plot Plan No. 25184

A noise measurement by the Office of Industrial Hygiene, near the location of the dogs, was performed on September 27, 2012 around 3:00 PM. The noise level measured was 64 dBA Leq 5 minutes, which is acceptable (below 65 dBA). It was observed most the noise came from the freeway (I -15) and children of the Daycare from across the street. A noise study will not be required for this plot plan. However, they still need to follow:

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).

Please contact Steve Hinde if you have any questions.



Department of Animal Services
Robert Miller, Director

Operations Division
Frank Corvino, Deputy Director

Paul Rull, Project Planner
Riverside County, Planning Department
P.O. Box 1409
Riverside, CA, 92502

May 13, 2013

RE: Ilene H. Robbins
19060 State Street
Corona, CA, 92881
Class II Kennel, PP25184

Mr. Rull,

Department of Animal Service (DAS) records shows several complaints filed against this property. The complaints are varied and stem from excessive barking to allegations of the property housing over 60 dogs.

DAS has found Ms. Robbins over the limit of her Class I kennel permit. We hope she will maintain her kennel within the limits of the Class II kennel guidelines.

DAS can show no good cause in not recommending approval for a Class II kennel at the listed property.

Respectfully,

Rita Gutierrez
Field Services Commander
Riverside County
Department of Animal Services
951-358-7365

DATE: 09/12/2012

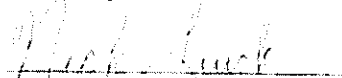
SUBJECT: My neighbor Owner of Camp Ilene

I live at 19030 State street since 1988, and Ilene has been my neighbor for some time. Shortly after she moved in she applied for a kennel permit. I can't quite remember the terms of the permit, but I replied by email I had no objections so long as she kept the dogs quiet.

She has lived up to those terms, more so than some of my other neighbors who own dogs. I'm not saying they never bark, but when they do she quickly has them under control. Or said another way they are not chronic barkers. I have never had a issue of dog odor from her property either.

Ilene has asked me to write this for her, but you can bet the wording would not be so gracious if I had any problems. I'm sensitive to noise and quick to complain against chronic noise, whether dogs, boom boxes, or 3M's mining operation.

Sincerely,



Nick Luick
19030 State St
Corona, Ca, 92881

NickLuick@unouno.com
951-323-7844 or
951-278-3131

RIVERSIDE COUNTY PLANNING DEPARTMENT



Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: Class 11 Kennel Permit

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 18.45(b)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 25184, EA 42534, DATE SUBMITTED: 8/14/2012

CFG05909

APPLICATION INFORMATION

Applicant's Name: Ilene H Robbins E-Mail: Ilene@campIlene.com

Mailing Address: 19060 State St
Corona Ca 92881
City State ZIP

Daytime Phone No: (951) 371-8458 Fax No: ()

Engineer/Representative's Name: ACDY Corporation
Debbie Melvin E-Mail: debbie@acdy.net

Mailing Address: 16895 Evening Star Rd
Riverside Ca 92506
City State ZIP

Daytime Phone No: (951) 818 5914 Fax No: ()

Property Owner's Name: Ilene H Robbins E-Mail: Ilene@campIlene.com

Mailing Address: 19060 State St
Corona Ca 92881
City State ZIP

Daytime Phone No: (951) 371-8458 Fax No: ()

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 PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Ilene H Robbins

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.

Ilene H Robbins

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 278220001-0

Section: 8 Township: 4 South Range: 6 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.23

General location (nearby or cross streets): North of Ontario Ave, South of Poppy Street, East of State St, West of Groveswood Pr.

Thomas Brothers map, edition year, page number, and coordinates: 773 #3

Project Description: (describe the proposed project in detail)
Proposed Use is a Class II Kennel

Related cases filed in conjunction with this application:
There is an approved case on file for a Class I Kennel (PP 18461)

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). PP 18461 (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 project 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 project 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: NA

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/25/2013,

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

APN (s) or case numbers PP 25184 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

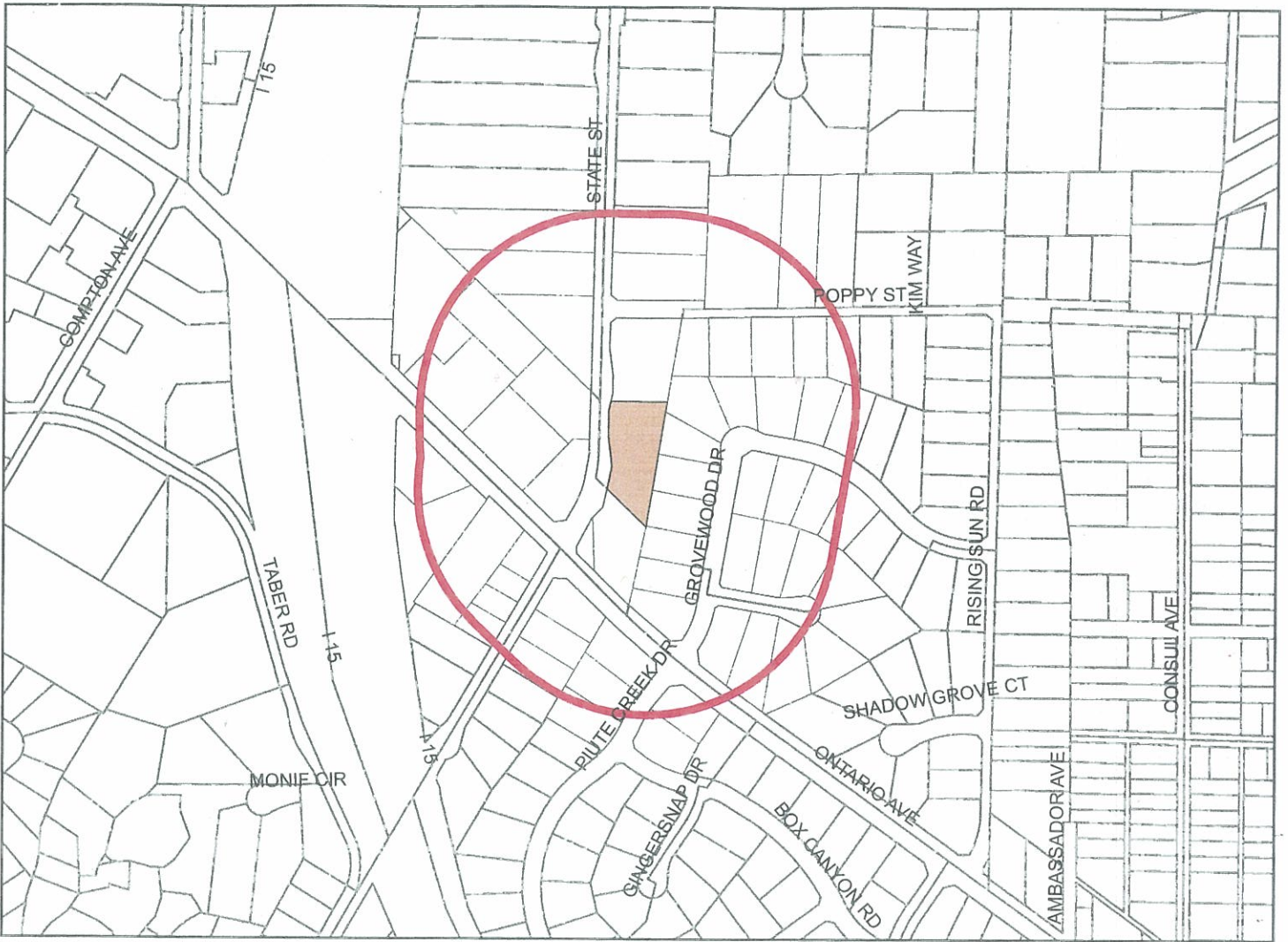
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25184 (600 feet buffer)



Selected Parcels

278-060-015	120-280-009	120-280-006	277-272-009	277-271-023	277-271-021	277-271-022	277-272-004	120-280-014	277-282-004
277-301-010	277-272-003	278-220-003	277-271-025	120-280-008	120-280-007	277-271-005	277-271-004	278-220-001	277-301-008
277-271-024	277-271-001	277-271-020	277-302-002	277-302-001	277-271-018	277-272-002	277-272-010	277-271-019	277-282-002
277-301-009	277-281-001	278-220-004	277-020-022	278-220-002	278-060-014	278-220-032	278-220-033	277-272-007	277-020-004
277-020-012	277-301-001	277-271-003	277-301-002	277-272-008	277-282-001	120-280-005	278-060-013	120-280-016	277-271-002
277-271-017	277-281-002	277-282-003	278-220-012	277-272-001	277-020-020	277-020-023	277-020-024	277-020-025	277-020-026
277-301-003									



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: 120280005, APN: 120280005
ALICE PERNELL, ETAL
3019 LAKE HILL DR
ORANGE CA 92867

ASMT: 277020012, APN: 277020012
BHAVANA AMIN, ETAL
658 REDONDO LN
CORONA CA 92882

ASMT: 120280006, APN: 120280006
AMIT KUMAR
1652 E ONTARIO AVE
CORONA, CA. 92881

ASMT: 277020022, APN: 277020022
MSPO
2582 STEEPLECHASE LN
DIAMOND BAR CA 91765

ASMT: 120280007, APN: 120280007
VERONICA ORTEGA, ETAL
2212 STATE ST
CORONA, CA. 92881

ASMT: 277020026, APN: 277020026
THI NGUYEN, ETAL
C/O LONG NGUYEN DAU
336 VILLAFRANCA
CORONA CA 92879

ASMT: 120280008, APN: 120280008
CINDI TAMEZ, ETAL
2218 STATE ST
CORONA, CA. 92881

ASMT: 277271001, APN: 277271001
DIANE BROWN, ETAL
7311 POPPY ST
CORONA, CA. 92881

ASMT: 120280009, APN: 120280009
AMER MAKKAWI
17402 HARLAN DR
YORBA LINDA CA 92886

ASMT: 277271002, APN: 277271002
SHARON SPRINGER, ETAL
7331 POPPY ST
CORONA, CA. 92881

ASMT: 120280014, APN: 120280014
CROWN INV
2601 W DUNLAP AVE STE 10
PHOENIX AZ 85021

ASMT: 277271003, APN: 277271003
PATRICIA DAVIS, ETAL
7357 POPPY ST
CORONA, CA. 92881

ASMT: 120280016, APN: 120280016
ALBERT AGINS, ETAL
63 W GRAND BLVD
CORONA CA 92882

ASMT: 277271004, APN: 277271004
HOWARD PYLES
7379 POPPY ST
CORONA, CA. 92881



ASMT: 277271005, APN: 277271005
MICHELLE LAPLANTE, ETAL
7401 POPPY ST
CORONA, CA. 92881

ASMT: 277271023, APN: 277271023
BONNIE KUCKOWICZ
19100 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271017, APN: 277271017
ROSS ALPINE
19013 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271024, APN: 277271024
ISABEL ZUNIGA, ETAL
19115 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271018, APN: 277271018
VERONICA ODOHERTY, ETAL
19025 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271025, APN: 277271025
M WATTS, ETAL
19135 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271019, APN: 277271019
KRISTEN CROLL
19037 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277272001, APN: 277272001
NINA HEAD, ETAL
19038 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271020, APN: 277271020
LINDA MURRAY, ETAL
19059 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277272002, APN: 277272002
GRACIELA PALACIOS, ETAL
19024 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271021, APN: 277271021
BRIGET FOWLER
19069 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277272003, APN: 277272003
JOYCE HOLLAND, ETAL
19014 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277271022, APN: 277271022
STEPHANIE SMITH, ETAL
19079 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277272004, APN: 277272004
CAMERON REILLY
19000 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277272007, APN: 277272007
ANA SANTALLA, ETAL
7384 HIGH KNOLL CIR
CORONA, CA. 92881

ASMT: 277282002, APN: 277282002
JUAN MOJARRO, ETAL
7357 HIGH KNOLL CIR
CORONA, CA. 92881

ASMT: 277272008, APN: 277272008
ROBERT HERRERA
1258 CRESTLAKE AVE
VENTURA CA 93004

ASMT: 277282003, APN: 277282003
STEVEN REED
7371 HIGH KNOLL CIR
CORONA, CA. 92881

ASMT: 277272009, APN: 277272009
BETTY TEASDALE
407 W IMPERIAL HWY H157
BREA CA 92821

ASMT: 277282004, APN: 277282004
ROBINETTE ENGEL, ETAL
7381 HIGH KNOLL CIR
CORONA, CA. 92881

ASMT: 277272010, APN: 277272010
PATTI RHODES, ETAL
7342 HIGH KNOLL CIR
CORONA, CA. 92881

ASMT: 277301001, APN: 277301001
ROSE MORENO, ETAL
19098 STATE ST
CORONA, CA. 92881

ASMT: 277281001, APN: 277281001
JOELLEN CARLIN, ETAL
19171 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277301002, APN: 277301002
TONI DEAN, ETAL
19124 STATE ST
CORONA, CA. 92881

ASMT: 277281002, APN: 277281002
DENISE RAMIREZ, ETAL
19149 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277301003, APN: 277301003
WILLIAM HANMER
19150 STATE ST
CORONA, CA. 92881

ASMT: 277282001, APN: 277282001
SUSAN MCCOY, ETAL
19170 GROVEWOOD DR
CORONA, CA. 92881

ASMT: 277301008, APN: 277301008
IRENE MARTIN LANGENBERG
7207 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 277301009, APN: 277301009
MARY COULTER
7213 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 278220001, APN: 278220001
ILENE ROBBINS
19060 STATE ST
CORONA, CA. 92881

ASMT: 277301010, APN: 277301010
DIANE BRONSKI
7219 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 278220002, APN: 278220002
NICK LUICK
19030 STATE ST
CORONA, CA. 92881

ASMT: 277302001, APN: 277302001
SUSAN MODEREGGER, ETAL
7218 PIUTE CREEK DR
CORONA, CA. 92881

ASMT: 278220003, APN: 278220003
TERI NAPIER, ETAL
18990 STATE ST
CORONA, CA. 92881

ASMT: 277302002, APN: 277302002
CAROLYN SCOTT, ETAL
12188 CENTRAL AVE NO 362
CHINO CA 91710

ASMT: 278220004, APN: 278220004
TASNEE CSAKAN, ETAL
18960 STATE ST
CORONA, CA. 92881

ASMT: 278060013, APN: 278060013
ROBERTO CEJA
18995 STATE ST
CORONA, CA. 92881

ASMT: 278220012, APN: 278220012
SUNNY SONG
4056 WILLIWAW DR
IRVINE CA 92620

ASMT: 278060014, APN: 278060014
REBECCA TAFOLLA, ETAL
18989 STATE ST
CORONA, CA. 92881

ASMT: 278220033, APN: 278220033
PARCEL 2 TRUST
BOX 240 C/O TAX SVC
2621 GREEN RIVER NO 105
CORONA CA 92882

ASMT: 278060015, APN: 278060015
JACQUELINE DELVILLAR, ETAL
18961 STATE ST
CORONA, CA. 92881



City of Corona
Community Development Dept.
Attn: Planning Director
815 W. Sixth Street
Corona CA 92882

Corona-Norco Unified School District
2820 Clark Avenue
Norco CA 91760

Western Municipal Water District
14205 Meridian Parkway
Riverside CA 92518

Department of Animal Services
County of Riverside
Attn: Rita Gutierrez
6851 Van Buren Blvd
Jurupa Valley CA 92509

Ilene Robbins
19060 State Street
Corona CA 92881

ACDY Corporation
Attn: Debbie Melvin
16895 Evening Star Rd
Riverside CA 92506

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16895 Evening Star Rd
Riverside CA 92506



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Plot Plan No. 25184

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Ontario Avenue, southerly of Poppy Street, easterly of State Street, and westerly of Grove Drive

Project Description: The plot plan proposes a Class II Dog Kennel (Camp Ilene) that houses 11-25 dogs for overnight boarding and care on 1.2 acres. The project property contains an existing 1,186 sq. ft. residence, and four detached storage buildings totaling 657 sq.ft. which is being used as part of the kennel facility. There is a 1,600 sq.ft. outdoor kennel canopy and a above ground dog swimming pool. There are two separate outdoor dog play areas; one in the northern portion of the property behind the main residence, and one in the southern portion of the property.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Ilene Robbins

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15303)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. This Section includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed kennel facility currently exists and primarily utilizes the existing storage building to house the dogs. No new construction is being proposed.

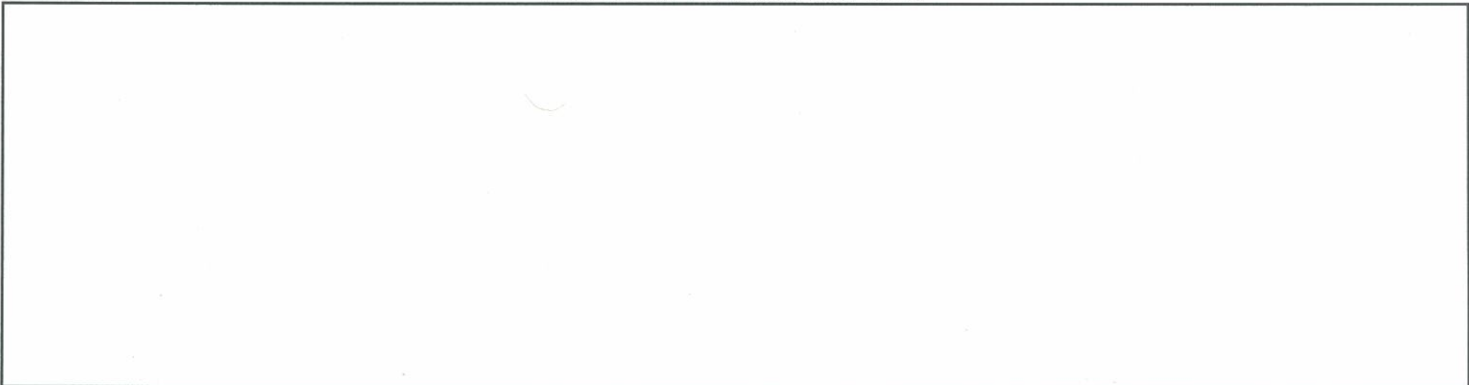
Paul Rull (951) 955-0972
County Contact Person Phone Number

Signature Project Planner Title June 13, 2013 Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PP25184\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

Please charge deposit fee case#: ZEA42534 ZCFG No. 5909 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1207086

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: ROBBINS ILENE HOPE \$64.00
paid by: CK 1432
CFG FOR EA42534
paid towards: CFG05909 CALIF FISH & GAME: DOC FEE
at parcel: 19060 STATE ST COR
appl type: CFG3

By _____ Aug 14, 2012 16:59
MGARDNER posting date Aug 14, 2012

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

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

Agenda Item No.:
Supervisory District: Fifth/First
Project Planner: Bahelila Boothe
Director's Hearing: August 19, 2013

PLOT PLAN NO: 25364
VARIANCE No. 1890
Applicant: Fen Yong
CEQA Exempt

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,400 square foot detached garage on 1.55 acres and Variance No. 1890 to reduce required 75 foot front yard setback to 25 foot front yard setback.

ISSUES OF RELEVANCE:

The project is located in State Fire Responsibility Area. The project has been reviewed by Riverside Fire Department. Project was conditions reviewed and conditioned by Riverside County Building and Safety, grading and plan check division. Applicant must also obtain clearance from Riverside County Environmental Health Department prior to permits issuance.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25364/VARIANCE NO. 1890, 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 building is proposed.
2. The project site is designated Rural: Rural Mountainous (10 Acres Minimum) on the Elsinore 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 Rural Residential (R-R zone).
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-R zone.
6. The proposed 2,400 square foot detached garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,400 square foot garage is compatible with the character of the surrounding community.
8. The detached accessory 2,400 square foot garage is located over 100 feet from the main building and consistent with the character of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the front setback can be adjusted from the required 75 feet or half the length of the property as required by Ordinance 348 section 18.18b.(4) to a front setback of 25 feet. Due to the topography of the property. The topography of this property is such that, a strict application of the setback of 75 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places the proposed accessory structure on par with the similar of detached garages.

PLOT PLAN:ADMINISTRATIVE Case #: PP25364

Parcel: 349-050-043

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposal to construct a 2,400 square foot detached garage on 1.55 acres and Variance No. 1890 to reduce required 75 foot front yard setback to 25 foot.

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25364

Parcel: 349-050-043

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. 25364 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25364, Exhibit A, Amended #1, dated 7/2/13. (Site Plan)

APPROVED EXHIBIT B/C = Plot Plan No. 25364, Exhibit B/C, Amended #1, dated 7/2/13. (Floor Plan/Elevations)

APPROVED EXHIBIT M = Plot Plan No. 25364, Exhibit M, dated 5/16/13. (Colors)

BS GRADE DEPARTMENT

10.BS GRADE. 1 PPA - 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 PPA - 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 PPA - 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. 6 PPA - 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25364

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10. GENERAL CONDITIONS

10.BS GRADE. 6

PPA - NPDES INSPECTIONS (cont.)

RECOMMND

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25364

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10. GENERAL CONDITIONS

10.BS GRADE. 7 PPA - 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 PPA - 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 PPA - 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 PPA - 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 PPA - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 PPA - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 20 PPA - 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25364

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10. GENERAL CONDITIONS

10.BS GRADE. 23 PPA - 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 PPA - 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 PLNCK RECOMMND

The current proposal is for the 2,400 square foot detached private garage. No interior plumbing is proposed at this time.

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.

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10. GENERAL CONDITIONS

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

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 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 25364 - COMMENTS RECOMMND

Plot Plan 25364 is proposing to construct a 2,400 square foot detached garage without any plumbing. The location of existing septic system was identified on the plot plan exhibit prepared by Lakeshore Engineering. Please note that further requirements shall apply if plumbing is proposed in this structure. For further information, please contact the Department of Environmental Health (DEH) at (951) 955-8980.

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.

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.

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10. GENERAL CONDITIONS

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. 25364 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

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

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

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

10.PLANNING. 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.

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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 PPA - 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.

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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25364

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 PPA - 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 PPA - 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 PPA - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 PPA - 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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10:07

Riverside County LMS
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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 PPA - 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 PPA - 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. 12 PPA - 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 PPA- 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.

60.BS GRADE. 14 PPA - SWPPP REVIEW RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 PPA - EXISTING GRDG TO CODE

RECOMMND

Prior to the issuance of any building permit, the property owner shall bring the existing grading to code and obtain approval to construct from the Building and Safety Department.

80.BS GRADE. 2 PPA - 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.

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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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

1.Precise grade inspection of entire permit area.

PLOT PLAN:ADMINISTRATIVE Case #: PP25364

Parcel: 349-050-043

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

PPA - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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.

VARIANCE Case #: VAR01890

Parcel: 349-050-043

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Variance to reduce the required 75 foot front yard setback to 25 foot for the proposed 2,400 square foot detached garage on 1.55 acres.

10. EVERY. 2 VAR - 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 VARIANCE; 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 VARIANCE, 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 VAR - 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

VARIANCE Case #: VAR01890

Parcel: 349-050-043

10. GENERAL CONDITIONS

10. EVERY. 3 VAR - 90 DAYS TO PROTEST (cont.) RECOMMND

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 2 VAR - 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 - 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.

07/11/13
10:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

VARIANCE Case #: VAR01890

Parcel: 349-050-043

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 VAR - EXPIRATION DATE FOR USE RECOMMND

This approval shall be used within one (1) year 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 the one (1) 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 one year period, the permittee may request a one (1) year extension of time request in which to use this variance. A maximum of two (2) one-year extension of time requests may be permitted. Should the time period established by any of the extension of time requests lapse, or should both the one-year extensions be obtained and no substantial construction or use of this variance be initiated within three (3) years of the effective date of the issuance of this variance, this variance shall become null and void.

20.PLANNING. 2 VAR - EXPIRATION DATE FOR MAP RECOMMND

This approval shall be used within the same period of time that the land division approval may be used, otherwise this variance shall become null and void.

Boothe, Bahelila

From: Jones, David
Sent: Wednesday, June 05, 2013 10:58 AM
To: Boothe, Bahelila
Subject: PP25364

The site is not located in any of the County's geologic hazard potential zones. The site is located in an area of low potential for paleo resources.

The site is located in an area that could contain archaeological resources.

The owner/developer should be aware of these issues and design/construct accordingly.

[REDACTED]

David L. Jones
Chief Engineering Geologist
TLMA- Planning

2011 AERIAL



Selected parcel(s):
349-050-043

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

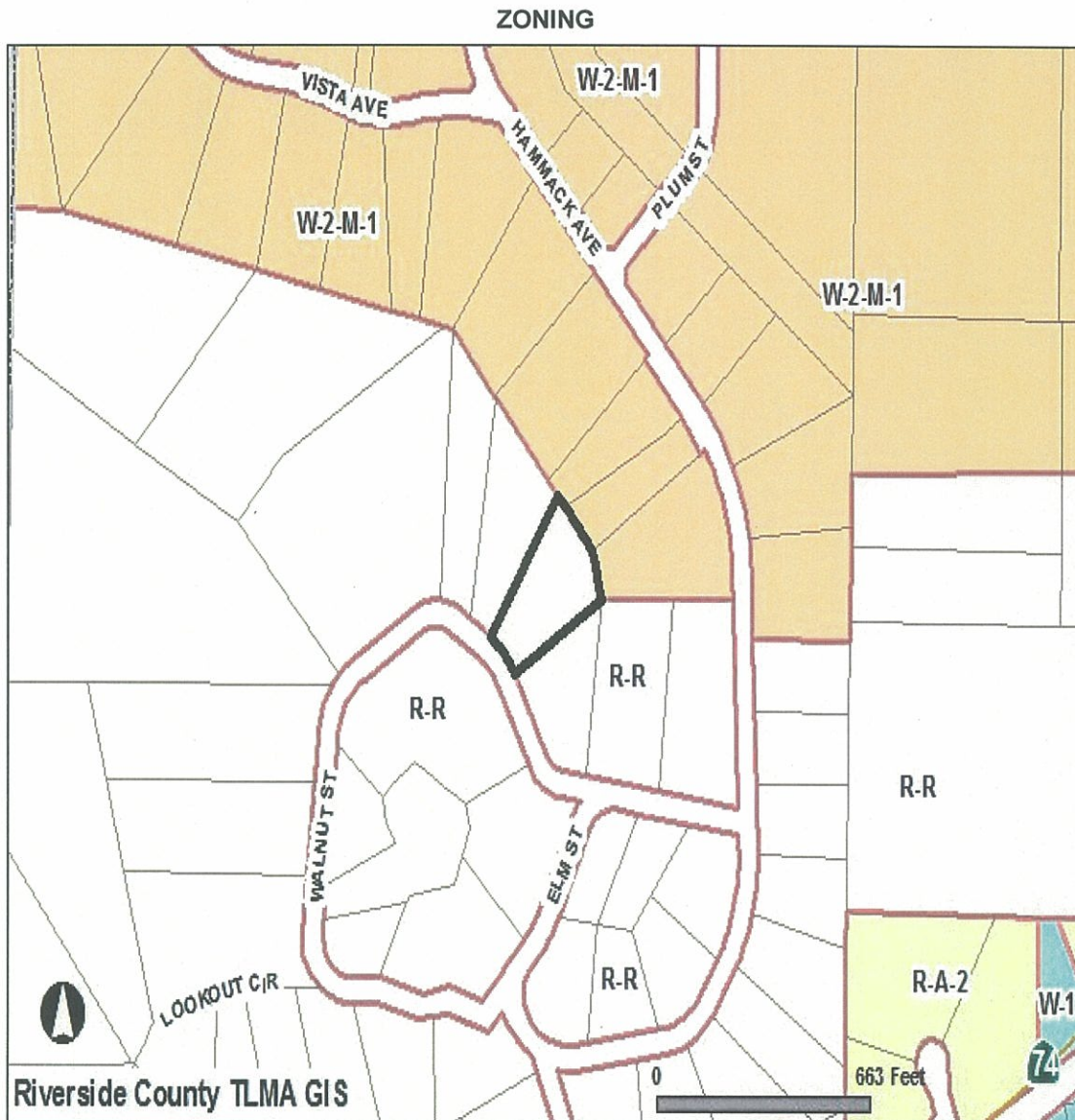
CITY

IMPORTANT

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REPORT PRINTED ON...Mon Jul 08 10:32:31 2013

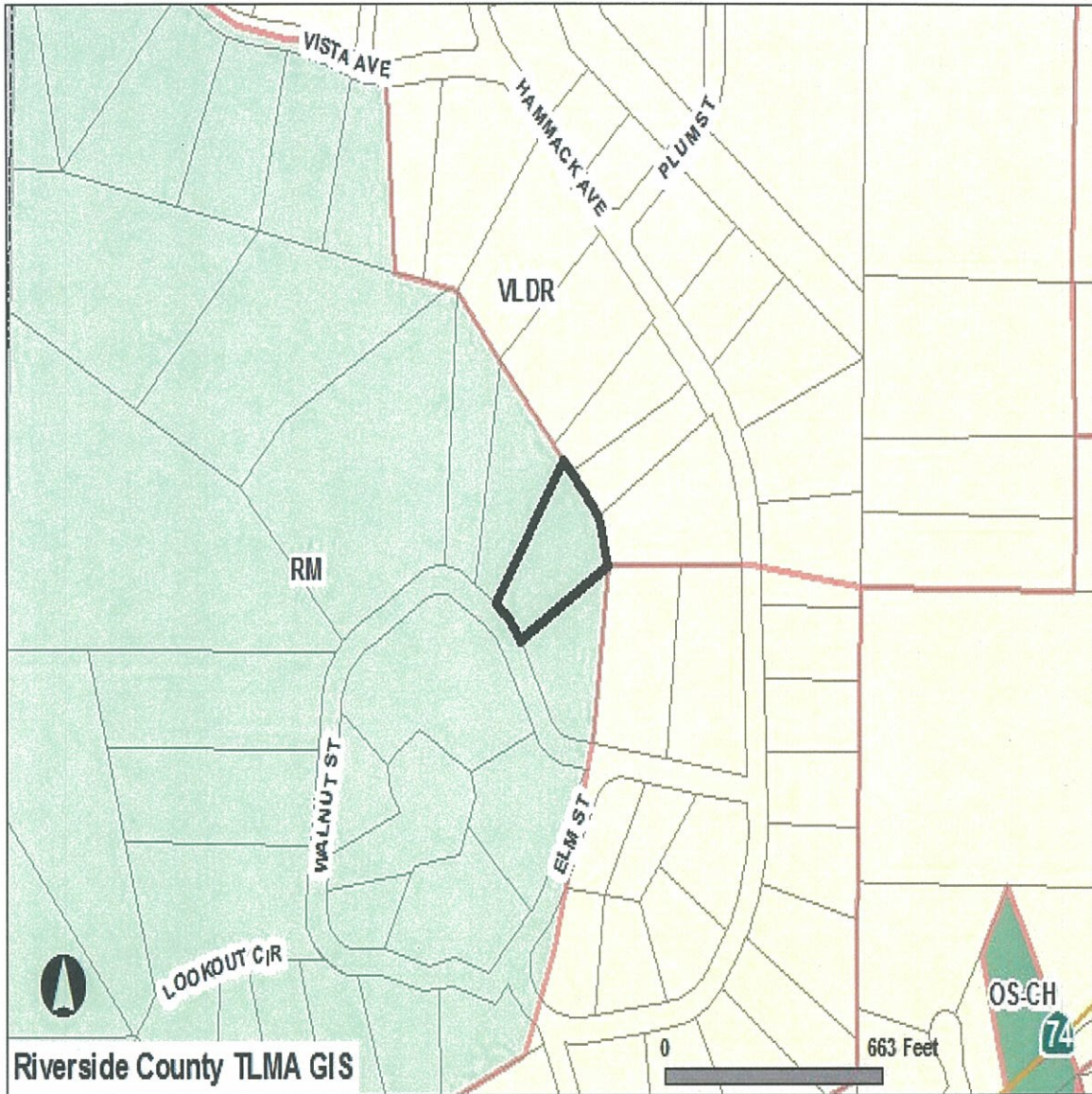
Version 130624



IMPORTANT
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REPORT PRINTED ON...Mon Jul 08 10:34:06 2013
 Version 130624

LAND USE



Selected parcel(s):
349-050-043

LAND USE

- | | | | |
|-----------------|------------------------------|------------------------|-------------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | OS-CH - CONSERVATION HABITAT | RM - RURAL MOUNTAINOUS | VLDR - VERY LOW DENSITY RESIDENTIAL |

IMPORTANT

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REPORT PRINTED ON...Mon Jul 08 10:34:49 2013

Version 130624

LAKESHORE ENGINEERING

EST 1986

May 10, 2013

To: Planning Department
County of Riverside, CA.

Subject: Request for Building Setback Variance
Proposed 40' x 60' Detached Garage
20250 Walnut Street, Perris, CA.

Gentlemen:

Per County Ordinance No. 348, a written attached statement with application is requested with building setback variance application. This letter is intended to explain the need for building location setback variance request.

Attached herewith is a xerox aerial topographic map from flood control district for the above subject property. The approximate 1 1/2 acre lot has been outlined for easy reference.

The lot presently supports a single family home on high ridgeline area northerly side of property. Remaining portion of property consist of moderated to steep slope and valley or natural flow-line. For the most part, ground is covered with boulders and rock outcrops.

Based on the property pie shape configuration and its undulating sloping contours, with distinct high knolls and valleys of moderate to steep sloping terrain (about 3:1/h:v), it appears that the "best fit" location for new building pad construction is on the southeasterly corner of the property, having a uniform 3 1/2:1(H:V), northerly downslope pitch.

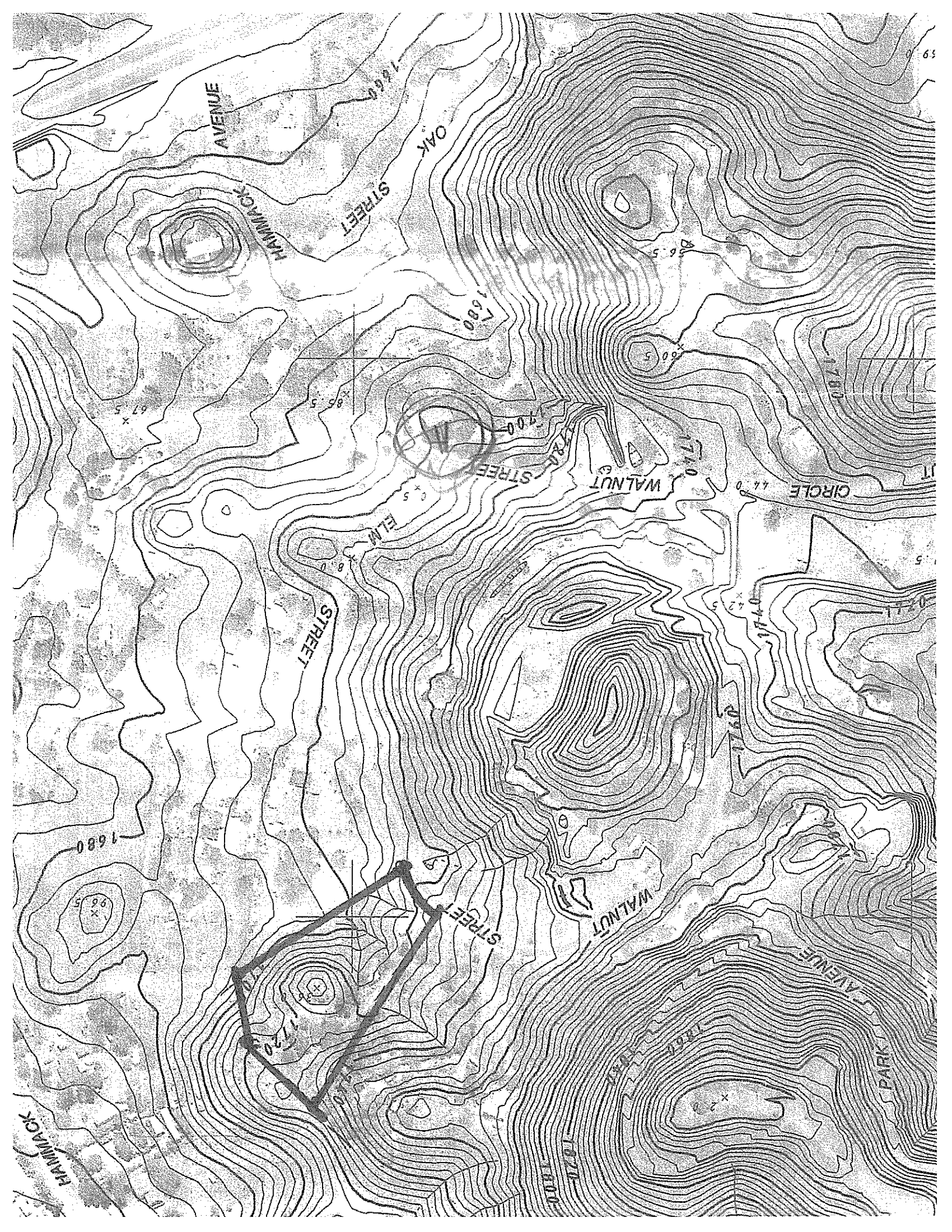
Based on conceptual grading plan (see plot plan for variance exhibit), proposed grading is limited to 2,500 cubic yards of movement and area of disturbance is less than 1/4 acre. For pad construction, no grading intrusion into natural flowline is anticipated and supporting cut and fill slopes will be of less than 10 feet high, pitched at 2:1/h:V or flatter. Retaining walls are not planned or needed.

Hope the information provided above is considered satisfactory at this time. For any other concerns and/or questions , please contact the undersigned at your convenience.

Respectfully Submitted

Fen Yong, RCE 37442,Exp. 6/30/14

att: Xerox copy of RCFC topo. map



AVENUE

HANNACK STREET

OAK STREET

1660

1580

STREET

ELM STREET

STREET

WALNUT

CIRCLE

1680

STREET

WALNUT

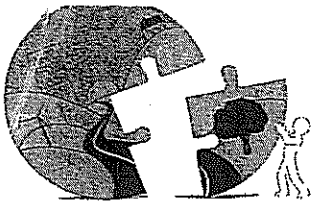
AVENUE

PARK

HANNACK

1070

1000



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP 25304 DATE SUBMITTED: 5/16/13

APPLICATION INFORMATION

Applicant's Name: FEN YONG E-Mail: lakeshoreengineering@yahoo

Mailing Address: 26811 HORSE CIRCLE
MURRIETA Street CA 92562
City State ZIP

Daytime Phone No: (951) 329-6730 Fax No: (951) 676-8425

Engineer/Representative's Name: FEN YONG c/o LAKESHORE ENGR E-Mail:

Mailing Address: SAME AS ABOVE
Street
City State ZIP

Daytime Phone No: () - - Fax No: () - -

Property Owner's Name: GARY SIMMONS E-Mail: g.simmons@yahoo.com

Mailing Address: 20250 TUMBLEWEED
CANYON LAKE, CA 92587
Street City State ZIP

Daytime Phone No: (909) 391-4131 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).

PEN YONG

PRINTED NAME OF APPLICANT

[Handwritten 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):

GARY SIMMON

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

Debbie Simmon

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

Scott Simmon

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

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):

PROP. CONSTRUCTION OF DETACHED GARAGE
40' x 60'

Related cases or underlying case: NONE

PROPERTY INFORMATION

Assessor's Parcel Number(s): 349-050-043-2

APPLICATION FOR MINOR PLOT PLAN

Section: 21 Township: 5S Range: 4W

Approximate Gross Acreage: 1.55 ACRES

General location (nearby or cross streets): North of HWY 74, South of HAMMACK, East of -, West of WALNUT

Thomas Brothers Map, edition year, page no., and coordinates: 836, H-5 -

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

COMMERCIAL/INDUSTRIAL

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

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

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

RIVERSIDE COUNTY GIS



Selected parcel(s):
349-050-043

IMPORTANT

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STANDARD REPORT

APNs
349-050-043-2

OWNER NAME / ADDRESS
GARY S SIMMON
DEBORAH L SIMMON
SCOTT T SIMMON
20250 WALNUT ST
PERRIS, CA. 92570

MAILING ADDRESS
(SEE OWNER)
22326 TUMBLEWEED DR

CANYON LAKE CA. 92587

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 24/77
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 4, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 1.55 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1064 SQFT., 1 BDRM/ 1 BATH, 1 STORY, CONSTD 1965COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 836 GRID: H5

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)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T5SR4W SEC 21

ELEVATION RANGE

1704/1740 FEET

PREVIOUS APN

349-050-003

PLANNING

LAND USE DESIGNATIONS

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

ELSINORE

COMMUNITY ADVISORY COUNCILS

PERRIS 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

ZONING DISTRICTS AND ZONING AREAS

MEADOWBROOK 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

PROJECT AREA NAME: I-215 CORRIDOR

SUBAREA NAME: MEADOWBROOK

AMENDMENT NUMBER: 0

ADOPTION DATE: FEB. 6, 2009

ACREAGE: 1199 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

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

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

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)

ELSINORE

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

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

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

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

ROAD BOOK PAGE
65

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.

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
MEADOWBROOK

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 35.60 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

042902

FARMLAND

OTHER LANDS

TAX RATE AREAS

INFORMATION NOT AVAILABLE

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu May 16 15:08:35 2013
Version 130225

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/8/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25364/VAR01890 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

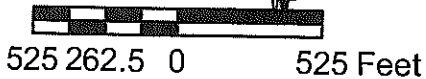
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

PP25364/VAR01890 (600 feet buffer)



Selected Parcels

349-050-044 349-050-042 349-030-082 349-050-082 349-050-045 349-050-037 349-030-031 349-040-024 349-050-077 349-030-060
 349-040-020 349-050-043 349-030-081 349-050-081 349-030-027 349-050-046 349-030-024 349-040-025 349-050-048 349-030-059
 349-050-041 349-030-048 349-050-065 349-050-047 349-050-068 349-050-083 349-050-053 349-040-026 349-030-030 349-030-080
 349-050-038 349-030-084 349-030-025 349-030-047



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ASMT: 349030024, APN: 349030024
 STEVE SWOBODA, ETAL
 21235 TOKAY RD
 LAKE ELSINORE CA 92530

ASMT: 349030059, APN: 349030059
 ISABEL REYNAGA, ETAL
 5683 S HUB ST
 LOS ANGELES CA 90042

ASMT: 349030025, APN: 349030025
 LOU EARLY, ETAL
 27485 HAMMACK AVE
 PERRIS, CA. 92570

ASMT: 349030060, APN: 349030060
 FRANCISCO ROMO
 27420 PLUM ST
 PERRIS, CA. 92570

ASMT: 349030027, APN: 349030027
 JULIE SCRANTON, ETAL
 27519 HAMMACK AVE
 PERRIS, CA. 92570

ASMT: 349030080, APN: 349030080
 SAMUEL ROSAS
 7174 VINE ST
 HIGHLAND CA 92346

ASMT: 349030030, APN: 349030030
 YURIKO SCRANTON, ETAL
 27500 HAMMACK AVE
 PERRIS CA 92570

ASMT: 349030081, APN: 349030081
 GILBERT RUVALCABA
 1103 EL CAMINO DR
 COSTA MESA CA 92626

ASMT: 349030031, APN: 349030031
 SOFIA GLADE, ETAL
 27490 HAMMACK AVE
 PERRIS, CA. 92570

ASMT: 349030082, APN: 349030082
 BARBARA CHACHULSKI
 22600 BUTTERCUP PL
 SUN CITY CA 92587

ASMT: 349030047, APN: 349030047
 JOSE VALLEJO, ETAL
 27511 HAMMACK AVE
 PERRIS, CA. 92570

ASMT: 349030084, APN: 349030084
 ALEDA KANT, ETAL
 27397 VISTA AVE
 PERRIS CA 92570

ASMT: 349030048, APN: 349030048
 RUFINA VAZQUEZ, ETAL
 27499 HAMMACK AVE
 PERRIS, CA. 92570

ASMT: 349040024, APN: 349040024
 ESTHER MONTI
 731 W 3RD ST
 SAN PEDRO CA 90731

ASMT: 349040025, APN: 349040025
A DOUGHERTY, ETAL
CIRILO J VER
510 S DARWOOD AVE
SAN DIMAS CA 91773

ASMT: 349050044, APN: 349050044
ABEL RUIZ
20340 WALNUT ST
PERRIS, CA. 92570

ASMT: 349040026, APN: 349040026
AMANDA PLATTEN, ETAL
20200 WALNUT ST
PERRIS, CA. 92570

ASMT: 349050045, APN: 349050045
VIRGINIA MERRITT, ETAL
20350 WALNUT ST
PERRIS, CA. 92570

ASMT: 349050037, APN: 349050037
DEANNA HOLLIFIELD
P O BOX 911
FONTANA CA 92334

ASMT: 349050047, APN: 349050047
LUPE RODRIGUEZ, ETAL
27679 HAMMACK AVE
PERRIS, CA. 92570

ASMT: 349050038, APN: 349050038
SAN CHAN
27580 HAMMACK AVE
PERRIS, CA. 92570

ASMT: 349050048, APN: 349050048
JEANNIE ROJAS, ETAL
20345 WALNUT ST
PERRIS, CA. 92570

ASMT: 349050041, APN: 349050041
EUGENE HILL, ETAL
20220 WALNUT ST
PERRIS, CA. 92570

ASMT: 349050053, APN: 349050053
MIGUEL CORTES
20131 WALNUT ST
PERRIS, CA. 92570

ASMT: 349050042, APN: 349050042
ANTHONY BILLITERE
5320 IMAGES CT
LAS VEGAS NV 89107

ASMT: 349050065, APN: 349050065
LETICIA GONZALES, ETAL
1915 N ALONA ST
SANTA ANA CA 92706

ASMT: 349050043, APN: 349050043
DEBORAH SIMMON, ETAL
22326 TUMBLEWEED DR
CANYON LAKE CA 92587

ASMT: 349050068, APN: 349050068
MATTHEW CORBETT
20321 ELM ST
PERRIS, CA. 92570



ASMT: 349050077, APN: 349050077
EVMWD
C/O ENGINEERING DEPT
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 349050081, APN: 349050081
GRUTTMAN TYLER NANCY ELIZABETH REV TF
C/O NANCY E GRUTTMAN TYLER
307 BEAUREGARD HEIGHTS
HAMPTON VA 23669

ASMT: 349050082, APN: 349050082
CARLOS GARCIA
20450 MOUNTAIN AVE
PERRIS CA 92570

ASMT: 349050083, APN: 349050083
CHRISTI DEMORA, ETAL
5417 W 142ND ST
HAWTHORNE CA 90250

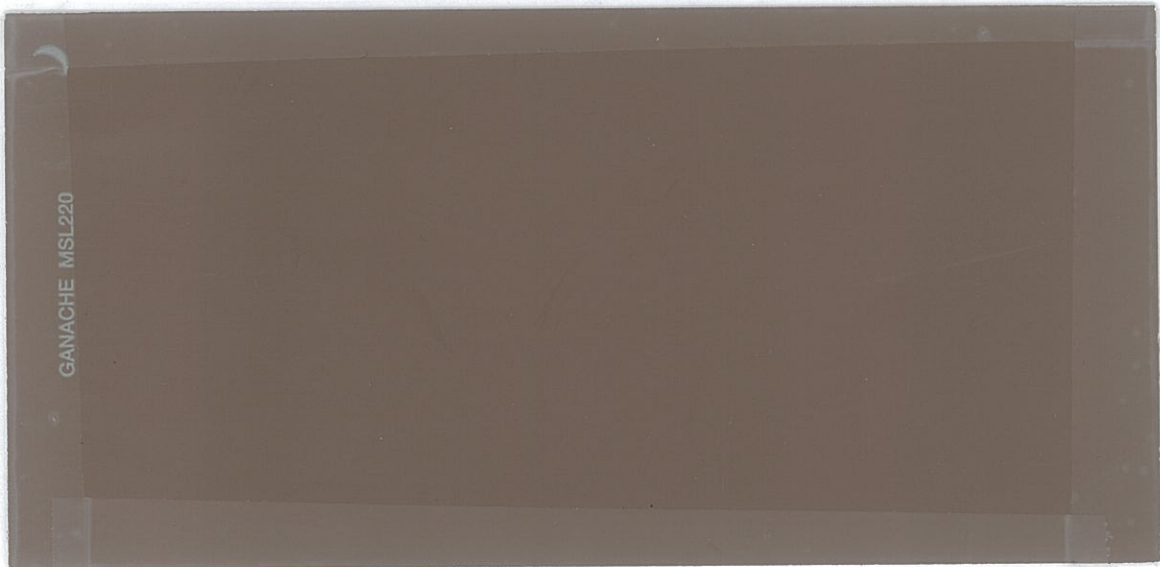




BEACH SAND MSL292



Siding + trim



GANACHE MSL220

EXHIBIT NO. M
CASE NO. PP25364
DATE 5/16/13 **SIGNATURE** B. Boothe

Agenda Item No.: 2.13
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisorial District: Fifth/First
Project Planner: Damaris Abraham
Director's Hearing: August 19, 2013

PLOT PLAN NO. 25155
Environmental Assessment No. 42524
Applicant: Verizon Wireless
Engineer/Representative: Realcom
Associates

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 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

The project is located at the southwesterly corner of Box Springs Mountain Road and Peoria Lane, more specifically 9095 Peoria Lane.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) |
| 4. Surrounding Zoning: | Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north
Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west |
| 5. Existing Land Use: | Single family residence |
| 6. Surrounding Land Use: | Scattered single family residences on large lots to the north, south, east, and west |
| 7. Project Data: | Total Acreage: 4.98
Total Project Area: 2,196 sq. ft. |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42524**, 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. 25155, 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Reche Canyon/Badlands Area Plan which allows for development of single family detached residences on large parcels. 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 Rural Community: Estate 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 residential uses in the area.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼).
5. The proposed use, a wireless communication facility disguised as a 50 foot high eucalyptus tree, is a permitted use in the R-A-2¼ 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 R-A-2¼ zone is classified as a residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for wireless communication facilities in residential zone classifications. Additionally, the facility is set back approximately 209 feet from nearest habitable dwelling and 61 feet from the nearest property line and exceeds the 100 foot setback requirement (200% of the facility height) from habitable dwellings and exceeds the 50 foot setback requirement (100% of the facility height) from residential property lines. 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 Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north and Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. Environmental Assessment No. 42524 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) 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;
 - b. A Flood Zone;
 - c. A City Sphere of Influence;
 - d. A County Service Area; or,
 - e. An Airport Influence Area.
3. The project site is located within:
 - a. A High Fire area;
 - b. An area susceptible for subsidence;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The Boundaries of the Moreno Valley Unified School District; and,
 - e. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 259-200-005.

PP25155



Selected parcel(s):
259-200-005

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

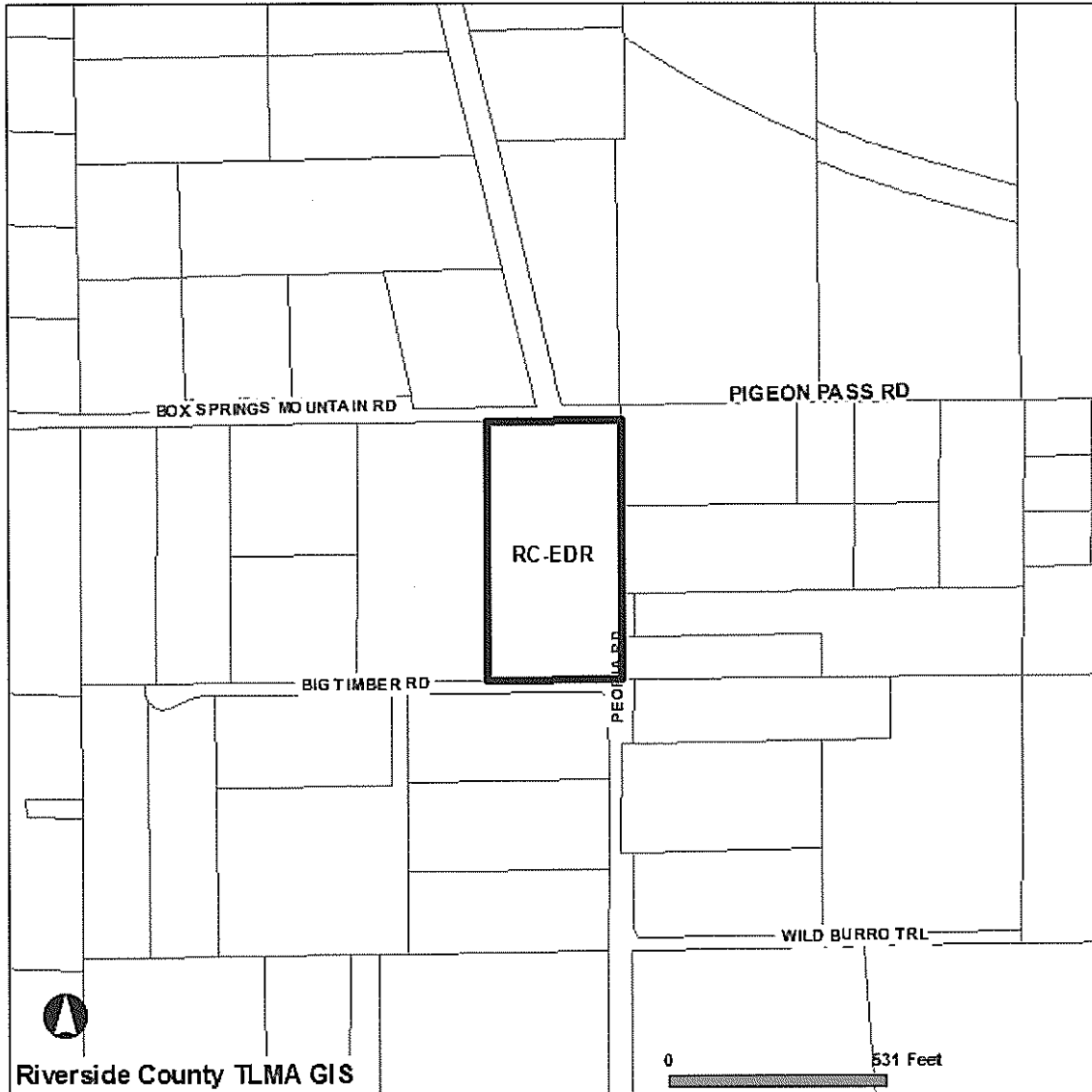
IMPORTANT

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 Jul 03 14:00:51 2013

Version 130624

PP25155



Selected parcel(s):
259-200-005

LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
- RESIDENTIAL

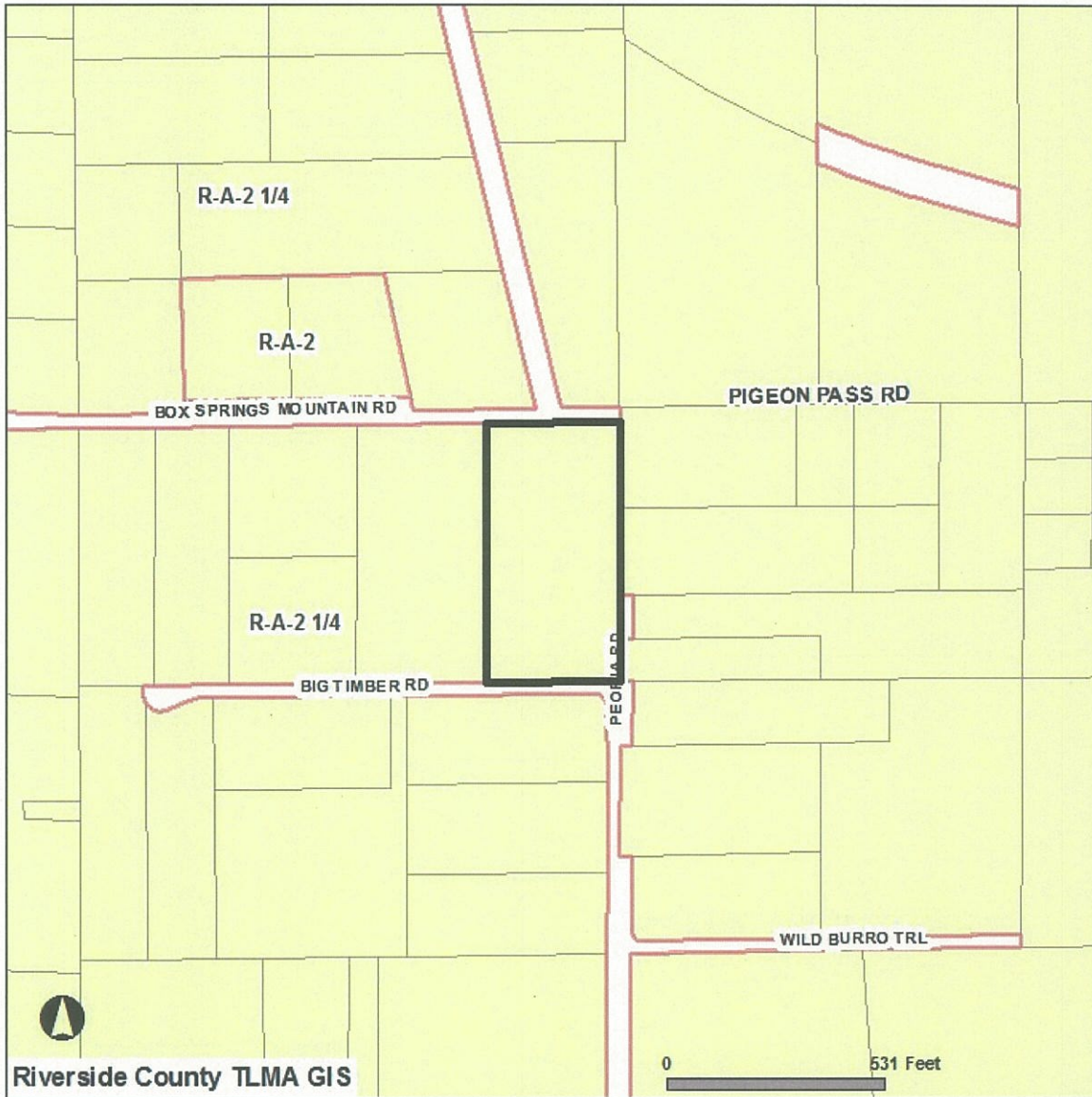
IMPORTANT

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

REPORT PRINTED ON...Wed Jul 03 14:02:11 2013

Version 130624

PP25155



Riverside County TLMA GIS

Selected parcel(s):
259-200-005

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-A-2, R-A-2 1/4
- 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 130624

CASE: PP25155, AMD. #1
 EXHIBIT: A (Sheets 1-7)
 DATE: 10/3/12
 PLANNER: D. ABRAHAM



verizon wireless

CANYON SPRINGS
 PLOT PLAN # 25155
 9095 PEORIA LANE
 MORENO VALLEY, CA 92557

VICINITY MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE PERMITS AS ISSUED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.
 PROJECT CONSISTS (1) 50' TALL MONOUMENALYPTUS AND THE ADDITION OF (2) PANEL ANTENNAS AS WELL AS (1) MICROWAVE DISH, (1) EQUIPMENT SHELTER, (2) GPS ANTENNAS AND (1) GENERATOR WITHIN A 30'-0" X 30'-0" LEASE AREA WITH CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

PROJECT TEAM

ARCHITECT
 FULSANG ARCHITECTURE INC.
 3400 VIA OPORTO SUITE 204
 NEWPORT BEACH, CA 92663
 CONTACT: ERIC FULSANG
 PHONE: (949) 838-4139

SURVEYOR

BERT HAZE & ASSOCIATES
 3188 ARWAY AVE #K1
 COSTA MESA, CA 92626
 CONTACT: BERT HAZE
 PHONE: (714) 557-1587

PROJECT REPRESENTATIVE

REALCOM ASSOCIATES, LLC
 SOUTHERN CALIFORNIA TELECOM DIVISION
 SITE ACQUISITION: TERRI BROCK
 PHONE: (714) 925-6497
 ZONING MANAGER: JIM ROGERS
 PHONE: (949) 295-9031

DRIVING DIRECTIONS

- STARTING FROM VERIZON WIRELESS IRVINE OFFICE:
1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH TRAIL
 2. TURN RIGHT ONTO SAND CANYON AVE
 3. TAKE THE 1ST LEFT ONTO BARRANCA PKWY
 4. TURN RIGHT ONTO STATE HIGHWAY 133 N RAMP
 5. MERGE ONTO CA-241 N
 6. TAKE EXIT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE
 7. MERGE ONTO CA-60 E/I-215 S EXIT TOWARD SAN DIEGO
 8. MERGE ONTO CA-60 E
 9. MERGE ONTO I-215 S
 10. TAKE EXIT 60 FOR FREDERICK ST TOWARD PIGEON
 11. TURN LEFT ONTO FREDERICK ST
 12. TURN LEFT ONTO PEORIA LANE
 13. TURN LEFT ONTO PEORIA LN

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	TITLE SHEET	DESCRIPTION
T-1	TITLE SHEET	
LS-1	TOPOGRAPHIC SURVEY	
LS-2	TOPOGRAPHIC SURVEY	
A-1	OVERALL SITE PLAN	
A-2	ENLARGED SITE PLAN, LEASE AREA PLAN & ANTENNA PLAN	
A-3	ELEVATIONS	
A-4	DETAIL	
L-1	ENLARGED SITE PLAN, IRRIGATION PLAN	
L-2	ENLARGED SITE PLAN, PLANTING PLAN	
L-3	IRRIGATION AND PLANTING DETAILS	

PROJECT INFORMATION

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618
 24 HR EMERGENCY CONTACT
 PHONE: (949) 286-7000

PROPERTY OWNER
 PROPERTY OWNER: HERMAN AND DORIS HULL
 CONTACT PERSON: HERMAN HULL
 CONTACT NUMBER: (951) 682-9436
 PROPERTY OWNER ADDRESS: 9095 PEORIA LANE
 MORENO VALLEY, CA 92557

PROPERTY INFORMATION

A.P.N.: 259-200-005
 LATITUDE: 33° 59' 22.11" N
 LONGITUDE: 117° 16' 32.05" W
 ELEVATION: 1890 FEET A.M.S.L.
 JURISDICTION: COUNTY OF RIVERSIDE
 CURRENT ZONING: R-A 2-1/4 (RESIDENTIAL AGRICULTURAL)
 OCCUPANCY TYPE: S-2
 TYPE OF CONSTRUCTION: V-B
 ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED. 2010 CBC SECTION 11039 EXCEPTION 1
 (E) UTILITY POLE # 1668441E FOR TELCO & POWER P.O.C.

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	65'	7/8"
BETA	230°	TBD	65'	7/8"
GAMMA	350°	TBD	65'	7/8"
HW	170°	TBD	55'	7/8"
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES. CHECK REF DATA SHEET.

APPROVAL

LANDLORD: _____
 PROJECT MANAGER: _____
 CONSTRUCTION MANAGER: _____
 RF ENGINEER: _____
 SITE ACQUISITION: _____
 ZONING MANAGER: _____
 UTILITY COORDINATOR: _____
 NETWORK OPERATIONS: _____

verizon wireless
 15505 SAND CANYON AVE.
 BUILDING 'D' 1st FLOOR
 IRVINE, CA 92618

FULSANG ARCHITECTURE
 3400 VIA OPORTO, SUITE 204
 NEWPORT BEACH, CA 92663
 PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/17/2012
 PROJECT No: FA120401
 DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	05/22/12	ZONING REVIEW	JM
1	06/01/12	SURVEY UPDATE	JM
2	06/05/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 9095 PEORIA LANE
 MORENO VALLEY, CA 92557

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

verizonwireless

15505 SAND CANYON AVE.
BUILDING 100R
IRVINE, CA 92618
PHONE (949) 261-7000

ULSANG
ARCHITECTURE

300 W. GARDEN ST., SUITE 203
IRVINE, CA 92614
PHONE (949) 258-4132

PREPARED BY:

BERT HARRIS
LAND SURVEYING & MAPPING
3149 ARROYO AVENUE, SUITE 111
COSTA MESA, CALIFORNIA 92626
TEL: 949-266-7100 FAX: 949-266-7132

REV	DATE	DESCRIPTION	BY
1	05/15/12	ISSUED FOR REVIEW	MB
2	05/30/12	ADDED TITLE INFO	JA
3	05/05/12	REVISED TITLE INFO	JA
4	06/12/12	REVISED COORD. LOC.	JA

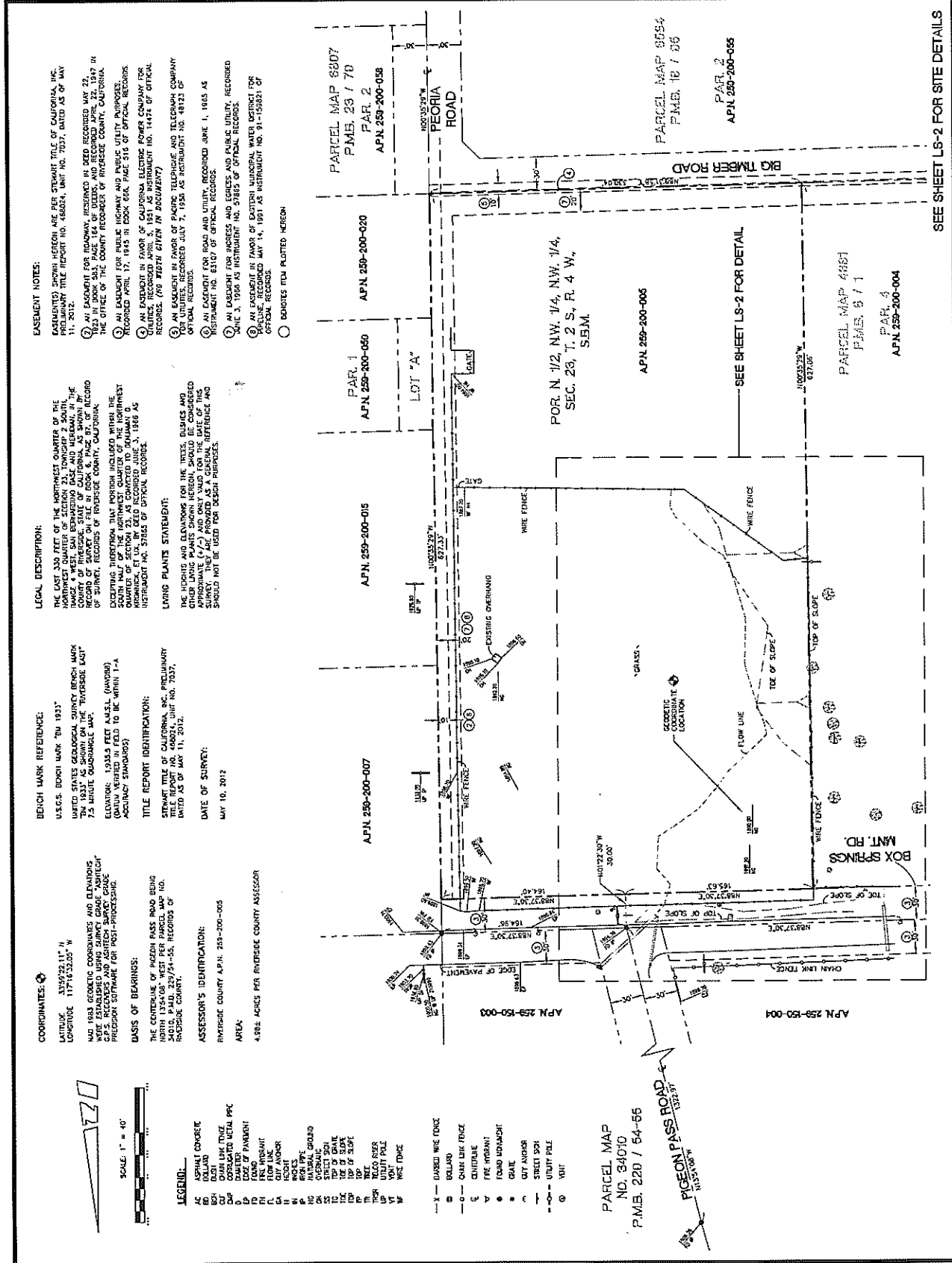
CANYON SPRINGS
9095 PEORIA LANE
MORENO VALLEY, CA
92557

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1



EASEMENT NOTES:

ENCUMBERED: SHOWN HEREON ARE THE EASEMENTS OF CALIFORNIA, INC. RECORDED UNDER TITLE RECORD NO. 166024, UNIT NO. 7037, DATED AS OF MAY 11, 2012.

① AN EASEMENT FOR ROADWAY, RECORDED IN DEED, RECORDED MAY 22, 1923 IN BOOK 30.3, PAGE 164 OF DEEDS, AND RECORDED APRIL 22, 1947 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

② AN EASEMENT FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES, RECORDED APRIL 17, 1945 IN BOOK 262, PAGE 515 OF OFFICIAL RECORDS.

③ AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR UTILITIES, RECORDED APRIL 15, 1955 AS INSTRUMENT NO. 1474 OF OFFICIAL RECORDS. (PP 4474 41279 IN SUBSEQUENT)

④ AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UTILITIES, RECORDED JANUARY 7, 1956 AS INSTRUMENT NO. 48123 OF OFFICIAL RECORDS.

⑤ AN EASEMENT FOR ROAD AND UTILITY, RECORDED JUNE 1, 1965 AS INSTRUMENT NO. 63107 OF OFFICIAL RECORDS.

⑥ AN EASEMENT FOR ACCESS AND EGRESS AND PUBLIC UTILITY, RECORDED MARCH 3, 1959 AS INSTRUMENT NO. 57859 OF OFFICIAL RECORDS.

⑦ AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR UTILITIES, RECORDED MAY 14, 1991 AS INSTRUMENT NO. 91-159823 OF OFFICIAL RECORDS.

○ DENOTES NOT PLANTED HEREON

LEGAL DESCRIPTION:

THE EAST 330 FEET OF THE NORTHWEST QUARTER OF THE SEVENTH SECTION, T. 2 S., R. 4 W., S.B.M. IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN IN THE RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LIVING PLANTS STATEMENT:

THE LOCATIONS AND DIMENSIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (±) AND ONLY VALID FOR THE DATE OF THIS SURVEY. ANY CHANGES TO THE PLANTING REFERENCE AND DIMENSIONS SHOULD NOT BE USED FOR DESIGN PURPOSES.

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK 'BM 1931'

UNITED STATES GEOLOGICAL SURVEY BENCH MARK 'BM 1931' AS SHOWN ON THE 'REVERSE EAST' 7.5 MINUTE QUADANGLE MAP.

ELEVATION: 1034.5 FEET MSL (HANDS)

(DATA REFERRED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

STEWART TITLE OF CALIFORNIA, INC. PRELIMINARY TITLE REPORT NO. 7937, DATED AS OF MAY 11, 2012.

DATE OF SURVEY:

MAY 16, 2012

COORDINATES:

LATITUDE: 33°07'22.11" N

LONGITUDE: 117°16'32.05" W

MAP 1:63 GEODETIC COORDINATES AND ELEVATIONS WERE OBTAINED USING JAMAR CRANE ADVISELITE GPS RECEIVERS AND ASHTECH BARKLEY CRANE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF PIGEON PASS ROAD BEING NORTH 134°08'05" WEST PER PARCEL MAP NO. 84070, RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S IDENTIFICATION:

RIVERSIDE COUNTY APN: 259-200-005

AREA:

4.984 ACRES PER RIVERSIDE COUNTY ASSESSOR

- LEGEND:**
- AC - ALIEN CHORRE
 - BL - BELL
 - BR - BRUSH
 - CC - CROWN CORNER
 - CD - COLLATED
 - CP - CORNER
 - DA - DAMAGED
 - DE - DEED
 - DI - DIAPHRAGM
 - FL - FENCE
 - FR - FIRE PRISM
 - FO - FOUND
 - HC - HOLE
 - IN - IRON
 - IR - IRON
 - MC - METAL CORNER
 - OR - ORANGE
 - OS - OIL SIGN
 - TC - TOP OF CURB
 - TD - TOP OF DRIVE
 - TS - TOP OF SLOPE
 - TP - TOP
 - TR - TREE
 - UP - UTILITY POLE
 - UT - UTILITY
 - WT - WIRE
 - WF - WIRE FENCE

- 1 --- DAMAGED WIRE FENCE
- BELLOID
- CHAIN LINK FENCE
- COUNTER
- FOUND
- FOUND MOUND
- GRATE
- GUY ANCHOR
- GUY ANCHOR
- STREET SIGN
- UTILITY POLE
- VENT

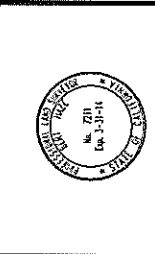
PARCEL MAP
NO. 84070
P.M.B. 220 / 54-55

PIGEON PASS ROAD
132°31'08" W

SEE SHEET LS-2 FOR SITE DETAILS

verizon wireless
 15505 SAND CANYON AVE.
 BUILDING 10 1ST FLOOR
 MORENO VALLEY, CA 92557
 PHONE (949) 285-7000

TULSANG ARCHITECTURE
 1400 VIA ORTIZ, SUITE 204
 MORENO VALLEY, CA 92557
 PHONE (949) 338-1339



PREPARED BY:
BERT HARRIS
 AND ASSOCIATES INC.
 LAND SURVEYING & MAPPING
 COSTA MESA, CALIFORNIA 92626
 TEL: 714-533-8700 FAX: 714-533-8700

DATE: 05/16/12
 DESCRIPTION: ISSUED FOR REVIEW
 BY: MB

SUBMITTALS

REV	DATE	DESCRIPTION	BY
1	05/16/12	ISSUED FOR REVIEW	MB
2	05/30/12	ADDED TITLE INFO.	JA
3	06/05/12	REVISED TITLE INFO.	JA
4	06/12/12	REVISED COORD. LOC.	JA

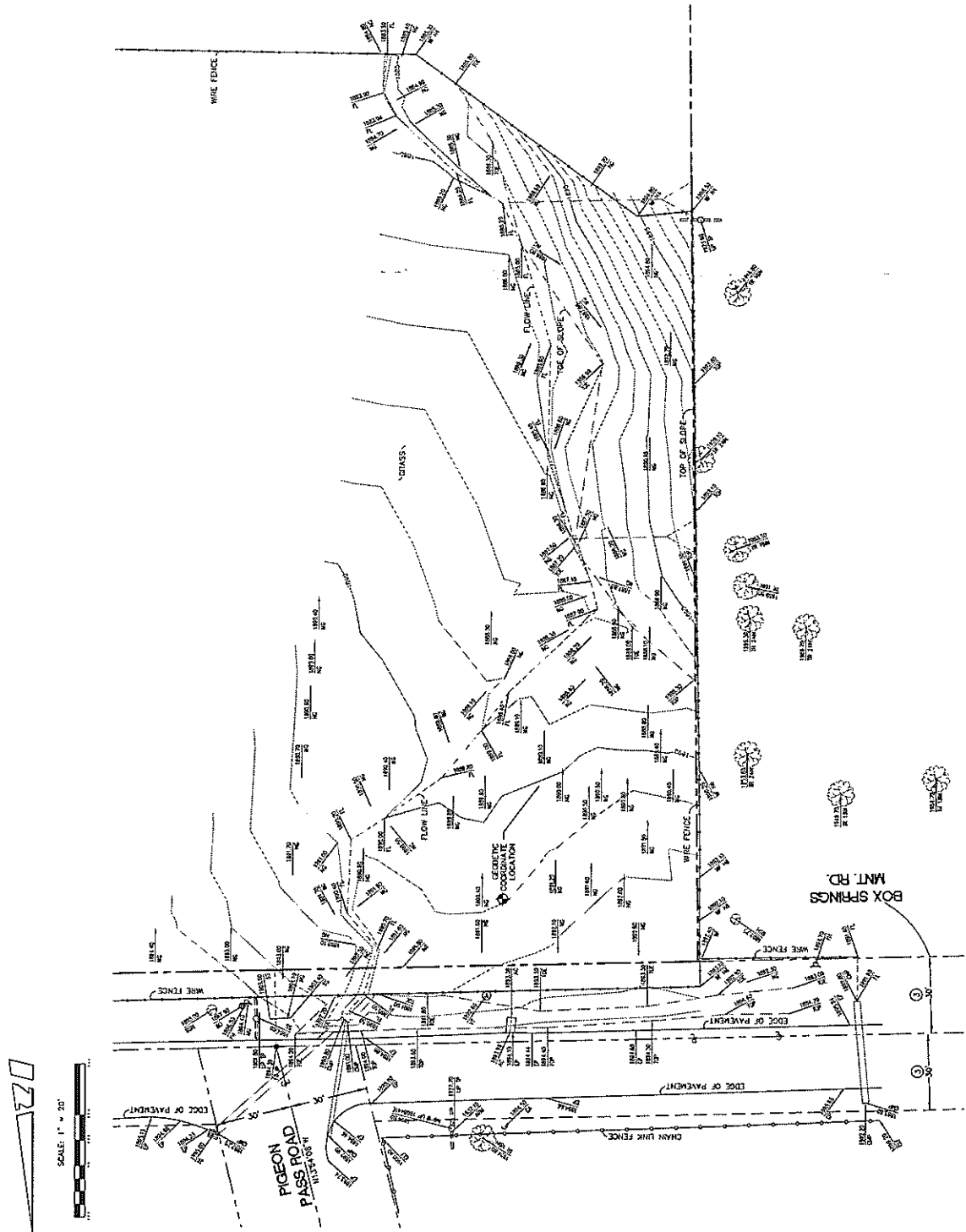
CANYON SPRINGS
 9095 PEORIA LANE
 MORENO VALLEY, CA
 92557

SHEET TITLE
TOPOGRAPHIC SURVEY


SHEET NUMBER
LS-2

- LEGEND:**
- AC ASPHALT CONCRETE
 - ASB ASPHALT
 - BSN BRICK
 - CON CONCRETE
 - CUP CORRUGATED METAL PIPE
 - D-1 EDGE OF PAVEMENT
 - D-2 FLOOR
 - D-3 FLOOR JOIST
 - FL FLOW LINE
 - GA GUT ANCHOR
 - GR GRANITE
 - IR IRON PIPE
 - IR-CON IRON PIPE CONDUIT
 - OS OVERSINK
 - SS STREET SIGN
 - ST STEEL
 - TR TOP OF GRADE
 - TR-1 TOP OF SLOPE
 - TR-2 TRAILER
 - TR-3 TRAILER RIG
 - TR-4 TRAILER RIG
 - TR-5 TRAILER RIG
 - TR-6 TRAILER RIG
 - TR-7 TRAILER RIG
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 - TR-99 TRAILER RIG
 - TR-100 TRAILER RIG

- X BARRIED WIRE FENCE
- O BALLAD
- CHN CHAIN LINK FENCE
- CONT CONTIGUOUS
- PRF FIRE RESISTANT
- FOAM FOAM INSULATION
- COAT COAT
- OUT OUT HOOD
- SHR SHEET PILE
- UNIT UNIT POLL
- WHI WHITE



SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.



verizonwireless
15505 SAND CANYON AVE
BUILDING 10 1ST FLOOR
IRVINE, CA 92618

TULSANG
ARCHITECTURE
1400 VIA ESPERTO, SUITE 204
IRVINE, CA 92614
PHONE: (949) 448-4133

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 12/17/2012
PROJECT No. FA120401
DRAWN BY: JM CHECKED BY: EF

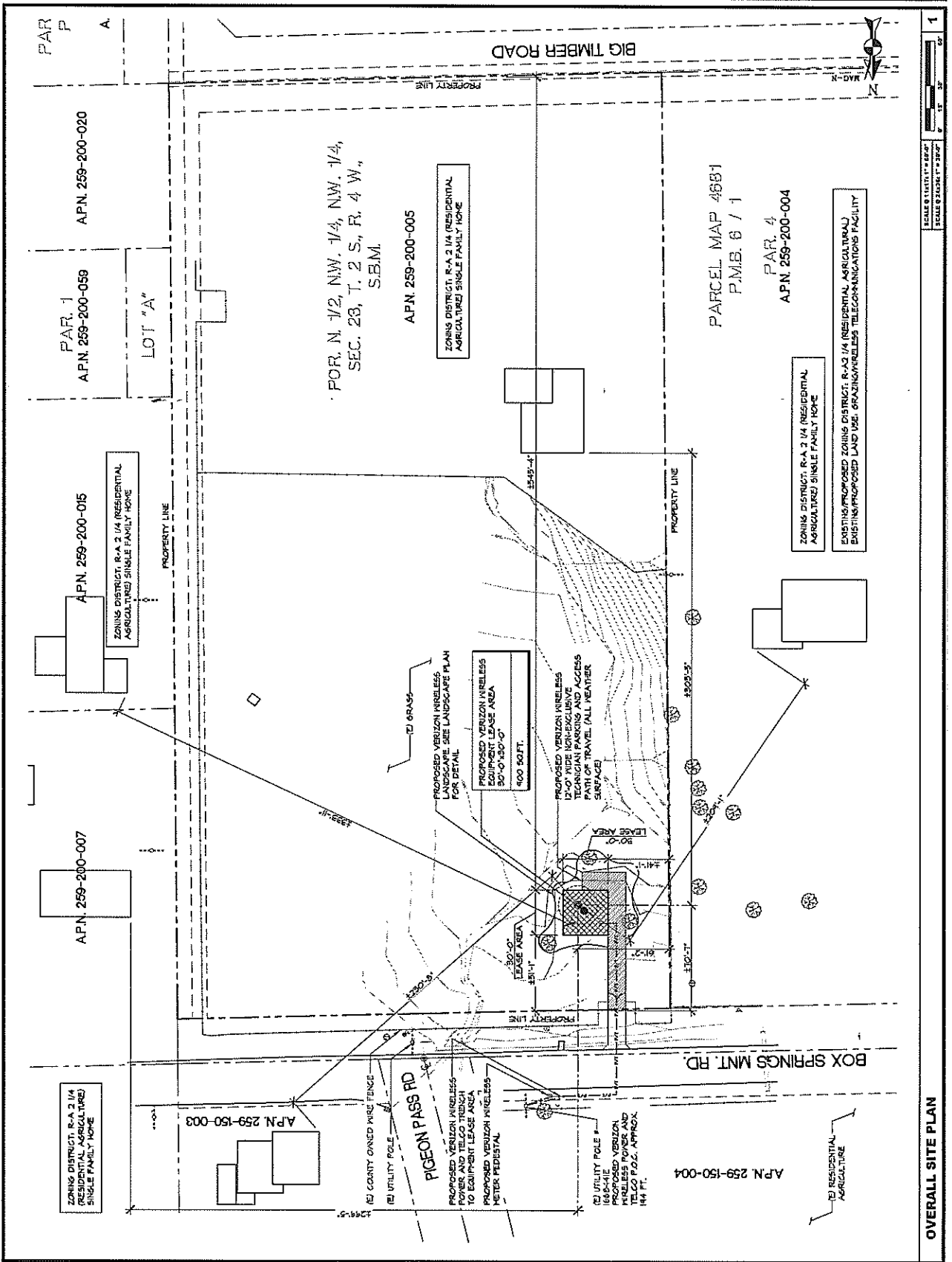
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2	06/05/12	SURVEY UPDATE	JM
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4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

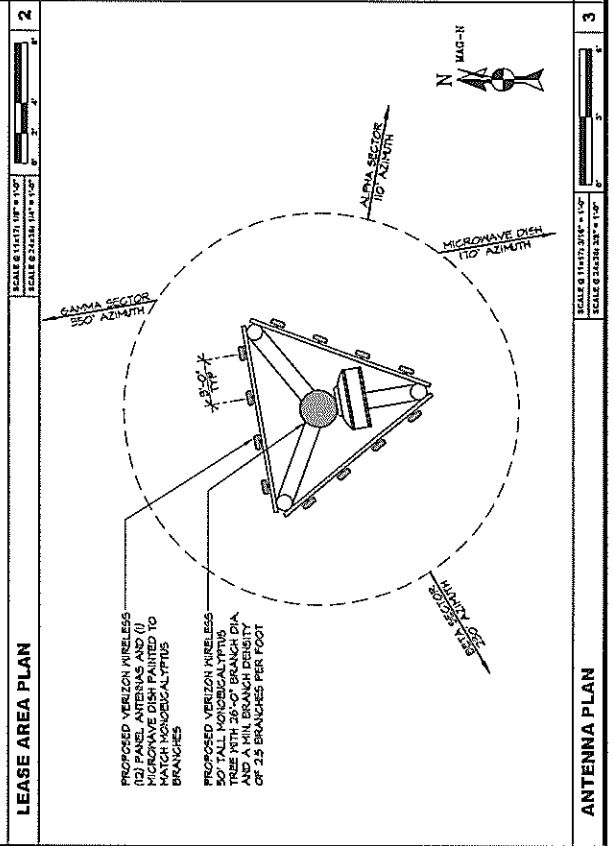
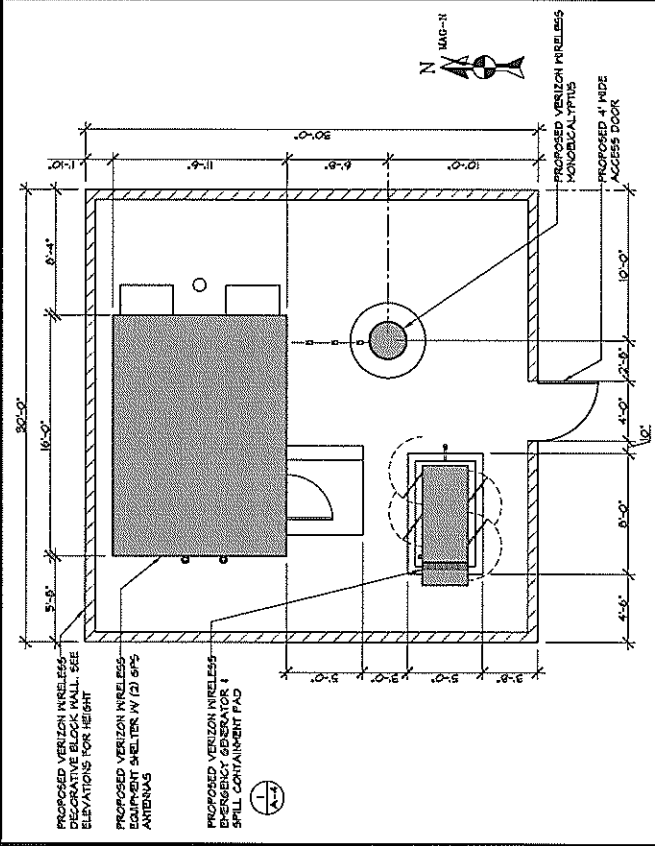
CANYON SPRINGS
1935 FERRIS JANE
MORENO VALLEY, CA 92557

SHEET TITLE
OVERALL SITE PLAN

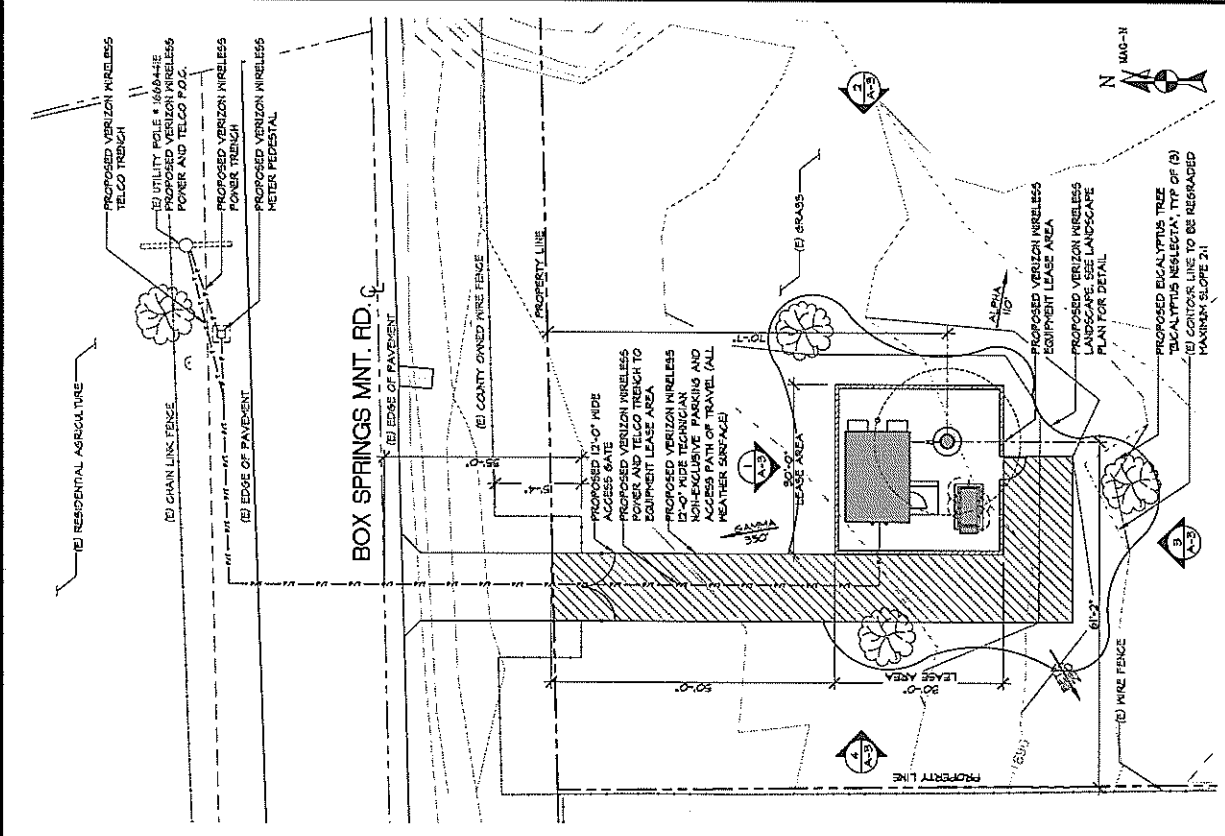
SHEET NUMBER
A-1



PL01 PLAN # 25125



ANTENNA PLAN



ENLARGED SITE PLAN

15505 SAND CANYON AVE.
 IRVINE, CA 92618


ULSANG
ARCHITECTURE
 3400 VIA SPURIO, SUITE 204
 HO-PORT BEACH, CA 92653
 PHONE: (714) 336-1118
 SEAL

ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 12/17/2012
 PROJECT NO: FA120401
 DRAWN BY: JM CHECKED BY: EF

REV.	DATE	DESCRIPTION	BY
0	05/22/12	ZONING REVIEW	JM
1	06/01/12	SURVEY UPDATE	JM
2	06/05/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 5055 PEDRA LAKE
 MORENO VALLEY, CA 92557

SHEET TITLE
**ENLARGED SITE PLAN,
 LEASE AREA PLAN, &
 ANTENNA PLAN**
 SHEET NUMBER
A-2



verizonwireless
1605 SAND CANYON AVE.
BUILDING 10, 1ST FLOOR
IRVINE, CA 92618

FULSANG
ARCHITECTURE
3400 WA. DRIVE, SUITE 204
IRVINE, CA 92618
PHONE: (949) 440-1193

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 12/17/2012
PROJECT No. FA120401
DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

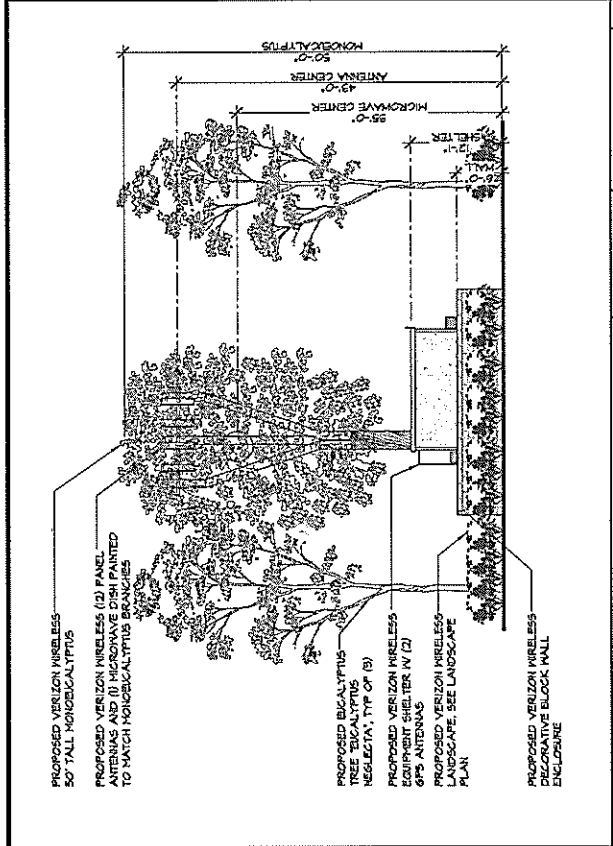
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3	06/12/12	SURVEY UPDATE	JM
4	06/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
5095 PEORIA LAKE
MORENO VALLEY, CA 92557

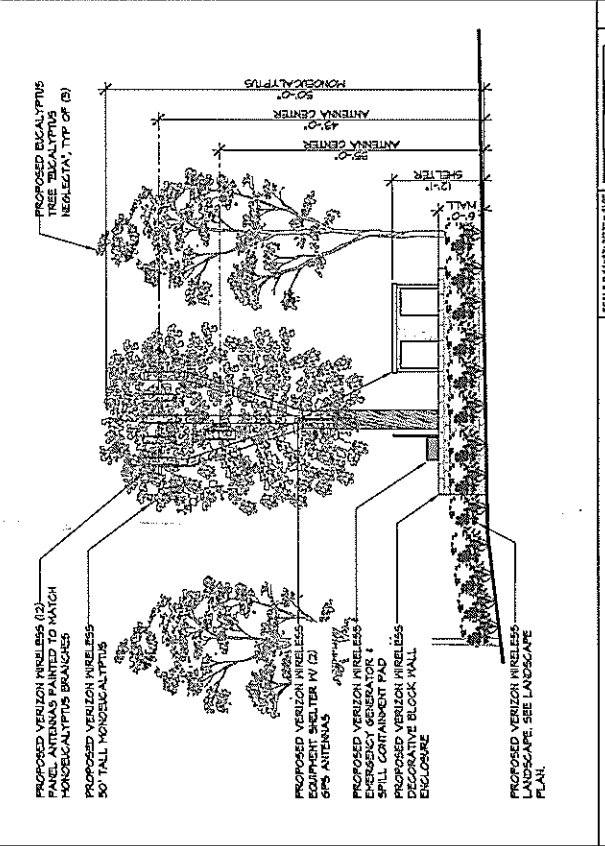
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

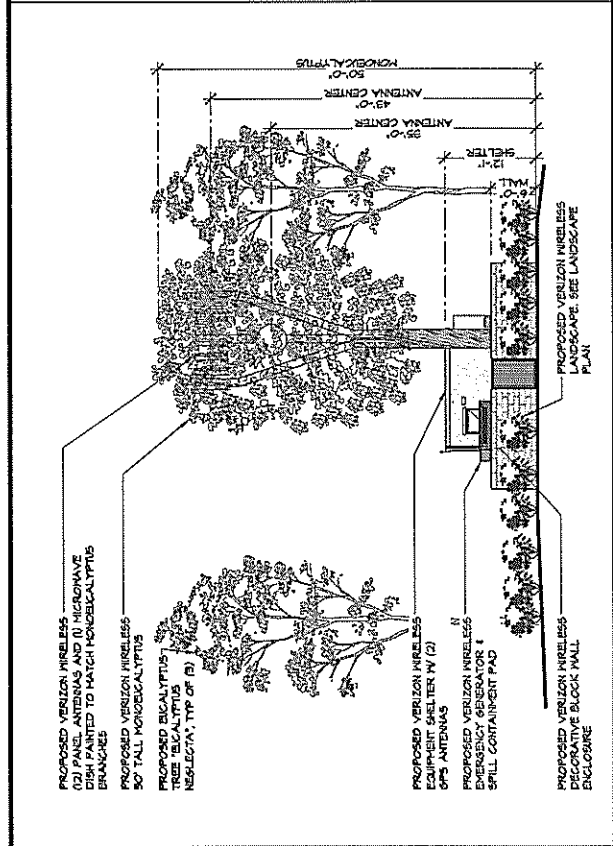
PLOT PLAN # 25159



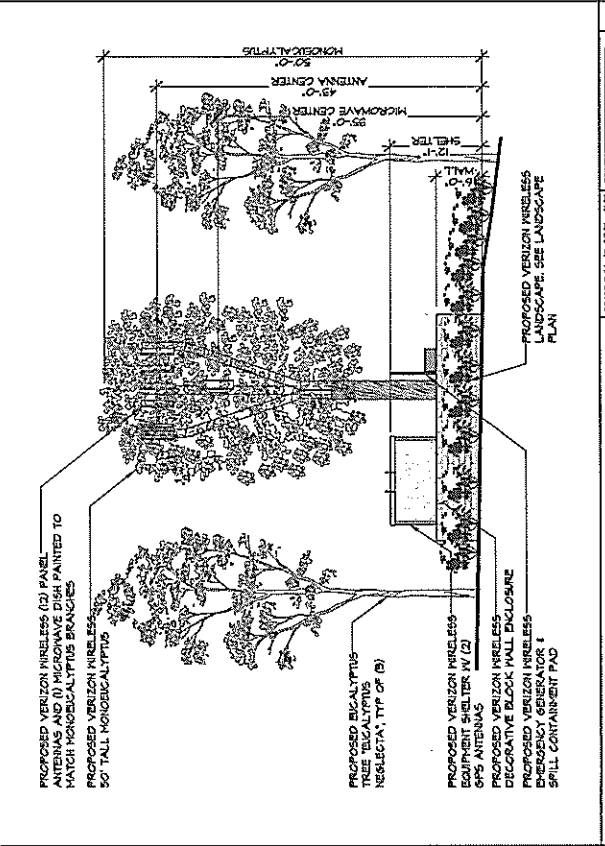
1 NORTH ELEVATION
SCALE: 1/16"=1'-0" (1/8"=1'-0")
SCALE: 1/32"=1'-0" (1/16"=1'-0")



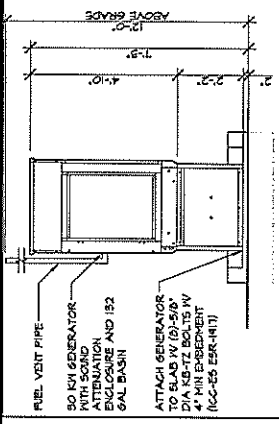
2 EAST ELEVATION
SCALE: 1/16"=1'-0" (1/8"=1'-0")
SCALE: 1/32"=1'-0" (1/16"=1'-0")



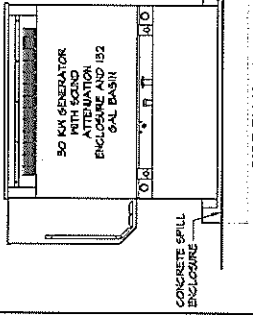
3 SOUTH ELEVATION
SCALE: 1/16"=1'-0" (1/8"=1'-0")
SCALE: 1/32"=1'-0" (1/16"=1'-0")



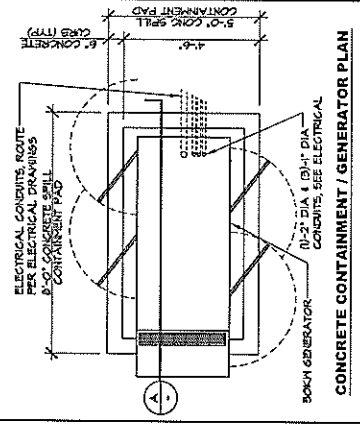
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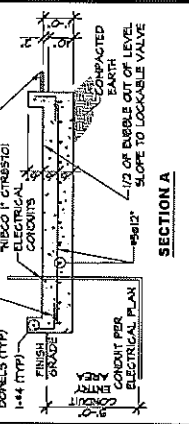
REAR ELEVATION



SIDE ELEVATION



CONCRETE CONTAINMENT / GENERATOR PLAN



SECTION A

- NOTES: MAINTAIN 8 FEET CLEAR AROUND THE GENERATOR
- TANK TO BE ILLUMINATED (SECONDARY CONTAINMENT)
 - PROVIDE DIESEL SIGN
 - PROVIDE NO SMOKING SIGN
 - PROVIDE 2 A102C FIRE EXT. OR LARGER
 - PROVIDE SECURE LOCK

30KW GENERATOR

SCALE 1/2" = 1'-0"

1

PORTIC

verizonwireless
15505 SANG CANYON AVE
BURNING WOODS
IRVINE, CA 92618

TULSANG
ARCHITECTURE
1400 VA DORADO, SUITE 204
SHERBORN BEACH, CA 92683
PHONE: (949) 454-1122

SEAL

ISSUED FOR: ZONING REVIEW
ISSUE DATE: 12/17/2012
PROJECT No. FA1200401
DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	05/23/12	ZONING REVIEW	JM
1	06/01/12	SURVEY UPDATE	JM
2	06/06/12	SURVEY UPDATE	JM
3	06/12/12	SURVEY UPDATE	JM
4	08/27/12	CLIENT COMMENTS	JM
5	09/05/12	CLIENT COMMENTS	JM

CANYON SPRINGS
5095 PECORA LAKE
MORENO VALLEY, CA 92557

SHEET TITLE

DETAIL

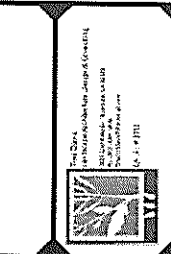
SHEET NUMBER

A-4

PLOT PLAN # 25155

verizon Wireless
 15555 S. GARDEN AVENUE
 BUILDING 1000
 IRVINE, CA 92618

TULSANG ARCHITECTURE
 3400 VA QUINN DRIVE, 2ND FLOOR
 HAYWARD, CA 94541
 PHONE (415) 888-1128



ISSUED FOR: ZONING REVIEW
 ISSUE DATE: 09/08/2012
 PROJECT NO. FA120401
 DRAWN BY: JM CHECKED BY: EF

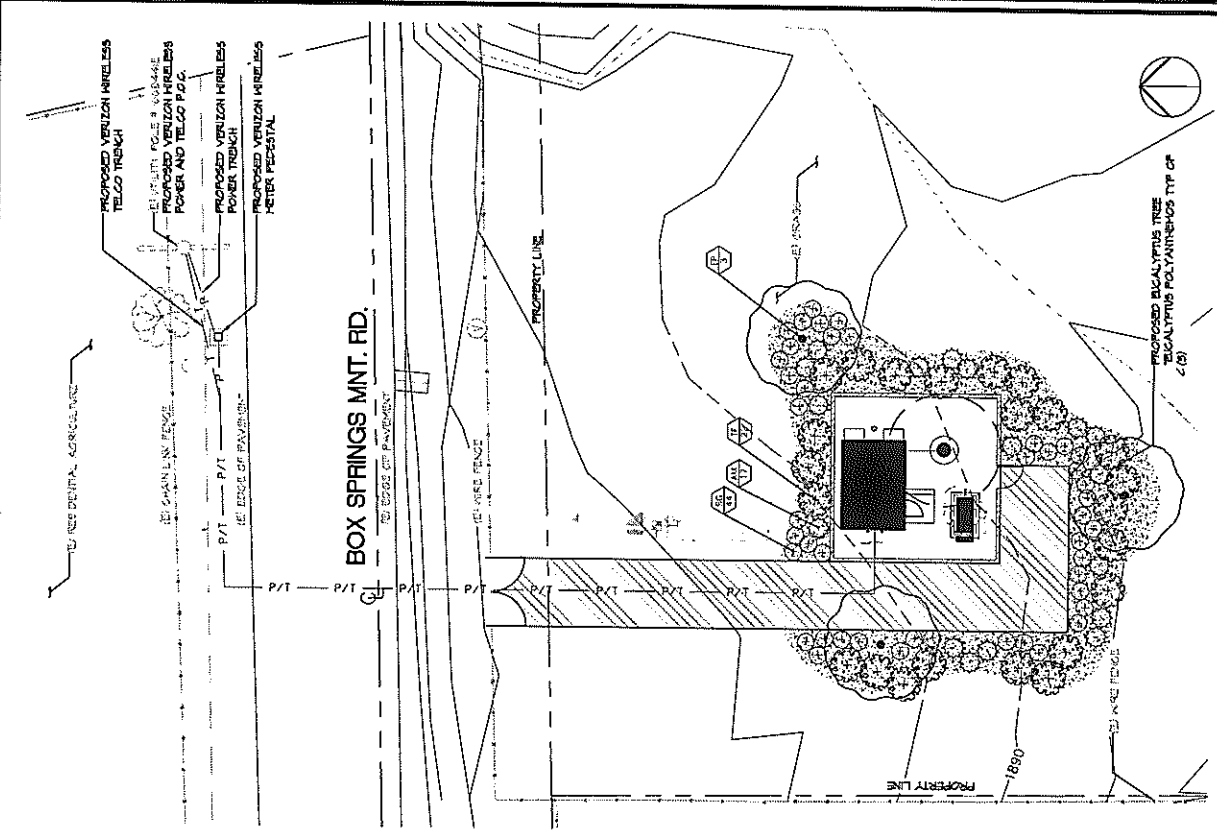
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1	06/01/12	SURVEY UPDATE	JM
2	06/05/12	SURVEY UPDATE	JM
3	06/17/12	SURVEY UPDATE	JM
4	08/09/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 9095 PEORIA LAKE
 MORENO VALLEY, CA 92557

SHEET TITLE
**ENLARGED SITE PLAN,
 PLANTING PLAN**

SHEET NUMBER
L-2



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME (COMMON NAME)	CODE	REMARKS
(Tree Symbol)	TP	3	Eucalyptus polybracteata / Silver Dune Gum	24" x 6'	WAC04-1
(Shrub Symbol)	CS	17	Argemone mexicana / Wild Radish	5' x 4'	WAC04-1
(Shrub Symbol)	SC	44	Scaevola taccada / Green Leaved Cotton	1' x 4'	WAC04-1
(Shrub Symbol)	TF	23	Tournefortia bicolor / Bush Geranium	5' x 4'	WAC04-1

REFERENCE NOTES SCHEDULE

3' LAYER OF LOCAL COMPOSTED 5' BROWN BARK MULCH 162849

NEED CONTROL

THE CONTRACTOR SHALL PERFORM A THOROUGH NEED ASSESSMENT PROGRAM KILLING AND REMOVING ALL WEEDS FROM THE SITE AND SHALL MAINTAIN THE SITE FREE OF WEEDS THROUGHOUT THE PROJECT. ADDITION OF ANY SOIL AMENDMENTS, THIS SHALL BE DONE FOR ALL PLANTING AREAS SPECIFICALLY, BUT NOT LIMITED TO SLOPES & GROUND COVER AREAS. THE CONTRACTOR SHALL FOLLOW THE FOLLOWING STEPS:

1. KILL & REMOVE ALL EXISTING WEEDS
2. IRRIGATE ALL AREAS TO BE PLANTED FOR (2) WEEKS
3. KILL & REMOVE ALL NEARLY GERMINATED WEEDS
4. IRRIGATE STEPS 2 & 3
5. APPLY PRE-EMERGENT RESIDUE
6. APPLY POST-EMERGENT RESIDUE AFTER PLANTING OR HYDRASEED GERMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTION OF HERBICIDES AND ITS COMPATIBILITY WITH PLANT MATERIALS.

SOIL TEST

AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FINISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A QUALIFIED LABORATORY. SOIL AMENDMENTS OR AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION

THE FOLLOWING IS PROVIDED FOR USE ONLY AND SHALL BE MODIFIED AS NECESSARY TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. BACKFILL FOR USE OF PLANTING ALL SHRUBS. (SEE PALM PLANTING NOTES FOR PALM BACKFILL REQUIREMENTS)
2. 4 PARTS BY VOLUME ORGANIC AMELIORANT
3. 1 LB. 10-10-10 COMMERCIAL FERTILIZER PER CUBIC YARD
4. 1 LB. 100% SULFATE PER CU. YD. OF MIX

PLANT TABLETS FOR ALL SHRUBS (SEE PALM PLANTING NOTES FOR PALM FERTILIZER)

4-31 50000 AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK

TOP DRESSING

ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 5" THICK LAYER OF SHREDDED TREE BARK. GROUND COVER FROM FLATS AREAS ARE TO BE TOP DRESSED WITH 1 1/2" THICK LAYER OF SHREDDED TREE BARK.

NO CHANGES OR SUBSTITUTIONS WITHOUT REVISIONS TO THE PLANS AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS.

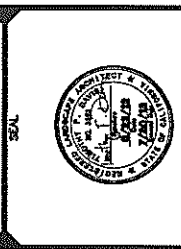
ENLARGED SITE PLANTING PLAN

SCALE: 8" EQUALS 30'-0" (SEE PLAN FOR DIMENSIONS)

1

verizon wireless
 1500 SHILOH CANYON AVE
 BAKERSFIELD, CA 93318

FULSANG
 ARCHITECTURE
 3400 W. GARDEN DRIVE, SUITE 204
 BAKERSFIELD, CA 93311
 PHONE (805) 838-1128



ISSUED FOR ZONING REVIEW
 ISSUE DATE: 08/08/2012
 PROJECT No. 01-00-001
 DRAWN BY: JM CHECKED BY: EF

SUBMITTALS

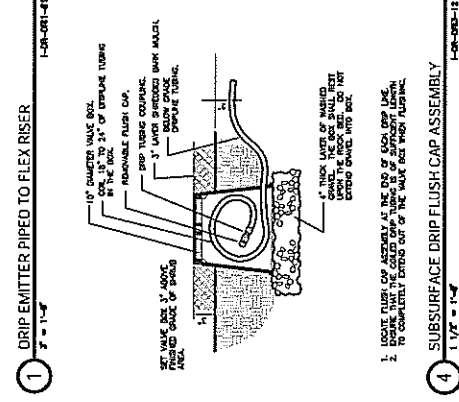
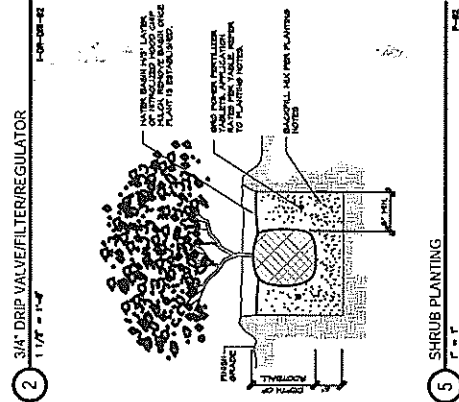
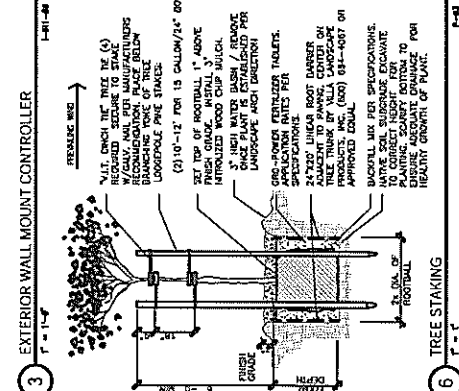
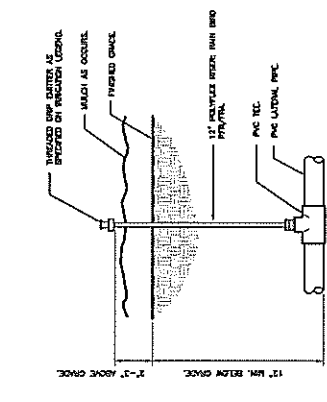
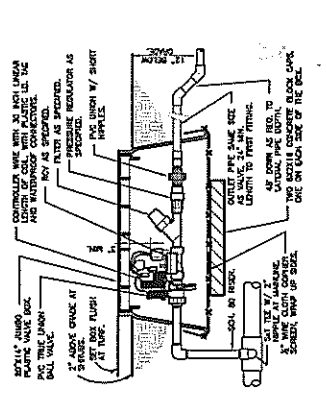
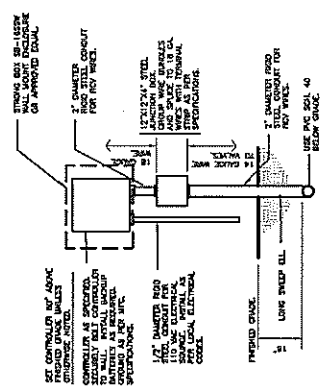
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1	08/07/12	SURVEY UPDATE	JM
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3	08/12/12	SURVEY UPDATE	JM
4	08/09/12	CLIENT COMMENTS	JM

CANYON SPRINGS
 8008 REDRA LAKE
 MORING VALLEY, CA 92567

SHEET TITLE
**IRRIGATION AND
 PLANTING DETAILS**

SHEET NUMBER
L-3

Plot Plan # 25155



1. ISSUE PLANS FOR ASSEMBLY AS SHOWN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THAT THE DRAINAGE SYSTEM IS COMPLETELY INSTALLED AND OPERATING AS SHOWN.
 2. VERIFY THAT THE DRAINAGE SYSTEM IS COMPLETELY INSTALLED AND OPERATING AS SHOWN.

1. SET CONTROLLER BY HOME OWNER. CONTROLLER SHALL BE INSTALLED IN A PROTECTED LOCATION. CONTROLLER SHALL BE INSTALLED IN A PROTECTED LOCATION. CONTROLLER SHALL BE INSTALLED IN A PROTECTED LOCATION.

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CANYON SPRINGS
9095 PEDRIA LANE MORENO VALLEY CA 92557

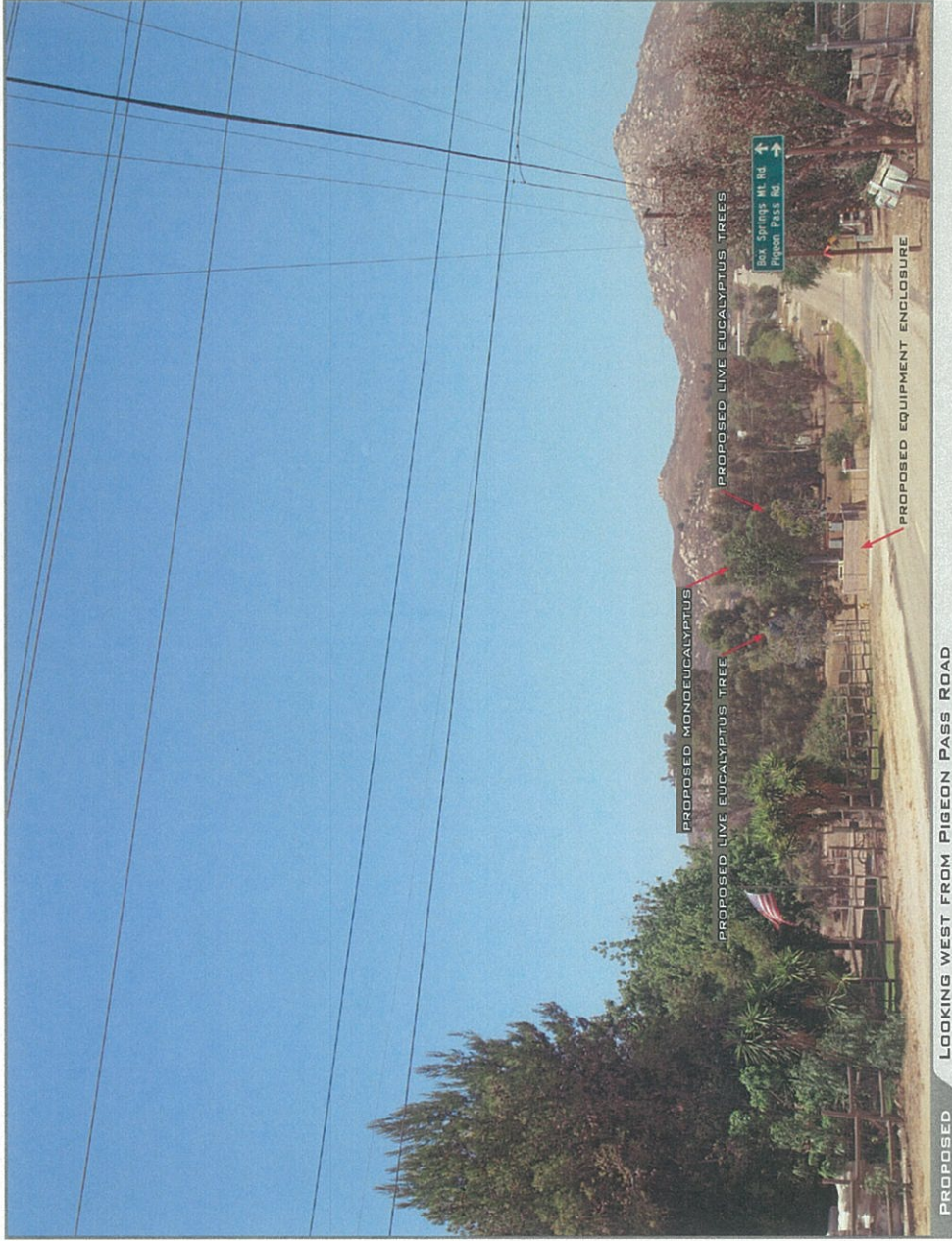


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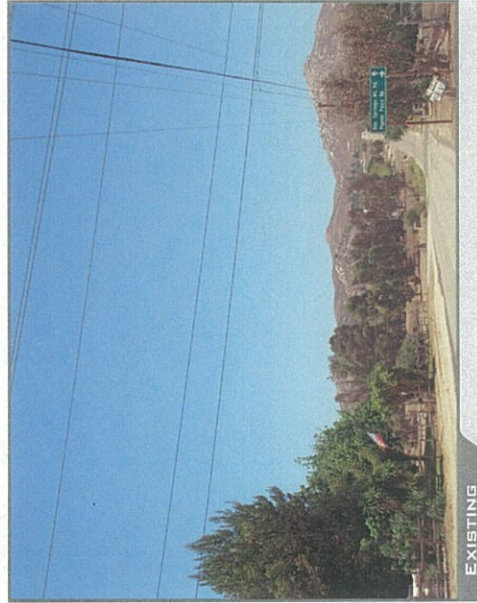


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LOCATION



PROPOSED LOOKING WEST FROM PIGEON PASS ROAD



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LOCATION

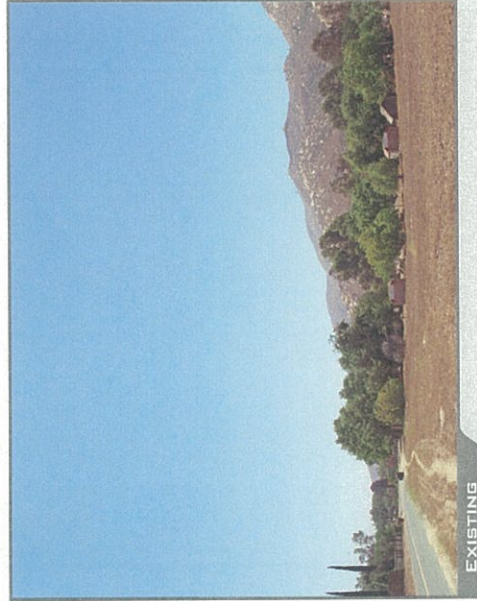
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PROPOSED

LOOKING SOUTH FROM PIGEON PASS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



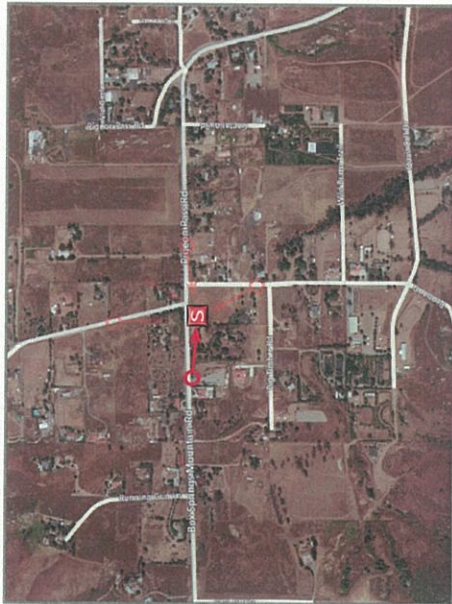
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CANYON SPRINGS

9095 PEDRIA LANE MORENO VALLEY CA 92557

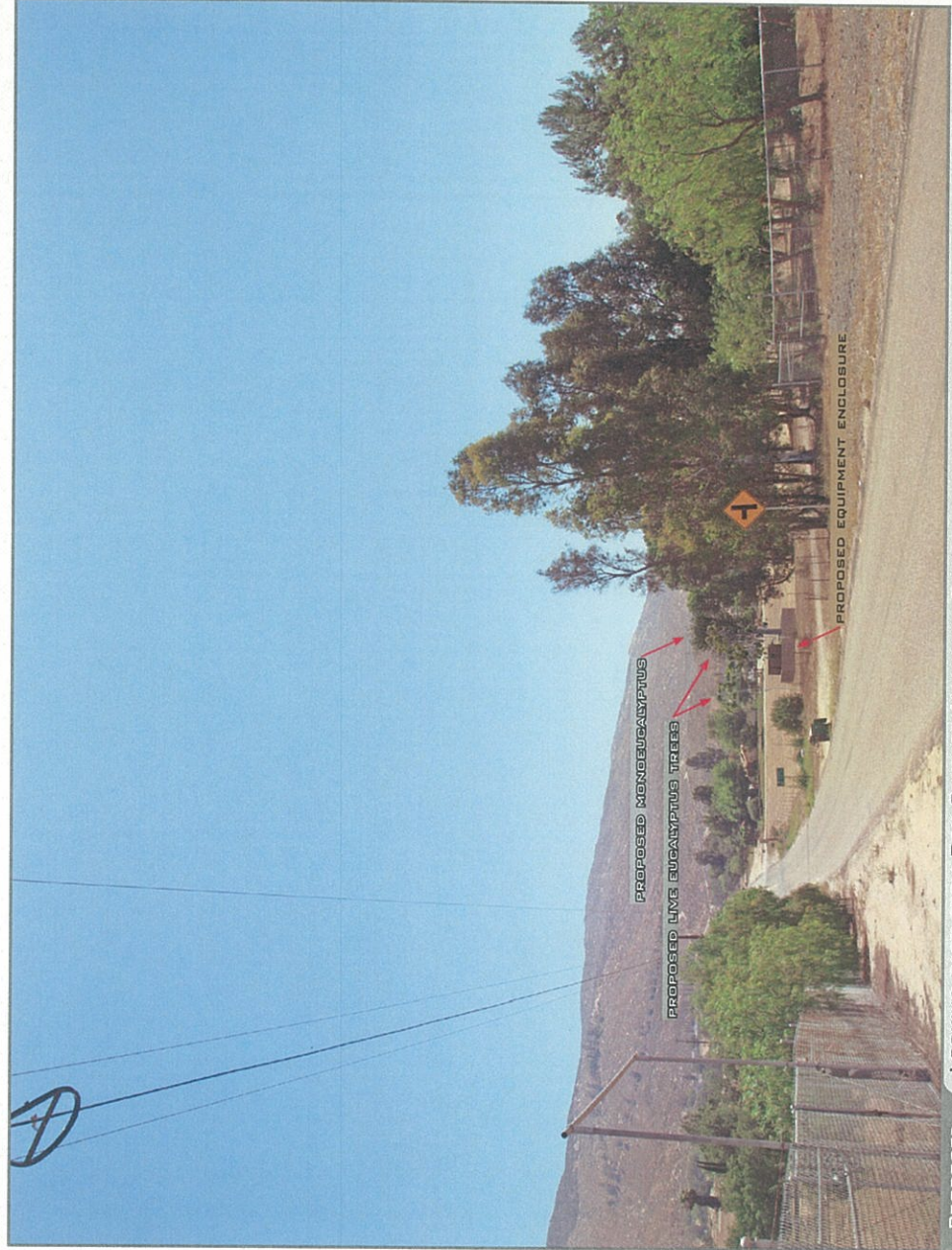


VIEW 3



LOCATION

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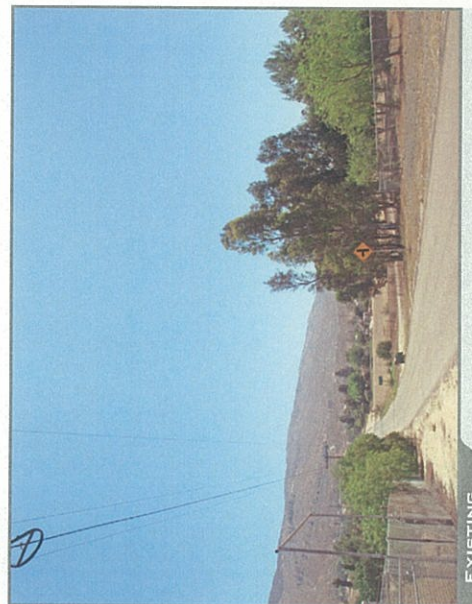
PROPOSED

LOOKING EAST FROM BOX SPRINGS MOUNTAIN ROAD

PROPOSED EQUIPMENT ENCLOSURE

PROPOSED MONEUCALYPTUS

PROPOSED LIVE EUCALYPTUS TREES



EXISTING

CANYON SPRINGS

9095 PEDRIA LANE MORENO VALLEY CA 92557

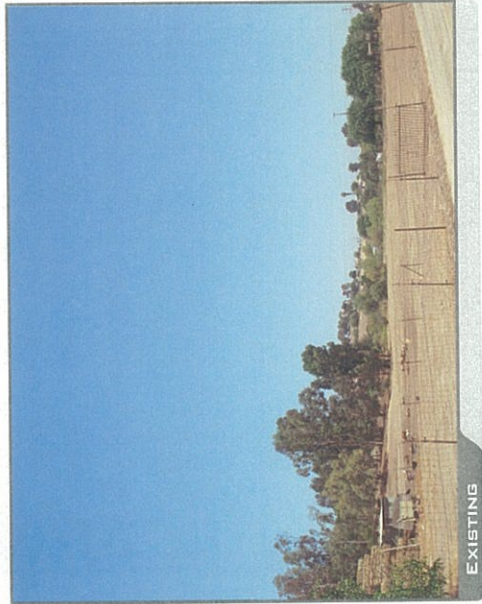


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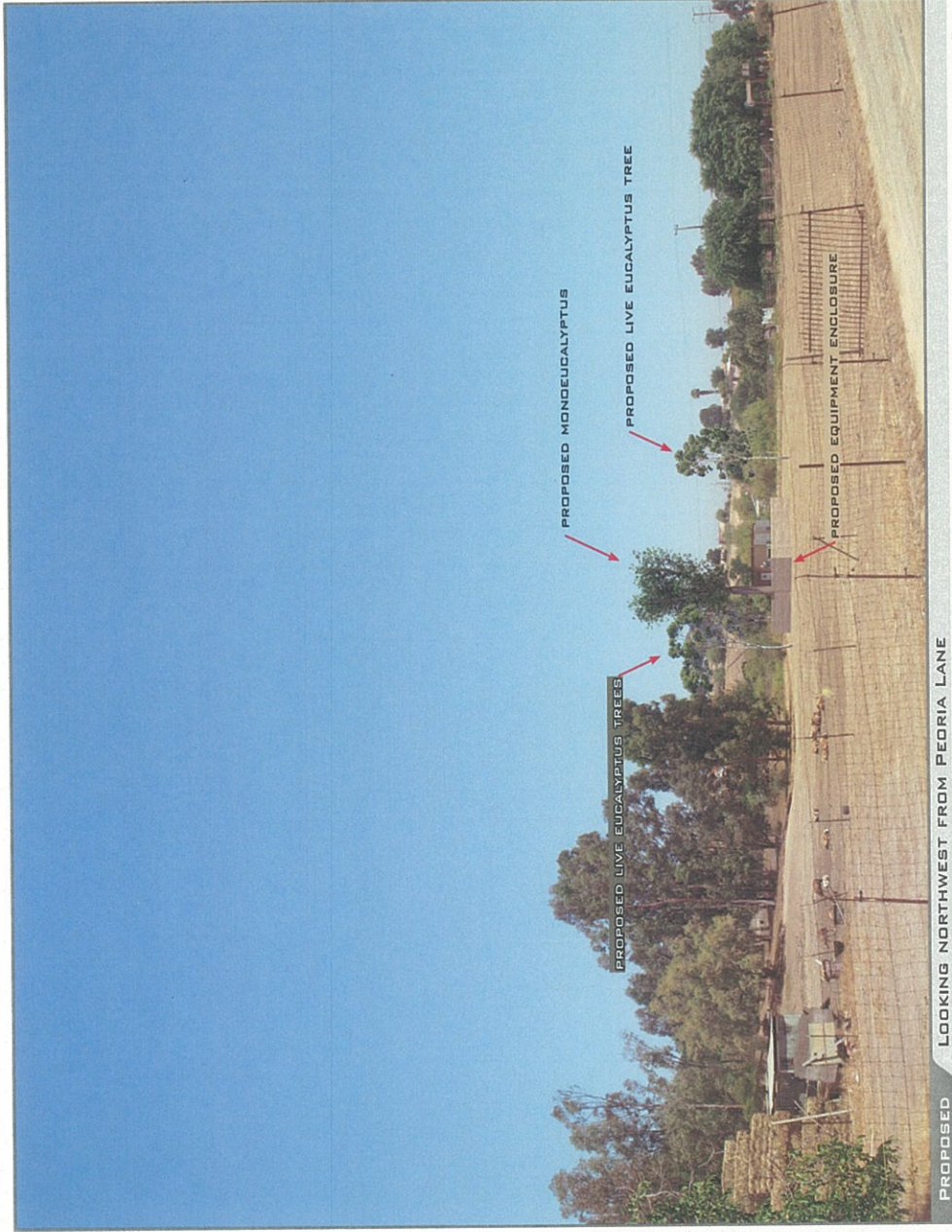


LOCATION

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EXISTING



LOOKING NORTHWEST FROM PEDRIA LANE

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CANYON SPRINGS

9095 PEORIA LANE MORENO VALLEY CA 92557

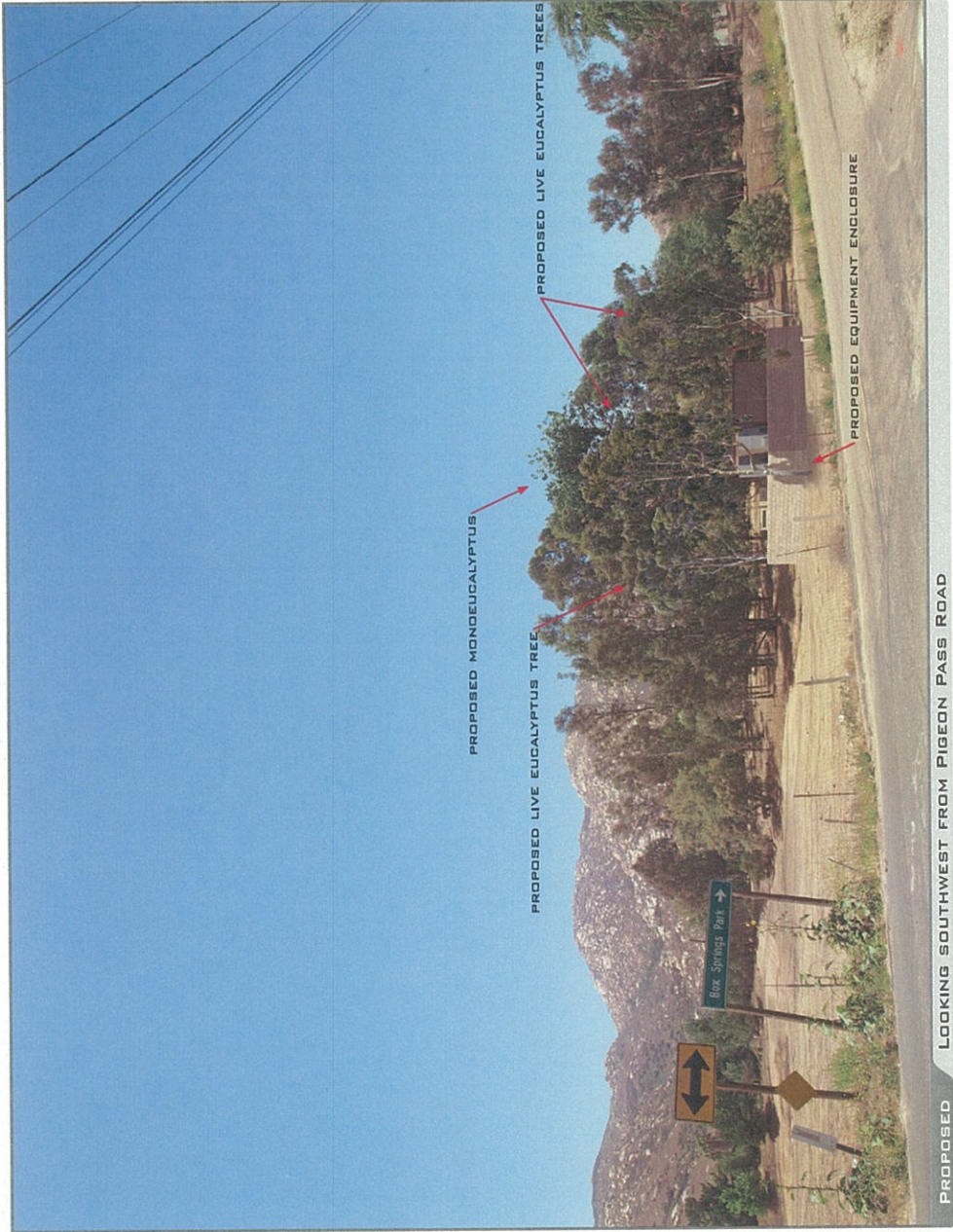


VIEW 5



LOCATION

©2012 Google Maps



PROPOSED

LOOKING SOUTHWEST FROM PIGEON PASS ROAD

PROPOSED EQUIPMENT ENCLOSURE

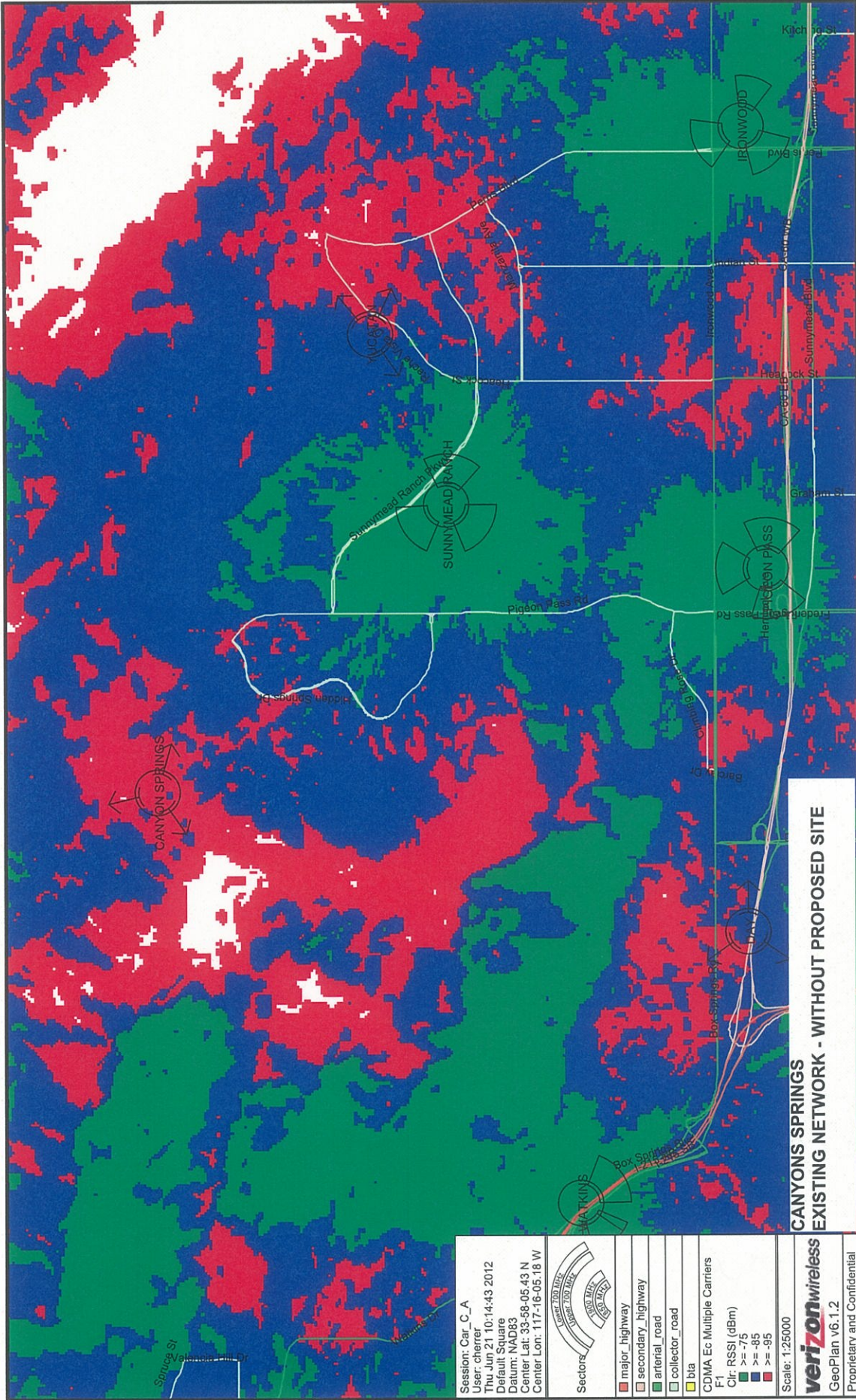
PROPOSED LIVE EUCALYPTUS TREES

PROPOSED MONOEUCALYPTUS

PROPOSED LIVE EUCALYPTUS TREE

EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



Session: Car_C_A
 User: cherr
 Thu Jun 21 10:14:43 2012
 Default Square
 Datum: NAD83
 Center Lat: 33-36-05.43 N
 Center Lon: 117-16-05.18 W



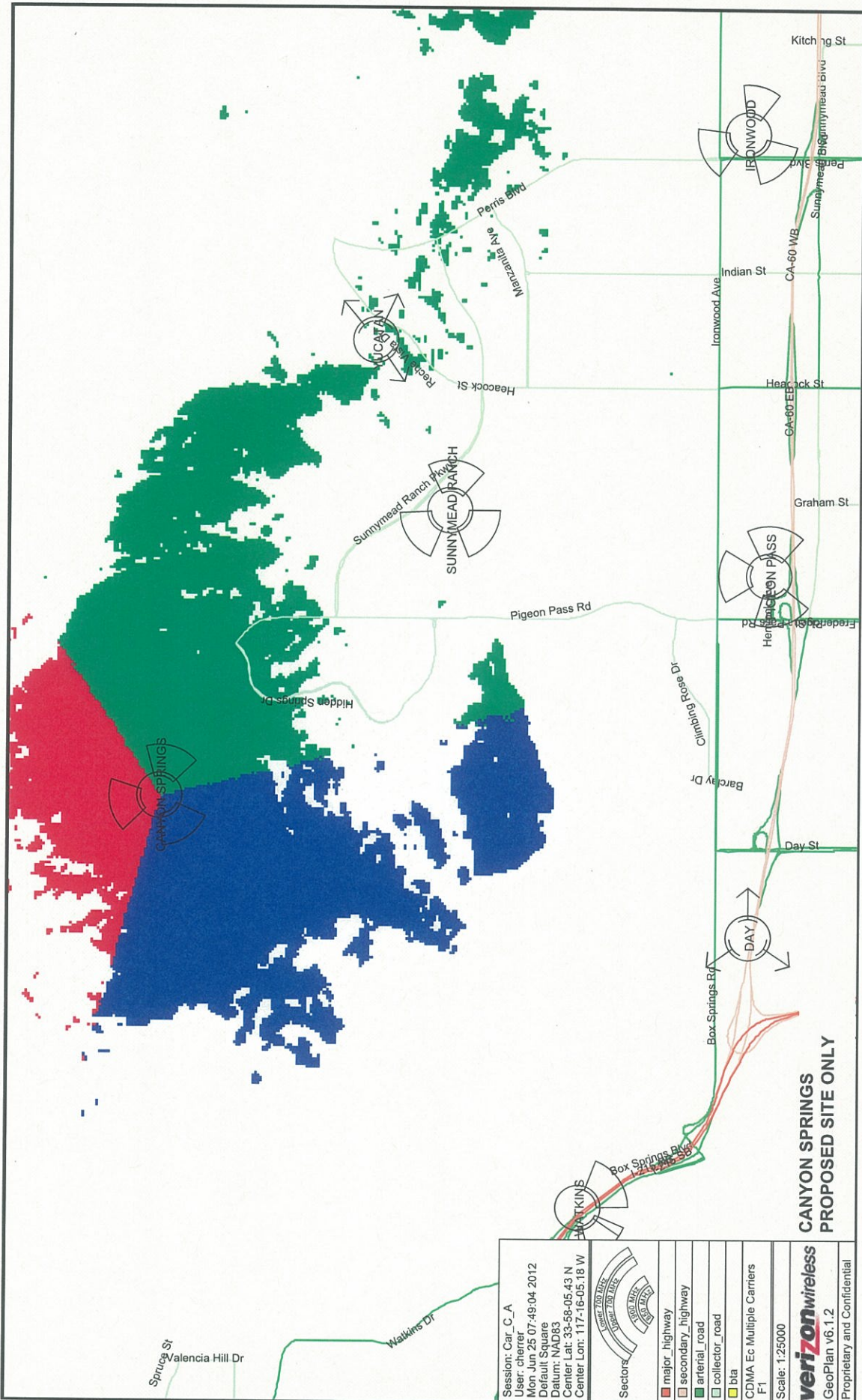
- major_highway
- secondary_highway
- arterial_road
- collector_road
- b1a

CDMA Ec Multiple Carriers
 F1
 Clr: RSSI (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:25000

verizonwireless
 GeoPlan v6.1.2
 Proprietary and Confidential

**CANYONS SPRINGS
 EXISTING NETWORK - WITHOUT PROPOSED SITE**

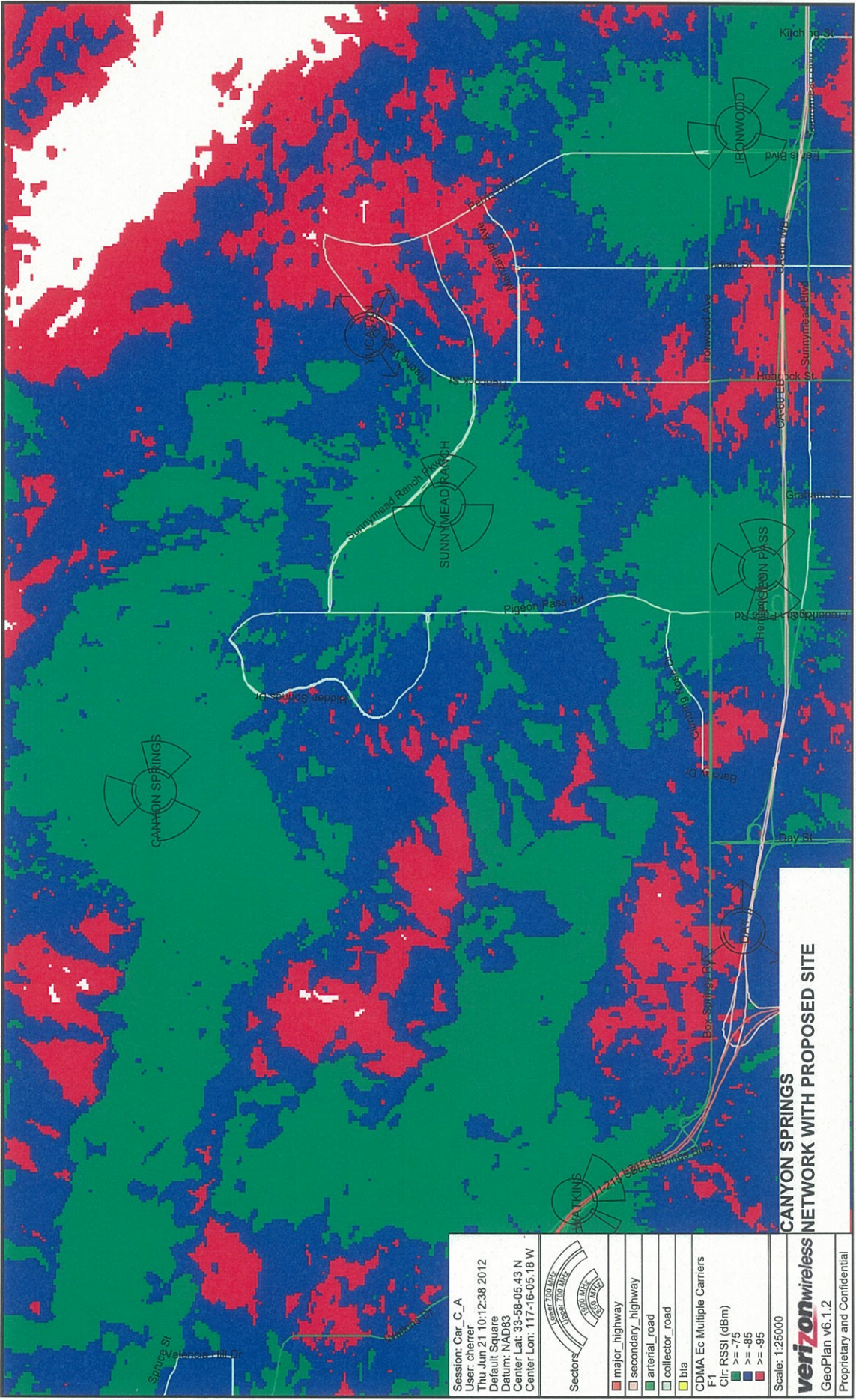


Session: Car_C_A
 User: cherrer
 Mon Jun 25 07:49:04 2012
 Default Square
 Datum: NAD83
 Center Lat: 33-58-05.43 N
 Center Lon: 117-16-05.18 W

- Sectors
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bta
- CDMA Ec Multiple Carriers
 F1
- Scale: 1:25000

**CANYON SPRINGS
 PROPOSED SITE ONLY**

verizonwireless
 GeoPlan v6.1.2
 Proprietary and Confidential



Session: Car_C_A
 User: chert
 Thu, 01/21/10:12:38 2012
 Default Scale: 1:25000
 Datum: NAD83
 Center Lat: 33.59-05.43 N
 Center Lon: 117.16-05.18 W

- Sectors**
- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bia
- CDMA Ec Multiple Carriers
- F1
- Clr: RSSI (dBm)
- >= -75
 - >= -85
 - >= -95
- Scale: 1:25000

CANYON SPRINGS
NETWORK WITH PROPOSED SITE
 verizonwireless
 GeoPlan v6.1.2
 Proprietary and Confidential

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42524
Project Case Type (s) and Number(s): Plot Plan No. 25155
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-1, Irvine, CA 92618
Engineer's Name: Realcom Associates
Engineer's Address: 18301 Von Karman, Suite 910, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 2,196 sq. ft. on a 4.98 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 2,196 sq. ft.			

C. Assessor's Parcel No(s): 259-200-005

D. Street References: Southwesterly corner of Box Springs Mountain Road and Peoria Lane.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 West, Section 23

F. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a single family residence and it is surrounded by scattered single family residences on large lots to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The 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): Reche Canyon/Badlands

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential (EDR) (2 Acre Minimum)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, east, and west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north and Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

July 3, 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The General Plan indicates that the project is not located within 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 three live eucalyptus 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 50 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.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to GIS database, the project site is located 49.53 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed 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.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

d) Involve other changes in the existing environment which, due to their location or nature, could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "Other Lands" under the Farmlands layer of 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 project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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?

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?

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 proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 414, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

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

The project is consistent with the General Plan and the Reche Canyon/Badlands 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, 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 wireless communication 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 wireless communication 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.

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.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Site Visit by Environmental Programs Division (EPD) on 8/1/12

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) No active burrows were observed during EPD site visit on 8/1/12. However, the site has suitable habitat for burrowing owls. 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, 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 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 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, County Archaeological Report No. 4764 (PDA04764)

Findings of Fact:

a-b) According to PDA04764, no significant cultural resources are located within one mile of the area of potential effect. PDA04764 also concluded that it is unlikely that cultural resources, including Historic Properties will be affected by the proposed project. (COA 10.PLANNING.18) 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 to discuss the significance of the find. (COA 10.PLANNING.20) 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.

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.

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, County Archaeologist Review, County Archaeological Report No. 4764 (PDA04764)

Findings of Fact:

a-b) According to PDA04764, no significant cultural resources are located within one mile of the area of potential effect. PDA04764 also concluded that it is unlikely that cultural resources will be affected by the proposed project. (COA 10.PLANNING.18) If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.20) 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.19) 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 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.7) 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.1)

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

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02309)

Findings of Fact:

a-b) According to GEO02309, there are no active or potentially active faults trending towards or through the site. The potential for surface fault rupture to occur at the site is considered low (COA 10.PLANNING.19). 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02309)

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 GEO02309, the potential for liquefaction at the site is low. 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?

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 (GEO02309)

Findings of Fact:

According to GEO02309, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 10.PLANNING.19). California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review (GEO02309)

Findings of Fact:

a) According to GEO02309, the possibility of debris flow 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

a) Be located on a geologic unit or soil that is unstable,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (GEO02309)

Findings of Fact:

a) According to GEO02309, the potential for subsidence and ground fissures at the site is considered low. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02309)

a) According to GEO02309, the property is not subject to seiche inundation. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a) 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.

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.

18. Soils

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

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.

19. Erosion

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:

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 near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The 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.

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

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. No. 460, Article XV & Ord. No. 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. Therefore, the impact is considered less than significant.

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?

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 50 foot high eucalyptus tree within a 900 square foot lease area. The installation of the mono-eucalyptus 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The Department of Environmental Health has required a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials (COA 90.E HEALTH. 1). 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.

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.

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, Riverside County Fire Department Review

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, there is no significant impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g-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 significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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	<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
Area)?				
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) 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. The project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. Therefore, 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. The project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, 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:

a) The proposed use is in compliance with the current land use of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) in the Reche Canyon/Badlands 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 and is not located within a city sphere of influence. The project will have no 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼). The project is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the north and Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the south, east, and west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 50 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the 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"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project is not located directly adjacent to railroad track. 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

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 located adjacent to Big Timber Road and Box Springs Mountain 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 A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no 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"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

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

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

a) The project is a 50 foot high monoecalyptus 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.

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

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.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Moreno Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Moreno Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.6) 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

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.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: 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.

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.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes a 50 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 not located within a County Service Area and commercial projects are 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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

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.

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 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?

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?

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?

d) Alter waterborne, rail or air traffic?

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

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

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

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

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?

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

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

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.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will 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.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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.

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.

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.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not 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-	<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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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

V. 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

VI. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas, one (1) microwave dish, a 184 square foot equipment shelter, a 30kw emergency generator, and two (2) GPS antennas surrounded by a six (6) foot high decorative block wall enclosure in a 900 square foot lease area. Three (3) live eucalyptus trees and additional landscaping are also proposed to be planted around the project area. The project site currently contains a single family residence and the proposed wireless communication facility is proposed to be located near the rear (northwesterly corner) of the property and access to the facility will be provided via a 12 ft wide access easement from Box Springs Mountain Road.

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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. 25155 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25155, Exhibit A, (Sheets 1-7), Amended No. 1, dated October 3, 2012.

APPROVED EXHIBIT L = Plot Plan No. 25155, Exhibit L, (Sheets 1-3), Amended No. 1, dated November 19, 2012.

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. 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 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. 5 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.

BS PLNCK DEPARTMENT

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

The applicant shall submit building plans and obtain all required building permits from the building department prior to the construction or placement of any building, structure or equipment on the property.

All building department plan submittal and fee requirements shall apply.

All building plans and supporting documentation shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY RECOMMND

Plot Plan#25155 is proposing an unmanned wireless communication facility without any plumbing. Therefore, this facility shall not be required to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system. However, the Department of Environmental Health reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID ENTRY KEY BOX INEFFECT

Rapid entry key storage cabinet shall be installed on the outside of the building OR gate leading into facility, A Knox padlock shall be installed on the main gate, leading into the facility.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25155 proposes a wireless communication facility for Verizon wireless within 900 square-foot of lease area in Reche Canyon/Badlands area. The project site is located northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane.

The site is impacted by a well defined water course with a drainage area of approximately 170-acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard; however, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

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.

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.

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10. GENERAL CONDITIONS

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 monoecalyptus to be located within the property shall not exceed a height of 50 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 standards.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 259-200-005 (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

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

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.

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 HEIGHT AND COUNT RECOMMND

The branches for the monoecalyptus shall start 15 feet from the bottom of the tree and shall be spaced at 2.5 branches per foot.

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN BRANCHES RECOMMND

The proposed monoecalyptus shall be kept in good repair. The branches shall remain in good condition. If at any time the branches are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 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 wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60dB at the project site's property line.

10.PLANNING. 18 USE - PDA04764 RECOMMND

County Archaeological Report (PDA) No. 4764 submitted for this project (PP25155) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment, Verizon Facility Candidate 'Canyon Springs', Moreno Valley, Riverside County, California", dated September 28, 2012.

PDA04764 concluded:

- 1.Negative findings of the pedestrian survey.
- 2.No significant cultural resources are located within one mile of the area of potential effect.
- 3.It is unlikely that cultural resources, including Historic Properties will be affected by the proposed project.

PDA04764 recommended:

- 1.A finding of no adverse effect.
- 2.No additional mitigative efforts prior to project implementation.
- 3.Procedures should accidental discovery of human remains and/or cultural resources occur.

PDA04764 is hereby accepted for Planning purposes for PP25155. Conditions detailing the requirement should

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - PDA04764 (cont.)

RECOMMND

accidental discoveries be made during construction are described elsewhere in this conditions set.

10.PLANNING. 19 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 property owner and the County Archaeologist 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 Archaeologist.

10.PLANNING. 20 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist 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 County Archaeologist, 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 mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 21 USE- LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 22 USE- LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02309

RECOMMND

County Geologic Report (GEO) No. 2309 submitted for this project (PP25155) was prepared by AESCO and is entitled: "Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site Name: Canyon Springs, 9095 Peoria Lane, Moreno Valley, CA" dated October 22, 2012. In addition, AESCO prepared the following:

"Addendum 1, Response to County of Riverside, Proposed Verizon Wireless Communications Facility, Site Name: Canyon Springs, 9095 Peoria Lane, Moreno Valley, CA" dated February 26, 2013.

Response to Planning Department Geologic Review Comments #2, County Geologic Report No. 2309, Addendum 2, Response to County of Riverside, Plot Plan No, 25155, (Canyon Springs, 9095 Peoria Lane, Moreno Valley, CA" dated May 30, 2013.

These documents are herein incorporated as a part of GEO02309.

GEO02309 concluded:

1. There are no active or potentially active faults trending towards or through the site.
2. The potential for surface fault rupture to occur at the site is considered low.
3. The liquefaction potential at this site is low.
4. The potential for subsidence and ground fissures at the site is considered low.
5. The possibility of debris flow is low.
6. The potential for expansive/collapsible soil is considered low.
7. The site could be subject to strong ground shaking that may result from earthquakes on local to distant sources.
8. The property is not subject to seiche inundation.
9. The subject property is located in an area of moderate wind erodibility rating.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02309 (cont.)

RECOMMND

10.The site could be susceptible to erosion by water without appropriate erosion control measures.

GEO02309 recommended:

1.All grading and site preparation should be observed by experienced personnel reporting to the project Soil Engineer.

2.The site should be cleared of vegetation, debris, concrete, organic matter, abandoned utility lines, contaminates soils (if any), and unsuitable material.

3.As a minimum, the upper five feet below the existing surface should be over-excavated and re-compacted to at least 90 percent relative compaction.

GEO No. 2309 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2309 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.

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

a copy of the NPDES State Construction Permit contact the SWRCB at 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.

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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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. 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 4.98 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. 7 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:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 16, 2012, summarized as follows:

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 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALE 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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALE MONITORING REPORT (cont.) RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated October 3, 2012.

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/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to ensure that the branches for proposed monoecalyptus are spaced at 2.5 branches per foot and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated October 3, 2012.

80.PLANNING. 5 USE- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE- LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

80.PLANNING. 6 USE - SCHOOL MITIGATION

RECOMMND

Impacts to the Moreno Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 7 USE - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated July 16, 2012, summarized as follows:

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1 USE - RELOCATE ENCROACHMENT RECOMMND

Prior to the issuance of any building permit, all private encroachments shall be removed or relocated outside the road right-of-way at the applicant's expense or as directed by the Director of Transportation.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

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 INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

90.FIRE. 3 CONTACT INFORMATION INEFFECT

Please provide the phone number, name and hours available for the primary contact person, in case of an emergency at this site.
The information must be printed on an all weather material and affixed to the gate nearest the street or on the gate leading into the actual facility.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25155 has

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

been calculated to be 0.05 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 - 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. 25155 is calculated to be 0.05 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. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

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 PP25155 have been met; specifically that the branches for proposed monoecalyptus are spaced at 2.5 branches per foot and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated October 3, 2012.

90.PLANNING. 9 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. 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

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE- LC LANDSCAPE INSPECT REQ (cont.) RECOMMND

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.

90.PLANNING. 12 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 16, 2012, summarized as follows:

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.

07/23/13
09:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25155

Parcel: 259-200-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13

USE - FENCE LANDSCAPED AREA

RECOMMND

The proposed landscaping around the project area shall be fenced in order to protect the landscaped area from being damaged by animals.

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

DATE: July 5, 2012

TO:

Riv. Co. Transportation Dept.	Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Dept.	5th District Supervisor
Riv. Co. Flood Control District	P.D. Geology Section-D. Jones	5th District Planning Commissioner
Riv. Co. Fire Department	P.D. Landscaping Section-R. Dyo	1st District Supervisor
Riv. Co. Dept. of Bldg. & Safety – Grading	P.D. Archaeology Section-L. Mouriquand	1st District Planning Commissioner
Riv. Co. Building & Safety – Plan Check	Riv. Co. Info. Technology – John Sarkissian	Moreno Valley Unified School Dist.

PLOT PLAN NO. 25155 – EA42524 – Applicant: Verizon Wireless – Engineer/Representative: Realcom Associates – Fifth/First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres - Zoning: Residential Agricultural – 2¼ Acre Minimum (R-A-2¼) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas and one (1) microwave dish. The 900 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. - APN: 259-200-005.

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 August 2, 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
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 2, 2012

TO:

Riv. Co. Transportation Dept.
Regional Parks & Open Space District.

P.D. Landscaping Section-R. Dyo
Riv. Co. Info. Technology – John Sarkissian

PLOT PLAN NO. 25155, AMENDED NO. 1 – EA42524 – Applicant: Verizon Wireless – Engineer/Representative: Realcom Associates – Fifth/First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres - Zoning: Residential Agricultural – 2¼ Acre Minimum (R-A-2¼) - **REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas and one (1) microwave dish. The 900 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. - APN: 259-200-005.**

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 / **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: November 19, 2012

TO:
P.D. Landscaping Section-R. Dyo

PLOT PLAN NO. 25155, AMENDED NO. 1 – EA42524 – Applicant: Verizon Wireless – Engineer/Representative: Realcom Associates – Fifth/First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Big Timber Road, southerly of Box Springs Mountain Road, and westerly of Peoria Lane, more specifically 9095 Peoria Lane – 4.98 Acres - Zoning: Residential Agricultural – 2¼ Acre Minimum (R-A-2¼) - **REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 50 foot high eucalyptus tree with twelve (12) panel antennas and one (1) microwave dish. The 900 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include a 184 square foot equipment shelter, a 40 square foot emergency generator, and two (2) GPS antennas. - APN: 259-200-005.**

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 / **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

July 16, 2012

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

**RE: Plot Plan (PP) No. 25155 – A Wireless Communication Facility
(APN: 259-200-005)**

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Big Timber Road, southerly of Box Springs Mountain Road, and on Peoria Lane, in the Reche Canyon/Badlands 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:

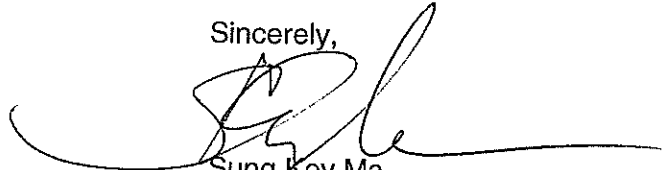
1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by 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. 25155
July 16, 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) 486-3283.

Sincerely,



Sung Key Ma
Planner IV

PD123318

Authorized Agent for Verizon WirelessVerizon Project Name: **Canyon Springs**

**County of Riverside, CA
Application for Major Plot Plan for
“Disguised Wireless Communication Facility”**

Project Description and Project Justification

The Applicant (Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless) is requesting approval of a Major Plot Plan to allow for the construction and operation of an unmanned cell site. The following project information is provided for your consideration.

Project Location

Address: 9095 Peoria Lane, Moreno Valley, CA 92557
APN: 259-200-005
Zoning: R-A 2 ¼ (Residential Agricultural)

Project Representative

Name: James A. Rogers/RealCom Associates, LLC
Address: 18301 Von Karman, Irvine, CA 92612
Contact Information: 949-295-9031

Verizon Wireless Contact

Name: Jennifer Carney, Project Manager
Address: 15505 Sand Canyon Avenue, Bldg. D, Irvine, CA 92618
Contact Information: 949-286-8735

Proposed Project Description

Verizon Wireless is proposing a 50-ft antenna support structure disguised as a Eucalyptus Tree (faux Euc) with a three (3) sector antenna array consisting of four (4) panel antennas each sector, (total of twelve (12) antennas); one (1) 4-foot diameter microwave dish antenna; two (2) GPS antennas; one (1) pre-fabricated equipment shelter, and one (1) emergency generator installed within a 30' x 30' enclosure. The cell-site enclosure will be surrounded by a six (6) foot high concrete masonry wall for security and screening. The masonry wall enclosure will also provide sound attenuation for the air-conditioning

equipment on the shelter and for the emergency generator when in use. The proposed equipment will comply with County noise ordinances and standards. The antenna array has a center line height of 43 feet, while the faux Euc branches and leaves will extend up to a height of 50 feet and help obscure the antennas, which will be painted to match the color of the faux Euc. Access will be via 12-ft wide non-exclusive all weather travel access from Box Spring Mountain Road.

Three (3) live eucalyptus trees (*Eucalyptus Neglecta*) will be planted surrounding the proposed cell-site enclosure to provide additional screening and to further blend the proposed faux Euc with the existing nearby eucalyptus. The use of the “pasture” area in which the cell-site enclosure will be located to raise sheep prohibits the use of landscaping vines or shrubs around the enclosure, which would be consumed by the sheep.

Project Site and Surrounding Properties

The proposed Verizon Wireless cell site (faux Euc) is located on private property at 9095 Peoria Lane, Moreno Valley, CA 92557 in unincorporated Riverside County. The proposed cell site is located in a “pasture” area in the northwest corner of the of the subject parcel. The project property consists of a single parcel of approximately 4.98 acres located at the southwest corner of Box Springs Mountain Road and Peoria Lane. The project property is zoned R-A 2 ¼ (Residential Agricultural), and is developed with 1 single-family residence and various out-buildings in the southern third of the property. The property is currently used for the breeding and raising of sheep.

The project property is surrounded by single-family residences and equestrian facilities to the north, east, south and west. The proposed cell site (faux Euc) is screened from the property to the west by an existing eucalyptus windrow.

Project Objectives and Search Ring

Verizon Wireless has determined that a radio signal strength of greater than 75 dBm is necessary to provide reliable and consistent voice and data services to customers both outdoor and in-building. Additionally, as nearby sites become overworked due to increasing voice and high-speed data services, new cell sites are needed to maintain coverage and prevent new gaps in service. The existing Verizon cell site nearest to the proposed search area is identified as Sunnymead Ranch, approximately 2 miles southeast of the proposed facility. The Verizon radio frequency (RF) engineers have identified a significant gap in coverage and capacity in the communities surrounding Pigeon Pass Road and Box Springs Mountain Road, as shown on the accompanying radio frequency propagation exhibits.

Alternative Site Analysis

The following alternate properties, including both vacant land and existing towers, were identified and evaluated as potential cell site locations and/ or for collocation. The reasons for not selecting each alternate location are also addressed:

- △ **8791 Running Gun Lane:** This alternate site is located on private property approximately one-third mile northwest of the proposed cell site. This location was acceptable to RF Engineering for covering the primary coverage gap, and a lease agreement was negotiated with the property owner. A Major Plot Plan (PP24421) and a HANS application (HANS 2022) were filed with the County of Riverside, and Conditions of Approval received. The property owner would not accept the Environmental condition for execution of a conservation easement agreement as required by the County. Verizon filed a Letter of Application Withdraw.
- △ **Existing Water Tank (Highview Lane):** The existing water tank is located approximately 0.6 miles due east of the proposed Verizon facility at an elevation of approximately 2119 feet. A cell site at this location was determined to meet the Verizon radio frequency coverage objectives, but was rejected due to the significant extension of the power and telco utilities (over 1,500 feet) necessary to service a cell-site at this location.
- △ **Existing Water Tank (Greenridge Drive):** This existing water tank is located south of the proposed Verizon facility. This location was not acceptable to RF Engineering for covering the primary coverage gap, and was rejected due to ridge lines west of the water tank, which would block radio signals for a cell-site at this location.
- △ **Alternate Residential Agricultural Properties:** Several alternate properties surrounding the proposed Verizon facility could meet RF Engineering coverage objectives, and could potentially have been leased by Verizon. However, these locations were rejected from further consideration due to a variety of reasons, including difficulty to screen the proposed facility from public views and/or the inability to meet residential setbacks and property setbacks as required by County ordinances.

Requirements of Approval

- △ ***The facility is designed and sited so that it is minimally visually intrusive.***

The proposed facility will be located along the western property line of the project property adjacent to an existing windrow of mature eucalyptus trees. The proposed “disguised wireless communication facility” is designed as a faux Eucalyptus to blend with the surrounding trees and minimize its visual impact to the area. Additionally, three (3) live eucalyptus trees (*Eucalyptus Neglecta*) will be planted surrounding the proposed cell-site to further blend the facility with its environs. See the attached photo simulations.

- △ ***Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.***

The necessary supporting equipment (equipment shelter, emergency generator, cabling, etc.) will be entirely within a 6-foot high walled enclosure (concrete masonry block) which will fully screen the supporting equipment from public view.

- ▲ ***The application has met the processing requirements set forth in this article.***

This Plot Plan application for a “Disguised Wireless Communication Facility” has been prepared in compliance with Section 18.30 (Plot Plans) and Section 19.409 (Processing Requirements) of Article XIXg – Wireless Communication Facilities. This application includes all required site plan information, support information required by the Riverside County Information Technology Department, photo simulations of the proposed facility, compliance with FAA and FCC regulations, and lease agreements.

- ▲ ***The application has met the location and development standards set forth in this article.***

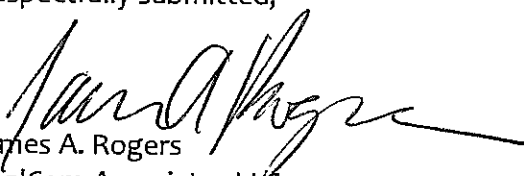
The proposed disguised wireless facility is located in the R-A- 2 ¼ (Residential Agricultural) zoning district which allows disguised wireless facilities to a maximum of 50-foot in height. The height of the proposed facility does not exceed the maximum height allowed by Section 19.410. The site and design of the proposed disguised wireless communication facility complies with the Development Standards set forth in Section 19.410 of the Wireless Communication Facilities ordinance.

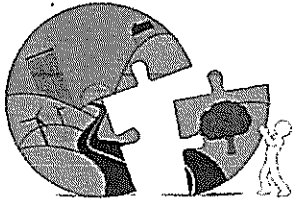
- ▲ ***The application has met the requirements for approval set forth in Section 18.30 of this ordinance.***

The Plot Plan application for a “Disguised Wireless Communication Facility” has been prepared in compliance with the requirements for approval in Section 18.30 (Plot Plans).

The enclosed land use applications and exhibits are presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Minor Use Permit to build the proposed facility. Please contact me at 949-295-9031 for any questions or requests for additional information.

Respectfully submitted,


James A. Rogers
RealCom Associates LLC
Authorized Agent for Verizon Wireless



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Disguised Wireless Communication Facility - 50 ft Faux Eucalyptus

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19.404

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25155 DATE SUBMITTED: 6/24/12

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless/Jennifer Carney, Project Manager E-Mail: jennifer.carney@verizonwireless.com

Mailing Address: 15505 Sand Canyon Avenue, Building D-1

Irvine		Street	
		CA	92618
	City	State	ZIP

Daytime Phone No: (949) 286-8735 Fax No: () _____

Engineer/Representative's Name: Realcom Associates/James Rogers E-Mail: jim.rogers@jamesrogersconsulting.com

Mailing Address: 18301 Von Karman, Suite 910

Irvine		Street	
		CA	92612
	City	State	ZIP

Daytime Phone No: (949) 295-9031 Fax No: (949) 331-9100

Property Owner's Name: Herman E & Doris Hull E-Mail: _____

Mailing Address: 9095 Peoria Lane

Moreno Valley		Street	
		CA	92557
	City	State	ZIP

Daytime Phone No: (951) 682-9436 Fax No: () _____

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"

Form 295-1010 (04/12/12)

EA42524 CF605400

APPLICATION FOR LAND USE PROJECT

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

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

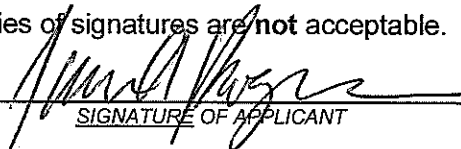
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

James A. Rogers, (Authorized Agent)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

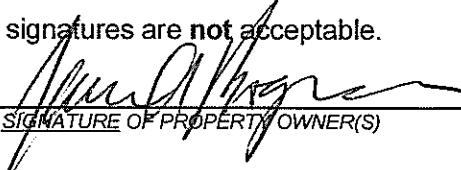
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

James A. Rogers (Authorized Agent)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 259-200-005

Section: 23

Township: T2S

Range: R4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.98 +/- acres

General location (nearby or cross streets): North of Big Timber Road, South of Box Springs Mountain Road, East of Gawn Trail, West of Peoria Lane

Thomas Brothers map, edition year, page number, and coordinates: Page 687, Section A-3

Project Description: (describe the proposed project in detail)

Verizon Wireless is proposing a Disguised Wireless Telecommunication Facility, including a 50-foot tall faux eucalyptus tower with 12 panel antennas (3 sectors), 1 microwave dish, 2 GPS antennas, and 1 equipment shelter within a 6-foot cmu block wall enclosure. See attached Project Description.

Related cases filed in conjunction with this application:

NA

Is there a previous 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 project 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 project 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: NA

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards NA

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 900 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the 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 LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

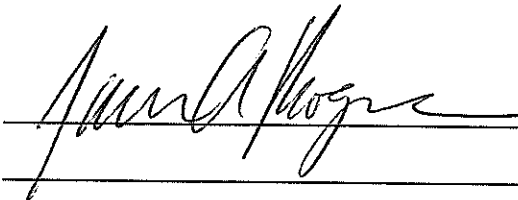
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date June 22, 2012

Applicant (2)

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No



Authorized Agent for Verizon Wireless

OWNER-AGENT LETTER OF AUTHORIZATION

At no expense to owner or authorized agent of owner ("Owner"), Owner authorizes RealCom Associates, LLC ("Agent"), acting as an agent for Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless ("Applicant"), to apply for and obtain any and all necessary entitlements including, but not limited to, building and zoning permits associated with the application by Applicant to use the Property Location noted below ("Property") as a Telecommunications Site ("Site"). Owner of the Property also authorizes Agent to review and copy any Planning or Building Department records in regard to the Property. It is understood that any applications may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of zoning, use, or building permits.

Additionally, Owner authorizes Agent, at no cost to the Owner, to perform any such tests necessary to determine the suitability of the property for use as Applicant's Site. Such tests include, but are not limited to: soil tests, structural analysis, lead/asbestos test, environmental tests, and radio frequency/coverage testing.

Agent: RealCom Associates, LLC
18301 Von Karman, Suite 910
Irvine, CA 92612
Ph 949.481.8695/Fax 949-481.8695

Applicant: Verizon Wireless
15505 Sand Canyon Avenue
Building 'D' 1st Floor
Irvine, CA 92618

Owner: Herman E. Hull and Doris E. Hull
9095 Peoria Lane
Moreno Valley, CA 92557

Assessor's Parcel No.: 259-200-005

Project Number & Name: Canyon Springs

Property Location: 9095 Peoria Lane
Moreno Valley, CA 92557

Date: 5/7/12

LESSOR:

By: Herman E. Hull

Herman E. Hull

By: Doris E. Hull

Doris E. Hull

STATE OF CALIFORNIA

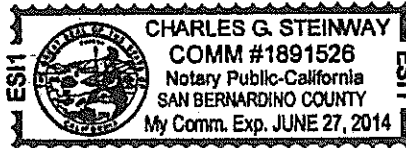
COUNTY OF RIVERSIDE

On this 7 day of MAY 2012, before me, CHARLES G. STEINWAY, Notary Public the undersigned Notary Public, personally appeared HERMAN E. HULL 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.

Charles G. Steinway



STATE OF CALIFORNIA

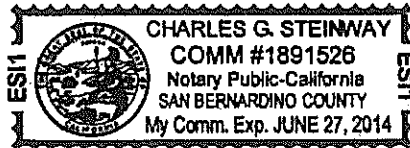
COUNTY OF RIVERSIDE

On this 7 day of MAY 2012, before me, CHARLES G. STEINWAY, Notary Public the undersigned Notary Public, personally appeared DORIS E. HULL 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.

Charles G. Steinway



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/24/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25155 For

Company or Individual's Name Planning Department

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

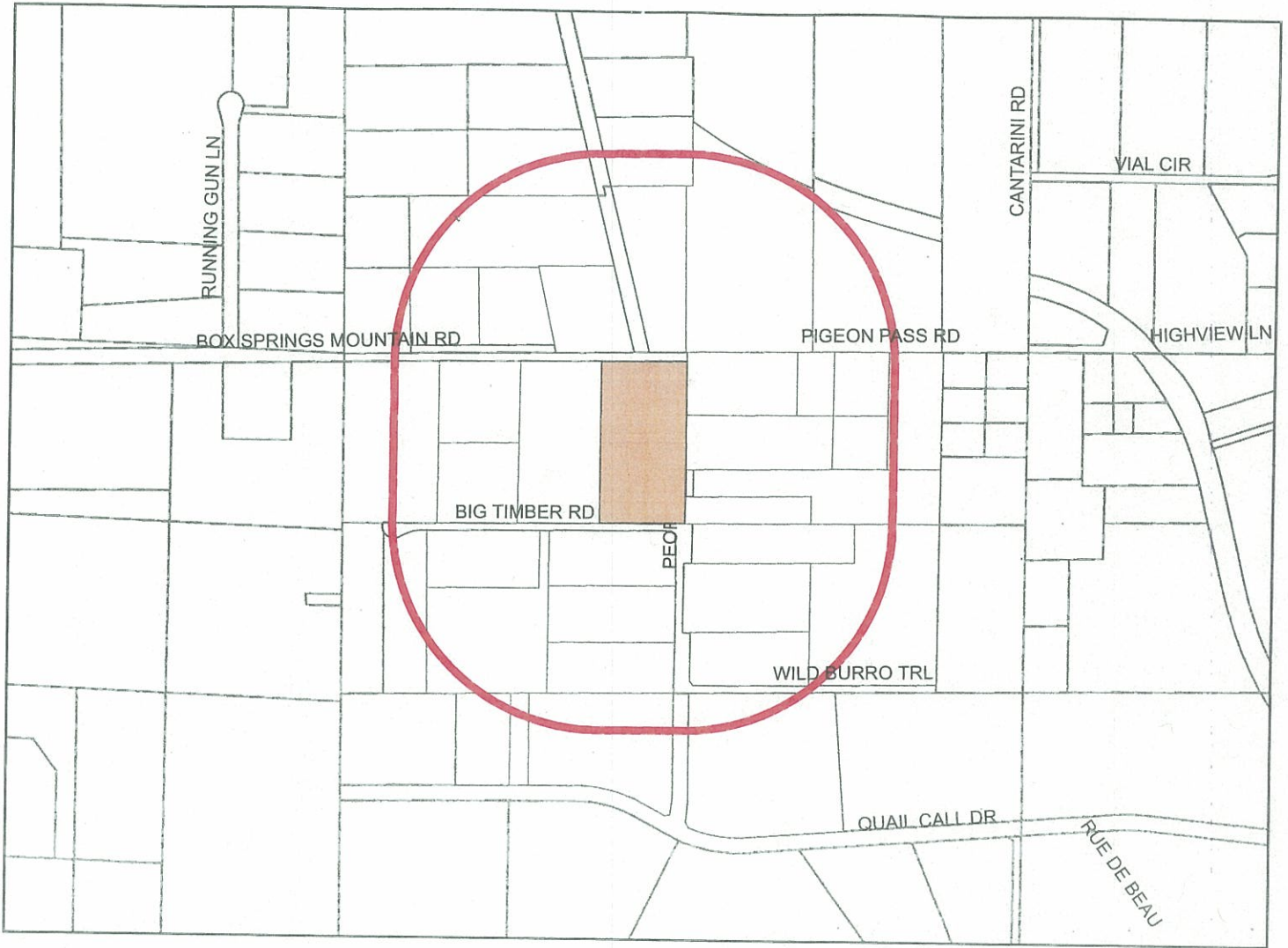
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Handwritten signature and date:
12/24/13

PP25155 (800 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 259-200-047 | 259-150-006 | 259-200-048 | 259-160-013 | 259-200-058 | 259-200-055 | 259-200-053 | 259-200-009 | 259-200-016 | 259-200-051 |
| 259-200-066 | 259-200-052 | 259-200-050 | 259-140-017 | 259-200-005 | 259-150-004 | 259-200-059 | 259-200-002 | 259-150-003 | 259-200-057 |
| 259-210-017 | 259-210-018 | 259-140-008 | 259-200-020 | 259-200-007 | 259-210-020 | 259-200-004 | 259-200-054 | 259-200-008 | 259-200-024 |
| 259-150-007 | 259-150-008 | 259-200-015 | 259-200-056 | 259-160-009 | 259-210-019 | 259-150-002 | | | |



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: 259140008, APN: 259140008
KATHERINE WILLIAMS
354 EVERGREEN AVE
IMPERIAL BEACH CA 91932

ASMT: 259160009, APN: 259160009
TEMPLO DE MILAGROS INTERNATIONAL
24528 SUNNYMEAD BLV STE A
MORENO VALLEY CA 92553

ASMT: 259140017, APN: 259140017
HELEN MCCALLUM
8670 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259160013, APN: 259160013
CRIS KLINGEMAN
8446 LA COLINA DR
ALTA LOMA CA 91701

ASMT: 259150002, APN: 259150002
WYCLIFFE MCFARLANE
C/O ETTA MCFARLANE
13600 PLAYER CT
MORENO VALLEY CA 92553

ASMT: 259200002, APN: 259200002
JEANNIE FINCH
9207 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259150003, APN: 259150003
MELISSA MAYER, ETAL
8720 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259200004, APN: 259200004
LINDA OLSON, ETAL
9199 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259150004, APN: 259150004
JUNE RAMSEY, ETAL
8717 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259200005, APN: 259200005
DORIS HULL, ETAL
9095 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259150006, APN: 259150006
MARIA GODINA, ETAL
9180 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259200007, APN: 259200007
LINDA LODEN, ETAL
8755 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259150007, APN: 259150007
DOLORIS JENSEN, ETAL
9190 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259200008, APN: 259200008
RACHAEL SWEENEY
8781 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 259200009, APN: 259200009
CATHERINE SMITHERAM, ETAL
8791 PIGEON PASS RD
MORENO VALLEY, CA. 92557

ASMT: 259200051, APN: 259200051
YON PARK, ETAL
2142 NW 20TH ST NO 12
MIAMI FL 33142

ASMT: 259200015, APN: 259200015
MARISELA DEVALDEZ, ETAL
9098 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200053, APN: 259200053
BEATRIZ CORONA, ETAL
9240 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200020, APN: 259200020
LAWRENCE KUCHARSKI
9120 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200054, APN: 259200054
BLANCA RAMOS, ETAL
1066 W PINEDALE AVE
RIALTO CA 92376

ASMT: 259200024, APN: 259200024
RICHARD CONNELL
9170 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200055, APN: 259200055
MARY YBARRA, ETAL
9155 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200047, APN: 259200047
MA GOMEZ, ETAL
9195 BOX SPRING MT RD
MORENO VALLEY CA 92557

ASMT: 259200056, APN: 259200056
REBECCA CASTRO, ETAL
9195 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200048, APN: 259200048
RAQUEL VILLEGAS, ETAL
22120 BIG TIMBER RD
MORENO VALLEY, CA. 92557

ASMT: 259200057, APN: 259200057
JOHN WARP
9235 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200050, APN: 259200050
CAROLINA PACHON, ETAL
22133 BIG TIMBER
MORENO VALLEY, CA. 92557

ASMT: 259200058, APN: 259200058
PATRICIA MAHONY, ETAL
9130 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259200059, APN: 259200059
MARIA RODRIGUEZ, ETAL
8759 PEORIA LN
MORENO VALLEY CA 92557

ASMT: 259200066, APN: 259200066
GLORIA GENTNER, ETAL
8801 PIGEON PASS RD
MORENO VALLEY CA 92557

ASMT: 259210018, APN: 259210018
KARIE MILLER
P O BOX 128
MORENO VALLEY CA 92556

ASMT: 259210019, APN: 259210019
WILLIAM STEWART
9325 PEORIA LN
MORENO VALLEY, CA. 92557

ASMT: 259210020, APN: 259210020
MANUEL ALVAREZ
9320 PEORIA LN
MORENO VALLEY, CA. 92557

Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

Applicant:
Verizon Wireless/Jennifer Carney
15505 Sand Canyon Ave.
Bldg. D, 1st Floor
Irvine, CA 92618

Eng-Rep:
Realcom Associates
Attn: James Rogers
18301 Von Karman, Suite 910
Irvine, CA 92612

Owner:
Herman E & Doris Hull
9095 Peoria Lane
Moreno Valley, CA 92557

Applicant:
Verizon Wireless/Jennifer Carney
15505 Sand Canyon Ave.
Bldg. D, 1st Floor
Irvine, CA 92618

Eng-Rep:
Realcom Associates
Attn: James Rogers
18301 Von Karman, Suite 910
Irvine, CA 92612

Owner:
Herman E & Doris Hull
9095 Peoria Lane
Moreno Valley, CA 92557



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25155

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: July 3, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: June 26, 2012

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\PP25155\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PP25155.docx

Please charge deposit fee case#: ZEA42524 ZCFG5900 \$2,220.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1205464

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 \$64.00
paid by: CK 17177
CFG FPR EA42524 (PP25155)
paid towards: CFG05900 CALIF FISH & GAME - NEG DECL
at parcel: 9095 PEORIA ST MOVA
appl type: CFG1

By GLKING Jun 26, 2012 12:14
posting date Jun 26, 2012

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 * R1207839

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 \$2,101.50
paid by: CK 17546
CFG FPR EA42524 (PP25155)
paid towards: CFG05900 CALIF FISH & GAME - NEG DECL
at parcel: 9095 PEORIA ST MOVA
appl type: CFG1

By _____ Sep 06, 2012 12:18
MGARDNER posting date Sep 06, 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

J* REPRINTED * R1306209

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 \$54.75
paid by: CK 1304
CFG FOR EA42524 (PP25155)
paid towards: CFG05900 CALIF FISH & GAME - NEG DECL
at parcel: 9095 PEORIA ST MOVA
appl type: CFG1

By _____ Jul 03, 2013 10:30
MGARDNER posting date Jul 03, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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