



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

1:30 P.M.

FEBRUARY 6, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
12TH Floor, Conference Room 12A
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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE REVISED 2017 DIRECTOR'S HEARING CALENDAR**

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

- 2.1 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Road – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from December 19, 2016 and January 23, 2017. Project Planner: David Alvarez at 951-955-5709 or email at daalvarez@rctlma.org.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 26076** – Exempt from California Environmental Quality Act (CEQA) – Applicant: SBA Steel, LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group, c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: Southerly of Grand Ave., easterly of Maiden Ln., and westerly of Blackwell Blvd. – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62 foot high tower disguised as a pine tree with 12 antennas, 12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C units with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 3.2 **PLOT PLAN APPLICATION NO. 25764** – Exempt from California Environmental Quality Act (CEQA) – Applicant: Ernesto Sanchez – Engineer/Representative: Joseph Zink – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD:CR) – Location: North of Brightman Avenue, east of Dowman Street, west of Wood Street, and south of Grand Avenue – 0.18 acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Plot Plan No. 25764 proposes to legalize an existing unpermitted automotive repair shop which includes a 348 sq. ft. office/restroom/storage building and a 246 sq. ft. detached repair garage. In addition, the application proposes two (2) new parking spaces for access by persons with disabilities and modifications to the garage structure which includes exterior wooden standard tilt-up, new flooring and a new garage door. No expansions to either structure are proposed at this time. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 3.3 **PLOT PLAN NO. 25943** – Exempt from California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. – 1.57 Acres – Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) – **REQUEST:** Verizon Wireless co-location installation of 12 eight-foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

4.0 PUBLIC COMMENTS:



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**RIVERSIDE COUNTY
DIRECTOR'S HEARING**

FEBRUARY 6, 2017

ITEM NO. 1.1

**ADOPTION OF THE 2017
DIRECTOR'S HEARING CALENDAR**

2017 PLANNING DIRECTOR'S HEARINGS

DRAFT: 02-06-17

JANUARY	
2	Riverside CAC 4080 Lemon St., 1st Floor, 2A
9	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
16	HOLIDAY
23	Riverside CAC 4080 Lemon St., 1st Floor, 2A
30	DARK

FEBRUARY	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	HOLIDAY
20	HOLIDAY
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

MARCH	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
20	Riverside CAC 4080 Lemon St., 1st Floor, 2A
27	DARK

APRIL	
3	Riverside CAC 4080 Lemon St., 1st Floor, 2A
10	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
17	Riverside CAC 4080 Lemon St., 1st Floor, 2A
24	DARK

MAY	
1	DARK
8	Riverside CAC 4080 Lemon St., 1st Floor, 2A
15	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
22	Riverside CAC 4080 Lemon St., 1st Floor, 2A
29	HOLIDAY

JUNE	
5	Riverside CAC 4080 Lemon St., 1st Floor, 2A
12	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
19	Riverside CAC 4080 Lemon St., 1st Floor, 2A
26	DARK

JULY	
3	DARK
10	Riverside CAC 4080 Lemon St., 1st Floor, 2A
17	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
24	Riverside CAC 4080 Lemon St., 1st Floor, 2A
31	DARK

AUGUST	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A
14	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

SEPTEMBER	
4	HOLIDAY
11	Riverside CAC 4080 Lemon St., 1st Floor, 2A
18	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
25	Riverside CAC 4080 Lemon St., 1st Floor, 2A

OCTOBER	
2	DARK
9	HOLIDAY
16	Riverside CAC 4080 Lemon St., 1st Floor, 2A
23	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
30	Riverside CAC 4080 Lemon St., 1st Floor, 2A

NOVEMBER	
6	DARK
13	Riverside CAC 4080 Lemon St., 1st Floor, 2A
20	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

DECEMBER	
4	Riverside CAC 4080 Lemon St., 1st Floor, 2A
11	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
18	Riverside CAC 4080 Lemon St., 1st Floor, 2A
25	HOLIDAY

Agenda Item No.: 2 . 1
Area Plan: The Pass
Zoning District: Cabazon
Supervisory District: Fifth
Project Planner: Dave Alvarez
Director's Hearing: February 6, 2017
Continued From: January 23, 2017, December 19, 2016 December 5, 2016, and November 21, 2016

PLOT PLAN NO. 14522
REVISED PERMIT NO.1
Environmental Assessment No. 42502
Appellant: World's Biggest Cabazon Dinosaurs
Applicant: World's Biggest Cabazon Dinosaurs
Engineer/Representative: Trip Hord


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN 14522 Revised Permit No. 1 proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits, and landscaping on an existing roadside commercial attraction facility.

The project site is located along the northwest corner of Seminole Drive and Deep Creek Road.

BACKGROUND:

Previous Entitlements:

Plot Plan 14522 (PP14522) was presented during the March 11, 1996 Director's Hearing and was continued onto the March 25, 1996 agenda. The project proposed to develop a commercial center with five (5) fast food restaurants, one sit down restaurant, a 60 room motel and a museum and gift shop. At the time of the entitlement process for PP14522, the project site contained an existing restaurant and two (2) dinosaur exhibits, one with a gift shop that was to remain onsite. During the entitlement process for Plot Plan 14522 was conditioned that the entitlement should be considered used within two (2) years of the approval date; otherwise it shall become null and void and of no effect whatsoever. The Condition of Approval identified that the term "used" was referred to as the beginning of substantial construction contemplated by the approval within the two (2) year period. Although structures such as the motel are not complete as to date, the applicant began the earthmoving activities and as a result, is entitled to the structures that were previously approved under Plot Plan 14522 (PP14522).

Project Timeline:

The application for Plot Plan 14522 Revised Permit No. 1 was submitted to the Riverside County Planning Department on March 26, 2012. Due to a lack of activity of addressing all required Land Development Committee (LDC) corrections, staff scheduled the project for the June 23, 2014 Director's Hearing and recommended for project denial. The basis for project denial was staff had not received the necessary plans, permits, or materials to support the application and complete the land development review process. More specifically, Planning staff requested a Lot Line Adjustment (LLA) to relocate a lot line from under the existing gift shop and the Building and Safety Department had required approved building permits for

all buildings and structures onsite or at a minimum submit buildings plans for all buildings and structures for review and approval. Plot Plan 14522 Revised Permit No. 1 was denied at the June 23, 2014 Director's Hearing.

On July 2, 2014, the applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal with the County appealing the Planning Director's denial of Plot Plan 14522 Revised Permit No. 1. Since the appeal of staff's recommendation for denial, this item has been continued onto the August 20, 2014, September 17, 2014, March 18, 2015, May 20, 2015, July 15, 2015, and August 19, 2015, Planning Commission Agendas in order for Planning and Building and Safety staff to continue working with the applicant and resolve the outstanding issues. During the August 19, 2015 Planning Commission agenda, it had been determined that with exception to minor corrections, the applicant had addressed all remaining corrections required by Riverside County staff.

At the conclusion of the August 19, 2015 Public Hearing, the Planning Commission supported staff's recommendation to uphold the Applicant's appeal of the Planning Director's Denial of Plot Plan No. 14522 Revised Permit No. 1 and direct staff to process the Plot Plan application in accordance with Ordinance No. 348 and prepare the appropriate environmental review under the California Environmental Quality Act (CEQA). In accordance with Section 18.30 of Riverside County Ordinance No. 348, County Counsel recommended that Plot Plan 14522 Revised Permit No. 1 be presented and recommended for final approval at Director's Hearing rather than Planning Commission. Section 18.30 of Riverside County Ordinance No. 348 requires that a Plot Plan application be processed and a recommendation be given at Director's Hearing. If the recommendation is appealed by the project applicant or general public, then Section 18.30 requires that the project be presented at Planning Commission and potentially the Board of Supervisors to address the appeal. If the issue resulting in project appeal has been resolved, the Plot Plan application shall return to Director's Hearing for final recommendation.

On November 21, 2016, December 5, 2016, December 19, 2016, and January 23, 2017 staff presented and recommended at the Director's Hearing the application be continued to the hearing to allow the applicant to provide staff with the indemnification agreement. Given the number of continuances, the applicant is still working toward completion and approval of the Indemnification Agreement. On January 23, 2017, the hearing officer instructed the applicant that February 6, 2017 will be the final hearing date this item will be continued and the applicant has to obtain the Indemnification Agreement prior to the hearing date.

ISSUES OF POTENTIAL CONCERN:

Zoning Classification Consistency

The project scope for Plot Plan 14522 Revised Permit No. 1 is for the permitting of an existing gift shop, caretaker unit, and approximately 34,279 square foot area of outdoor dinosaur exhibits and landscaping. As outlined in the Scenic Highway Commercial (C-P-S) zoning classification, a proposed gift shop is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification through the approval of a Plot Plan application. The Scenic Highway Commercial (C-P-S) zoning classification does not specifically identify the permitting process, whether through the approval of a Plot Plan or Conditional Use Permit application, for the outdoor exhibits. In addition, the C-P-S classification allows for the establishment of a caretaker unit through the approval of a Plot Plan application provided that the unit is a mobile home and licensed pursuant to State law. The caretaker unit established would be for a caretaker or watchmen and their family provided that no rent is paid and where a permitted and existing commercial use is established. No more than one mobile home shall be allowed for a parcel of land or a shopping center complex.

Addressed in Section 9.50(e) of Riverside County Ordinance No. 348, any use that is not specifically listed through the approval of a Plot Plan (PP) application or a Conditional Use Permit (CUP) may be considered a permitted use provided that the Planning Director finds the use to be substantially the same character and intensity as uses listed in the Scenic Highway Commercial (C-P-S) zoning classification. The outdoor exhibit area and caretaker unit are applicable to the same intensity and character criteria requirement. More specifically:

- Similar uses outlined in the C-P-S zoning classification which are similar to the outdoor exhibit area consist of a dance hall and theater. The existing outdoor exhibit area is a commercial attraction in which people congregate to socialize and obtain information provided by the displayed exhibits. In comparison, both a dance hall and theater are uses where people congregate to be either entertained or educated on a given subject.
- As previously addressed, the establishment of a care taker unit is a permitted use through the approval of a Plot Plan application. The caretaker unit will be utilized by the watchmen of an existing commercial facility and will be a mobile home unit. The project scope proposes to permit an existing caretaker unit that is approximately 1,060 square feet. Although the caretaker unit is a permanent structure, the existing unit matches the character and intensity for the mobile home caretaker unit. More specifically, the caretaker unit will be utilized to service the existing commercial facility.

Outstanding Code Enforcement Cases:

Code Violation Cases: The project site has outstanding Code Enforcement Violation cases which consist of accumulated rubbish (CV05-3618), land use without Planning Department approval (CV08-4980, CV08-4982, CV08-4983, and CV08-4985), construction without required permits (CV06-4143, CV08-4984 and CV08-4986), and grading without required permits (CV08-5344).

Through the approval of the Plot Plan application, the outstanding Code Enforcement violation cases for land use without Planning Department approval and construction without permits will be resolved.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR), Rural: Rural Desert (R:RD), Areas subject to Indian Jurisdiction (IND) |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 acre minimum(W-2-10), Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Gift store and outdoor dinosaur exhibits, |
| 6. Surrounding Land Use (Ex. #1): | Gas station, vacant land |
| 7. Project Data: | Total Site Acreages: 2.81 acres
Total Project Acreage: 0.9 acres |

8. Environmental Concerns: Total Building Area: Approximately 5,000 sq.ft.
See attached environmental assessment.

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42502**, 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

APPROVE **PLOT PLAN 14522 REVISED PERMIT NO. 1** to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits, and landscaping on an existing roadside commercial attraction facility.

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 land use is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Pass Area Plan.
2. The proposed addition of a gift shop and caretaker unit onto an existing commercial facility is consistent with the Commercial Retail (CR) land use designation. More specifically, the proposed addition is for an existing tourist roadside commercial facility which is located adjacent to the Interstate 10 Highway and features a museum, outdoor dinosaur exhibits, picnic areas, and recreational facilities for children. The Commercial Retail (CR) land use designation allows for the development of local and regional service uses, as well as tourist-oriented commercial uses and in result, the project site is consistent with the Commercial Retail (CR) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) (10 Acre Minimum) to the north and west, Indian Jurisdiction (IND) to the east, and the Interstate 10 Highway to the south.
4. The proposed project is consistent with the Cabazon Policy Area of the Pass Area Plan. The Cabazon Policy Area provides land use guidance for approximately 7,490 acres of unincorporated land on both side of Interstate 10, excluding the Morongo Indian Reservation. Goals/Policies for the Cabazon Policy Area consist of:

PAP 5.1: A General Plan Amendment is required in order to develop land within this Community Overlay at the Community intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the five-year limit on frequency of foundation category amendments.

The project site is not located within a Community Overlay and in result, is not required to amend the current land use designation of Community Development: Commercial Retail (CD:CR).

PAP 5.2: Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.

As indicated through Map My County (GIS Database), the existing project site is not located within close vicinity of the San Gorgonio River. In result, the project will not be required to provide bank stabilization and protection for the San Gorgonio River.

PAP 5.3: Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.

The project site is located within a 100-year flood plain as indicated on the project specific Flood Hazard Report. The existing structures have been placed on elevated pads in order to reduce the impact of excessive flooding within the area. The project site is an existing roadside commercial facility and will have only one (1) residential unit on the site/This project may be slightly impacted by excessive flooding within the area.

PAP 5.4: Require building pads to be raised, at a minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

The project site is located within a 100-year flood zone and the existing structures have been placed on elevated pads in order to reduce potential damage from excessive flooding.

PAP 5.5: Refer to the Floodplain and Riparian Areas section of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.

The project site is consistent with the Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element.

PAP 5.6: Allow land uses that serve travelers, such as service stations, markets, and restaurants to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The existing use, existing gas station and convenience store, is located along Interstate 10 and located approximately 1.1 miles to the northwest of Apache Trail. The existing facility has been designed to assure safe vehicular movement, quality appearance through the incorporation of landscaping, and it not located within close vicinity of existing single family residence.

5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).

6. The proposed use, addition of a gift shop is a permitted use subject to the approval of a plot plan in the C-P-S zone, in accordance with Ordinance No. 348. The caretaker unit and outdoor exhibit are consistent with the same intensity and character classification criteria as outlined in the C-P-S zoning classification.
7. The proposed project, as designed and conditioned, complies with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone. More specifically, neither of the existing structures (caretaker unit or gift shop) exceeds the fifty (50) foot height limitations from the C-P-S zone. In addition, the structures do not exceed 35 feet in height and in result do not have a minimum yard requirement.
8. The project will have approximately fourteen (14) general parking spaces and one (1) handicapped space to serve the existing gift shop, outdoor exhibit area, and caretaker unit. In order to determine that the proposed fifteen (15) parking spaces would be adequate to service the three proposed uses, a parking analysis was conducted on July 4th, 2013. The analysis was utilized to determine the peak trips taken to the commercial roadside facility during a summer holiday. During the parking analysis, a total of six (6) passenger cars parked in the designated parking spaces. Staff has determined that the proposed fourteen (14) general parking spaces and one (1) handicapped space will be adequate to serve the permitted uses. In addition, there is an abundance of existing parking spaces which can adequately service the existing roadside commercial facility.
9. The project site is surrounded by properties which are designated in the Pass Area Plan as Rural: Rural Desert (R:RD) to the west and Areas subject to Indian Jurisdiction to the east.
10. The project site is surrounded by properties which have a zoning classification of Controlled Development Areas-10 Arce Minimum (W-2-10) to the west and Rural Residential (R-R) to the east.
11. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes. However, the property is within the CVMSHCP fee area.

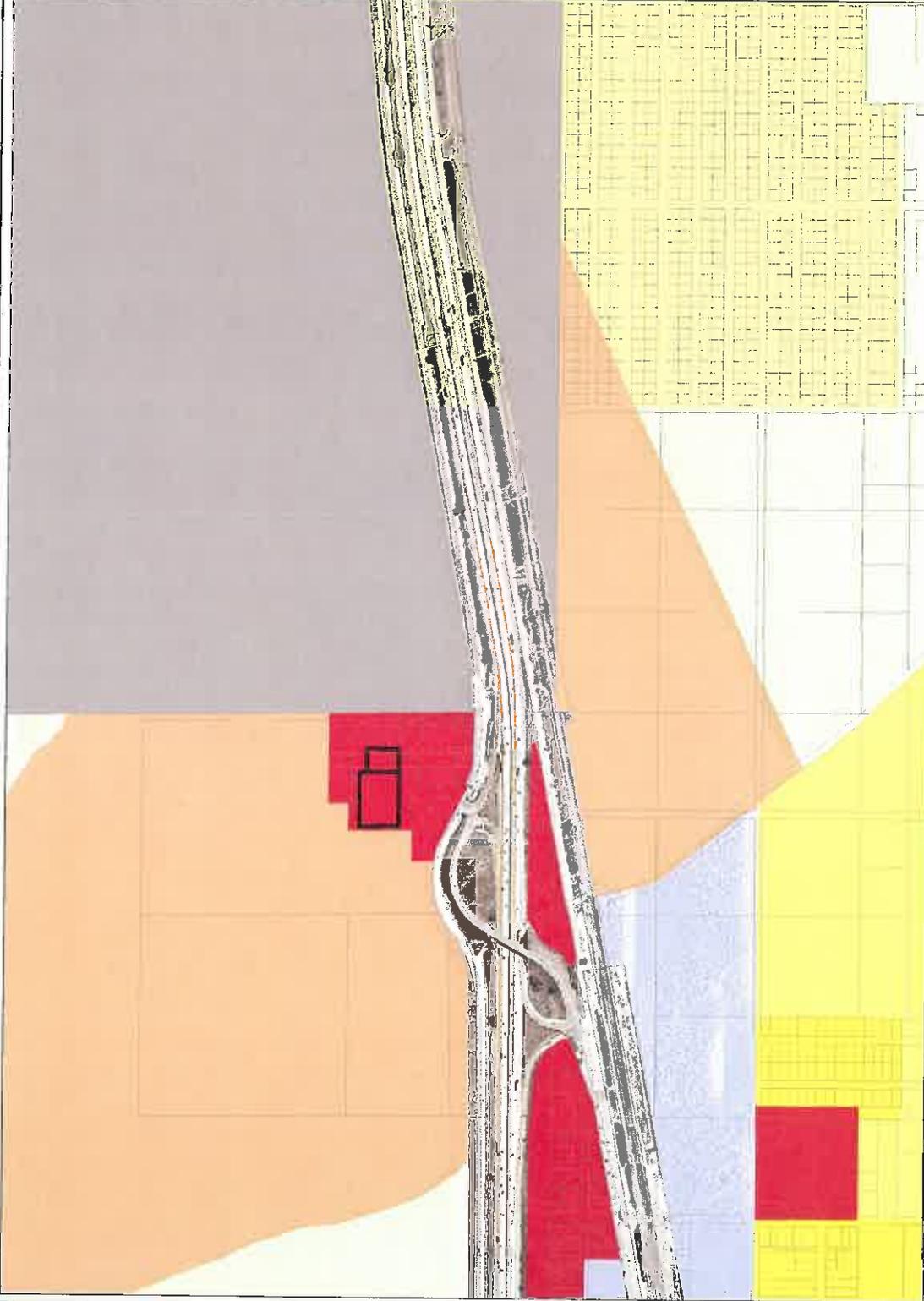
CONCLUSIONS:

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.
2. The project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A Historic Preservation district;
 - c. Tribal land;
 - d. A Specific plan;
 - e. The Coachella Valley MSHCP Conservation area;
 - f. An Agriculture preserve;
 - g. Airport Influence area;
 - h. A Fault zone; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Banning Unified School District;
 - b. Cabazon Policy Area;
 - c. A 100-year flood plain area;
 - d. A Low Paleontological Sensitivity area;
 - e. Mt. Palomar Observatory Area Ordinance No. 655;
 - f. A High Fire area; and
 - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-190-036 and 519-190-046

General Plan Land Use



Legend

- Display Parcels
- Intake Boundaries**
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts
- Landuse**
- Rural Community - Estate Density f
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities

Notes

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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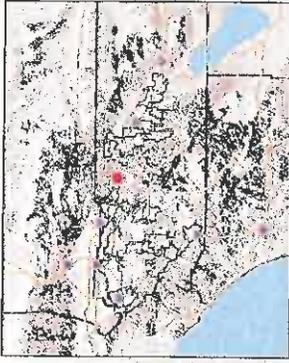
2,435 Feet



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Vicinity Map



Legend

-  Display Parcels
-  City Boundaries
-  Cities
-  roads
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  counties
-  cities
-  hydrographylines
-  waterbodies
-  Lakes
-  Rivers
-  World Street Map

Notes

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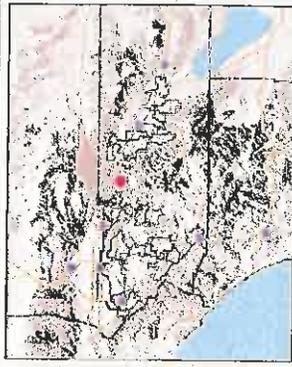
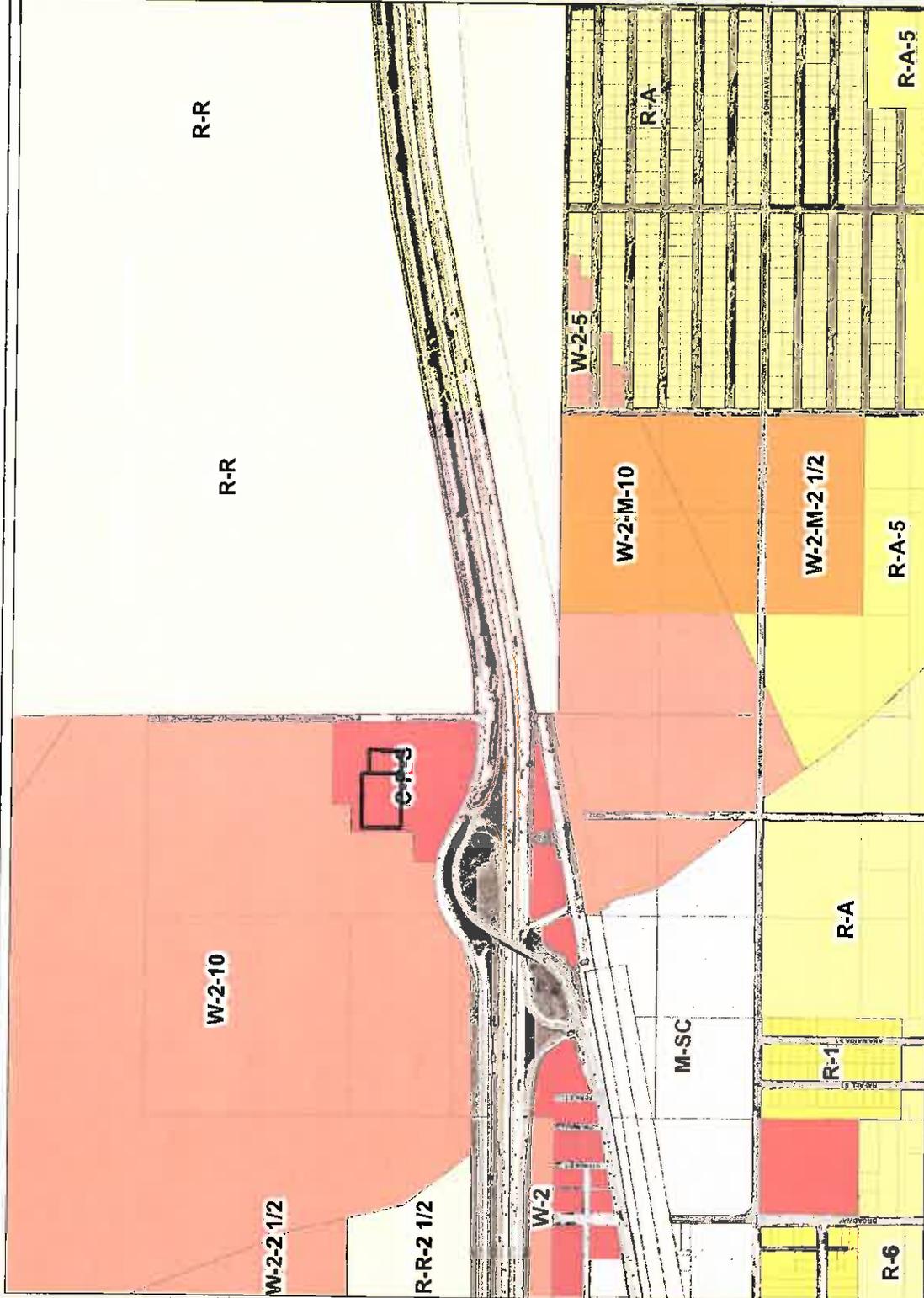
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Zoning Classification



Legend

- Display Parcels
- Intake Boundaries
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts
- Zoning
- <all other values>

A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2

Notes

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**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42502
Project Case Type (s) and Number(s): Plot Plan 14522 Revision Number 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez
Telephone Number: 951-955-5719
Applicant's Name: World's Biggest Dinosaurs
Applicant's Address: PO Box No. 330, Cabazon, CA 92230

I. PROJECT INFORMATION

A. Project Description:

Plot Plan 14522 Revision Permit No. 1 proposes to add an approximately 2,916 square-foot gift shop, a 1,060 square-foot caretaker unit, and a 34,279 square-foot area of outdoor dinosaur exhibits and landscaping.

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

C. Total Project Area: 54.7 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 54.7	Lots:	Sq. Ft. of Bldg. Area: 3,976	Est. No. of Employees: 5
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 519-190-036 and 519-190-046.

E. Street References: Northwest corner of Seminole Drive and Deep Creek Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
T.3.S.R.2E.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing gift shop and dinosaur exhibits.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The current land use designation of the project site is Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The project is consistent with the Commercial Retail (CR) and Rural Desert (RD) land use designations and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project (existing non-residential) meets all applicable Housing Element Policies.
 7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
 8. **Healthy Communities:** The proposed project meets all applicable policies of the Healthy Communities element.
- B. General Plan Area Plan(s):** The Pass
- C. Foundation Component(s):** Community Development and Rural
- D. Land Use Designation(s):** Commercial Retail and Rural Desert
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Cabazon Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** The Pass
 2. **Foundation Component(s):** Community Development and Rural
 3. **Land Use Designation(s):** Commercial Retail and Rural Desert
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Cabazon Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 acre minimum)(W-2-10)
- J. Proposed Zoning, if any:** N/A

K. Adjacent and Surrounding Zoning: Rural Residential (RR), Scenic Highway Commercial (C-P-S) and Controlled Development Areas-10 acre minimum (W-2-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

Signature

January 30, 2017

Date

Dave Alvarez, Contract Planner

For Steve Weiss, Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a). As indicated on Figure 9 "Scenic Highways" of the Pass Area Plan, the project site is located directly north of Interstate 10 (I-10) which is designated as a state eligible scenic highway. The project has implemented landscaping along the frontage of the existing commercial roadside business. The landscaping will act as a buffer between the highway and commercial business. In addition, although the dinosaur exhibits can be seen from the freeway, these sculptures are existing and were permitted under the previous entitlement, Plot Plan No. 14522. The proposed use under Plot Plan No. 14522 Revision Number 1 is for the existing caretaker unit, gift shop, and outdoor exhibits. These structures are not abutting the main road and as previously addressed, landscaping has been placed along the main road which will buffer the existing commercial facility from the 10 freeway. The project will have a less than significant impact.

b). The existing project will not 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. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a). The proposed project is located approximately 39.18 miles from the Mount Palomar Observatory and within Zone B of Ordinance No. 655. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining into adjacent properties and streets. Project impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed project may result in a new source of light which would accompany any new commercial development; however, the new source of light is not anticipated to be significant. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

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

Findings of Fact:

a). As indicated through MapMyCounty (GIS Database), the project site is located on land that is designated as grazing land and urban-built up land. In result, the project will not involve in the conversion of prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b). The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 Acre Minimum (W-2-10), and Rural Residential (R-R). The project is not located within close vicinity to properties which have an agriculture zoning classification and the project is not located within an agricultural preserve. The project will have no impact.

c). As previously addressed (see item b) the project site is not located within close vicinity to properties which have a zoning classification of agriculture. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will have no impact.

d). The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a). The County has no designation 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)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b). As outlined in the Pass Area Plan Land Use Map, 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 County of Riverside has no designation of forest land, timberland, or timberland zoned areas. Therefore, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a). Appending G of the current State CEQA Guidelines indicates that a project has a significant effect on 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. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In result,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project will be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The impact will be less than significant.

b-c). The project will not violate any air quality standards or contribute substantially to an existing or project air quality violation nor 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. The impact will be 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 Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide 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. The project site is a gas station and vacant desert. Although the project scope includes a caretaker unit (residential dwelling), the project is not expected to have a significant impact.

e). The proposed use is not a sensitive receptor and the project site is not located in the vicinity of a substantial point source of emissions. The criteria will have no impact.

f). During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

1. Wildlife & Vegetation

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 and/or CVMSHCP, On-site Inspection

Findings of Fact:

a). The proposed project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) however, the border of the CVMSHCP, is located directly to the north of the project site. If the footprint of the existing commercial roadside facility were to expand to the north, then further review would be required by the Environmental Programs Division of the County of Riverside. Since this project only proposes to legalize and bring an existing gift shop, caretaker unit, and outdoor exhibits up to current Building Code standards, further review will not be required. This project will not conflict with the provisions of an adopted Habitat Conservation Community Plan, or other approved local, regional, or state conservation plan. The impact will be less than significant.

b-c). The project site is an existing roadside commercial facility and the scope of work is to bring the existing caretaker unit, gift shop, and outdoor exhibits up to current Building Code standards. The project will not involve in the expansion of the commercial facility footprint which could affect the habitat of certain species. In result, the project will not have a substantial adverse effect, either directly or through habitat modifications on any endangered species or any species identified as a candidate, sensitive, or species status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. The impact will be less than significant.

d). The project site is not located within close vicinity of a major body of water and the scope of work will take place within the existing footprint of the commercial facility. The project will not affect 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. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e). The project site does not contain any riparian habitat and in result, the project will not have a substantial 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. and Wildlife service.

f). The existing commercial site does not contain nor is located within close vicinity to any existing wetland. In result, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act . The project will have no impact.

g). The project will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

2. Historic Resources

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

Source: On-site inspection, Project Application Materials

Findings of Fact:

a-b). The project site is fully disturbed with an existing facility that includes a gift shop and dinosaur exhibits. The project does not propose the disturbance of a historic site and will not cause a substantial adverse change in the significance of a historical resource. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Archaeological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code 21074?

Source: Project Application Materials

Findings of Fact:

a-c). The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the project will be required to adhere to Planning COA 10.PLANNING.4 and 10.PLANNING.5. Through the incorporation of mitigation measures, the impact will be less than significant.

d). The project will not restrict any religious or sacred uses within the project site. No impact will occur.

e). The project will not cause substantial adverse change in the significant of a tribal cultural resource as defined in Public Resources Code 21074. No impacts will occur.

Mitigation:

CUL 3: 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:

State Health and Safety Code Section 7050.5 if in the event human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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 by the Coroner within the period specified by law (24 hours).

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports 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 meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Archaeologist)

4. 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"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

Findings of Fact:

a). According to Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of high paleontological sensitivity. Should fossil remains be encountered during site development, the project shall comply with measures listed in Conditions of Approval 10.PLANNING. Through the incorporation of the mitigation measures, the impact will be less than significant.

Mitigation:

CUL 1: Prior to the issuance of grading permits:

- 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).
- 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:

- Description of the proposed site and planned grading operations.
- Description of the level of monitoring required for all earth-moving activities in the project area.
- Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing 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 (COA: 10.PLANNING.2).

CUL 2: 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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories (10.PLANNING.3).

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Paleontologist)

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the San Andreas fault located approximately 0.5 miles from the site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing structures will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts to this regards are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a). According to RCLIS (GIS database), there is a moderate potential for the site to be affected by seismically induced liquefaction however, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

7. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located 0.5 miles to the north. Due to the proximity of existing earthquake faults, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Landslide Risk

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

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

Findings of Fact:

The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Ground Subsidence

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

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

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

a). The project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements, impacts with regard to ground subsidence will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will not change topography as the project site is relatively flat. No impact will occur.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

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

12. Soils

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

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

Findings of Fact:

- a). The proposed project will not result in substantial soil erosion or the less of topsoil. The project will have no impact.
- b). The project site does not soil which is designated as expansive soil, as defined in Section 1802.32 of the California Building Code (2007), and the project will not create substantial risks to life or property. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b). The project scope involves the permitting of an existing gift shop and caretaker unit on an existing roadside commercial attraction facility. Construction activities will be minimal and will consist of bringing the existing structures to compliance with California Building Code (CBC). In addition the project site is not located adjacent to an existing water body. The project activities will not change the deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake or result in any increase in water erosion either on or off site. The impact will be 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.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a). The project 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 CBC. CBC requirements are applicable to all development in the state including the project's proposed renovation of existing structures, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

15. Greenhouse Gas Emissions

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

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

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

Findings of Fact:

a-b). The minor alterations and permitting of the gift shop, caretaker unit, and outdoor exhibits will not generate a significant amount of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. In addition, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions for greenhouse gases. The impact from the scope of work will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project scope involves the permitting of a 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and 34,279 square foot area of dinosaur exhibits, and landscaping. The project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact is considered less than significant.

c). The project has been reviewed by the Riverside County Fire Department for emergency access and it has been determined that the project will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d). The project site is located approximately 1.3 miles to the north of an existing public school and in result, the project will not emit hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The impact will be less than significant.

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 65962.2 and in result, would not create a significant hazard to the public or the environment. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Airports				
a) Result in an inconsistency with an Airport Master	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d). As indicated on Figure S-19 "Airport Locations" of the Riverside County General Plan, the project site is not located within the influence area of an Airport Master Plan and in result, will not require review from the Airport Land Use Commission (ALUC). In addition the project site is not located within close vicinity to a public airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

The project site is located within an area that has a high potential for wildland fires as indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
19. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). Through the utilization of MapMyCounty (GIS Database), it has been determined that the project site is not located within close proximity to a major waterbody. In addition the project site is not intersected by a stream or river. In result, the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-or off-site. The project will have no impact.

b). As outlined on the Riverside County Flood Control District Flood Hazard Report, the scope of the project is not large enough to require the preparation and submittal of a Water Quality Management Plan. In result, the project will not violate any water quality standards or waste discharge requirements. The project applicant shall be required to adhere to the National Pollutant Discharge Elimination Systems (N.P.D.E.S) requirements. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c). The project will not 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). The impact will be less than significant.

d). The minor reconstruction and permitting of an existing gift shop, caretaker unit, and outdoor dinosaur exhibits for an existing commercial roadside attraction will not create or contribute water runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Although the project proposes to permit an existing single family residential unit (caretaker), the existing structure is located on an existing elevated pad which offers some protection but is not recognized to offer complete flood protection from severe flows and some damage may occur in a large storm event. The impact is considered less than significant.

f). As previously addressed in finding 25e, the project site is located within the limits of an existing flood plain. The existing structures of the project site have been placed on elevated pads and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g). The proposed structures onto the existing commercial facility will not substantially degrade water quality. The impact is considered less than significant.

h). The permitting of an existing caretaker unit, gift shop, and outdoor exhibits onto an existing commercial facility will not result in the addition of new or retrofitted stormwater Treatment Control Best Management Practices (BMPS). The existing facility has been designed and conditioned to not substantially degrade or impact water quality. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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). The existing facility is not intersected by a stream or river and in result, the project will not substantially alter the existing drainage pattern on the site or area, including 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 flood on- or off-site. The project will have no impact.

b). The project will not change in absorption rates or the rate and amount of surface runoff. The project will have no impact.

c). The project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required. The project will have a less than significant impact.

d). As indicated on RCLIS (GIS database) the project site is not located within close vicinity to an existing water body and in result, will not change in the amount of surface water in any waterbody. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

21. Land Use

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a). The proposed project will not result in a substantial alteration of the present or planned use of the project area. The project site currently has a land use designation of Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The portion of the project site that is currently developed with the existing commercial facility has a designation of Commercial Retail (CR). As outlined in the Riverside County General Plan, the Commercial Retail land use designation is intended for local and regional retail and service uses. With offering a roadside attraction and services (materials from existing gift shop) the project complies with the intent of the Commercial Retail land use designation. The impact will be less than significant.

b). The proposed project will not affect land uses within a City Sphere of Influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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). The existing commercial and outdoor entertainment facility has a zoning classification of Scenic Highway Commercial (C-P-S). The Scenic Highway Commercial (C-P-S) zoning classification allows for the establishment of gift shops and a caretaker unit for existing commercial developments. The project is consistent with zoning classification.

b). The project is surrounded by properties which have a zoning classification of Rural Residential (RR) to the east, Controlled Development Areas (W-2) to the west, and Manufacturing-Service Commercial (M-SC) and Controlled Development Area with Mobile homes to the south. The project will be consistent with surrounding zoning classifications. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-e). The project site is surrounded primarily by vacant desert to the north, east, and west, and Interstate 10 (I-10) to the south. Due to the project site being surrounded by vacant property, the existing facility will be compatible with existing and planned land uses, consistent with the land use designations and policies of the General Plan, and will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

23. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a). The project site is located 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.

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.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

24. 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 close vicinity of an existing public airport or private airstrip which could expose people residing or working in the area to excessive noise levels. The closest public airport is Banning Municipal Airport which is located approximately 6.6 miles to the west of the project site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. 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:

As indicated on Riverside County General Plan Figure C-1 "Circulation Plan", the project site is not located within close vicinity to an existing railway and in result, persons working within the facility will not be affected by noise generated by a neighboring railroad.

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.

26. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). According to RCLIS (GIS Database), the project is located directly to the north of interstate 10 (I-10). Due to the close proximity of the I-10 highway, the project site may be affected by noise from the neighboring freeway. However, the existing structures are setback far enough from the highway that the impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a). An excess of noise may be generated during the process of bringing the existing unpermitted structures up to current California Building Code. The noise will only be temporary and as previously addressed, the project site is not located within close vicinity to single family residential dwellings. Located to the north, east, and west is vacant desert and to the south is the Interstate 10 freeway. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a). The proposed use will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.

b). During the construction phase of the project, ambient noise levels in the project vicinity may increase above levels existing without the project. However, all noise generated during project construction and operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c). The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d). Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

29. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a-c). The project site contains an existing commercial roadside attraction facility. The proposed permitting of the existing structures will not displace a substantial number of existing housing, create a demand for additional housing, nor displace a substantial number of people which would result in the construction of replacement housing elsewhere. The project will have no impact.

d-f). The project site is not located within a County Redevelopment Project Area and will not cumulatively exceed official regional or local population projections or induce substantial population growth in the area. As previously addressed, the project scope involves the permitting of an existing gift shop, care taker unit, dinosaur exhibits, and landscaping. The project will not involve the displacement or construction of housing or residents within the surrounding community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

30. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Within project vicinity, the closest Riverside County Fire station is 1.3 miles to the southwest of the project site and is located at 50382 Irene Avenue, Cabazon, 92230. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Fire Services (90.PLANNING.32). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not impact or require the development of new governmental facilities. Within the vicinity of the existing project site, the closest Riverside County Sherriff's station is located approximately 0.8 miles to the southwest of the project site and is located at 50290 Main Street, Cabazon. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Sheriff Services (90.PLANNING.32). This is not considered mitigation under CEQA. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Schools

Source: Banning Unified School District correspondence, GIS database

Findings of Fact:

The proposed project will not impact or require a significant incremental demand for educational facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to educational facilities (COA 90.PLANNING.32). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.32) 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.

34. Health Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a). The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

35. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project will 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 will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c). The project is located within the Coachella Valley Parks and Recreation District and is located within County Service Area (CSA) No. 85. Although the project is located within the Coachella Valley Parks and Recreation District, it will not be required to pay Quimby Fees being that the proposed use is designated as a commercial rather than residential use. Outlined in Section 10.35 of Riverside County Ordinance No. 460, proposed commercial uses are exempt from paying Quimby Fees. The project will have no impact.

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

Monitoring: No monitoring measures are required.

36. Recreational Trails

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

37. Circulation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

- a). The proposed project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b). The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c). The proposed project is located 6.7 miles to the northeast of an existing public airport and is not located within close vicinity of an existing private airstrip. In result, the project will not 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. The project will have no impact.
- d). The proposed project will generate minimal traffic and is not located within close vicinity of an existing waterbody, rail line, or airport. The project will have no impact.
- e). The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f). The project will not cause an effect upon, or a need for new or altered maintenance of roads?
- g). The project could cause an effect upon circulation during the project's construction phase; however, this impact will be temporary in nature. The impact is considered less than significant.
- h). The overall layout of the proposed project will allow for adequate access for the project site and neighboring uses. The project will have no impact.
- i). The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety or such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

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

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.

UTILITY AND SERVICE SYSTEMS Would the project

39. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b). The project site is currently receiving potable water service from the Cabazon Water District (CWD). The project will not result in the construction of new water treatment facilities and has sufficient water supplies to serve the project site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Sewer

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

Findings of Fact:

a). The existing commercial facility is serviced by an existing septic system and the Department of Environmental Health and not required for the expansion or construction of new wastewater treatment facilities, including septic systems, or expansions of existing facilities. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b). The project site is currently being serviced by an existing septic tank system rather than sewer system. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. 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) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b). The project does comply with federal, state, and local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan). The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. 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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g). The expansion onto the existing facility will not significantly impact existing utilities. The project will not result in the construction of new facilities or the expansion of existing facilities. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a). The project will not conflict with any adopted energy conservation plans. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

45. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

46. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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

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PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted under PP14522R1 is for an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

Structures which were permitted under the original entitlement (PP14522) and are still valid include:

LOT A: 3,500 square foot restaurant with drivethru
LOT B: 2,500 square foot restaurant with drivethru
LOT C: 5,200 square foot restaurant
LOT D: 2,400 square foot restaurant with drivethru
LOT E: 3,600 square foot restaurant with drivethru
LOT F: 25,000 square foot museum and gift shop
LOT G: 2,400 square foot restaurant with drivethru
LOT H: 12,000 square foot 60 room motel

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.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

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

RECOMMND

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 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14522 Revision Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 14522R1 , Exhibit A, dated 10/26/15.

APPROVED EXHIBIT B = Plot Plan No. 14522R1, Exhibit B, dated 10/26/15.

APPROVED EXHIBIT C = Plot Plan No. 14522R1, Exhibit C, dated 10/26/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 14522 Revised Permit No.1 proposes to permit a 34,279 square-foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a 2,916 square-foot gift shop and a 1,060 square-foot caretaker unit. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the included conditions of approval.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 5 USE - 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)

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CWD POTABLE WATER SERVICE RECOMMND

Plot Plan#14522 R1 is currently receiving potable water service from Cabazon Water District (CWD). It is the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with CWD as well as all other applicable agencies.

10.E HEALTH. 2 PP#14522 R1 - COMMENTS RECOMMND

Plot Plan#14522 R1 is proposing to permit an existing 34,279 square foot outdoor dinosaur museum which includes a gift shop, 1,060 square foot caretaker unit and restroom facilities. No modifications are proposed for this or any other existing building. All buildings were either constructed with permits from the Building and Safety (B&S) Department or constructed prior to the existence of B&S.

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

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

A noise study is not required based on the submitted

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10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

diagram, the surrounding zoning around the existing outdoor Dinosaur museum. However, the facility would need to still 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE-#25-GATE ENTRANCES INEFFECT

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 14522, Revised Permit No. 1, is a proposal to permit an existing commercial facility/roadside attraction consisting of 2 large dinosaur sculptures and several additional buildings, on an approximately 11.9-acre site. The site is located in the Cabazon area on the north side of Interstate 10 east of Main Street. No additional construction or improvements are proposed with this

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10. GENERAL CONDITIONS

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

The site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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.

10.PLANNING. 3 USE - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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

10.PLANNING. 4 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. 5 USE-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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:

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10. GENERAL CONDITIONS

10.PLANNING. 5

USE-INADVERTENT ARCHAEO FINDS (cont.)

RECOMMND

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 6

USE - COMPLY WITH ORD./CODES

RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND
amended by these conditions of approval.

10.PLANNING. 7 USE - FEES FOR REVIEW RECOMMND
Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 11 USE- HOURS OF OPERATION RECOMMND
Use of the facilities approved under this Plot Plan permit shall be limited to the hours of 10:00 a.m. to 6:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. Saturday and Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 12 USE- BASIS FOR PARKING RECOMMND
Parking for this project was determined through the submittal of a parking plan as permitted in Section 18.12 of Riverside County No. 348.

10.PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND
No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED RECOMMND
Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED (cont.) RECOMMND
riding, scrambling, racing and riding exhibitions.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 33 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE-BUILD & SAFETY PLANCK

RECOMMND

Due to ongoing public safety concerns and building code violations the applicant shall obtain all required permits for all the current building plans in Building Department plancheck within 30 days of the date of approval for the revised curent Planning case (PP14522R1) approval.

All work performed in connection with said building permits shall recieve the final approved inspections within 180 days of permit issuance.

PLANNING DEPARTMENT

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the thirtieth day which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN 180 DAYS OF THE DATE OF APPROVAL OF THIS PERMIT. A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE- MITIGATION MONITORING

RECOMMND

WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42502.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN THIRTY (30) DAYS FROM THE DATE OF APPROVAL OF THE PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

PLANNING DEPARTMENT

60.PLANNING. 5 USE- MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE- MITIGATION MONITORING (cont.) RECOMMND

satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading or building permits for Plot Plan No. 14522R1, whichever comes first, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 12 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION

INEFFECT

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 A MINIMUM OF 1500 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. 4 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE- MAXIMUM DWELLING UNITS RECOMMND

A maximum of one (1) dwelling unit is allowed under this permit.

80.PLANNING. 12 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 385 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 15 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 25 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE- FEE STATUS (cont.)

RECOMMND

the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM INEFFECT

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 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. 5 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

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42502. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to

PLOT PLAN:TRANSMITTED Case #: PP14522R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

further verify compliance with this condition of approval.

90.PLANNING. 3 USE - MINIMUM FLOOR AREA RECOMMND

11 dwelling units shall have a minimum floor living area of not less than 50 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.) RECOMMND

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - CONDITION COMPLIANCE (cont.) RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 31 USE- FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 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. 14522R1, includes a 2,916 square foot gift shop, a 1,060 square caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping, has been calculated to be 0.12 net acres. The structures previously entitled under PP14522R1 shall be required to adhere to the DIF

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

requirement as outlined in the COA for PP14522R1 and in result, the structures entitled under PP14522R1 shall not be included as part of the DIF requirement of PP14522R1.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

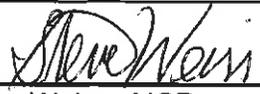
90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

Agenda Item No.: 3.1
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Tim Wheeler
Director's Hearing: February 6, 2017

PLOT PLAN NO. 26076
CEQA Exempt
Applicant: SBA Steel LLC
Engineer/Representative: W-T Communication
Design Group c/o Andrea Urbas


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62-foot-high tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

The subject property is currently used as the Riverside County Lakeland Village Fire Station located at 17521 Grand Avenue Lake Elsinore, CA.

BACKGROUND:

This site was previously approved for a disguised wireless facility (monopine) under approved Plot Plan No. 20281 dated October 17, 2005. Permits were issued and final for the construction of the disguised wireless facility by permit numbers BNR050234, BXX062320, and BEL051384. As the wireless facility never had a co-location permit filed or an extension of time applied for prior to the 10 year expiration date, it has expired. Additionally the site has not been in use for more than a year; so Plot Plan No. 20281 is deemed "expired".

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) to the west and south; Community Development: Medium Density Residential (CD: MDR) to the east and north |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the north, south east, and west |
| 5. Existing Land Use: | County of Riverside Fire Station (Lakeland Village) |
| 6. Surrounding Land Use: | Single Family Residences to the north and south; Vacant Land to the east and west |

7. Project Data: Total Acreage: 1.15 acres
Lease area: 480 sq. ft.
8. Environmental Concerns: Exempt from CEQA per Categorical Exemptions California Code of Regulations, title 14 ("State CEQA Guidelines"), Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction)

RECOMMENDATIONS:

FIND PLOT PLAN NO. 26076 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 26076, 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 has the General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) in the Elsinore Area Plan,.
2. The proposed use, a disguised wireless communication facility, is consistent with Community Development: Commercial Retail (CD: CR) designation which allows for development of single family detached residences, agriculture uses, and small scale commercial uses, such as wireless communication facilities.
3. The project site is surrounded by properties with General Plan Land Use Designations of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) to the west and south, Community Development: Medium Density Residential (CD: MDR) (2 - 5 da/ac) to the east and north.
4. The zoning classification for the subject site is General Commercial (C-1/C-P). The proposed use, a disguised wireless communication facility, is a permitted use, subject to approval of a plot plan, in that zone.
5. The project site is surrounded by properties which have zoning classification of General Commercial (C-1/C-P) to the north, south, east and west.
6. The subject property consists of a County of Riverside Fire Station (Lakeland Village). No other uses occur on the project site.
7. This disguised wireless communication facility project has met the requirements for approval per Section 19.404C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:

- a. The existing disguised wireless communication facility was designed and is still designed to be minimally visually intrusive per the following: It is disguised as a pine tree, allowing it to blend in with the surrounding area; the supporting equipment and enclosure is architecturally compatible with the surrounding area; the existing use is located within a County of Riverside Fire Station property and screened from view. This application has met the application requirements, processing requirements, and requirements for approval, location, and development standards set forth in Article 19g and Section 18.30 of Ordinance No. 348.
- b. All required documentation for processing pursuant to Ordinance No. 348 Section 19.409 have been submitted, including a fully executed lease agreement, which was received and processed with the County of Riverside's Economic Development Agency, Real Estate Division, to re-establish the use of a disguised wireless communication facility.
- c. The disguised wireless communication facility proposed is to re-establish a previously entitled wireless facility. Landscaping, parking, viewshed and treatment of the site is the same as it was originally approved under expired Plot Plan No. 20281. Since this entitlement was not extended by the previous tenant, this proposed plot plan was needed to re-establish the use.
- d. The disguised wireless communication facility is located on a parcel zoned C-1/C-P. The project's zone classification is classified as non-residential. A disguised wireless communication facility in a non-residential zone classification must not exceed 70 feet in height. The proposed disguised monopine is 62 feet in height, not exceeding the maximum height for a non-residential zone classification.
- e. Because the project is re-permitting an existing, developed site, there will be no disturbance to the natural landscape, and therefore disturbance to the natural landscape is not only minimized, but fully avoided.
- f. The disguised wireless communication facility has existing walls from the fire station or previous wireless facility entitlement. No new walls or fencing is proposed for the re-permitting of the wireless facility.
- g. The re-permitting of this disguised wireless communication facility will not impact the surrounding community or disturb any biological resources than what was previously permitted by Plot Plan No. 20281. Nothing currently has changed or will change at the site location.
- h. The disguised wireless communication facility is setback approximately 95 feet from any habitable dwelling. The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 62 feet; the distance would need to be equal to 77.5 feet from a habitable dwelling. The nearest habitable dwelling is 95 feet away, and therefore the monopine exceeds the required setback distance.
- i. The project site has two (2) existing light posts for the Fire Station. No additional outside lighting is proposed for this project.
- j. The disguised wireless communication facility will use the existing paved access of the Fire Station and parking lot for the minimal use of maintenance of the facility as needed.

- k. The disguised wireless communication facility will use the previously approved areas for power and communication lines that was approved under Plot Plan No. 20281. Only changes will be for the updated equipment at those locations per approved Plot Plan No. 26076.
 - l. The disguised wireless communication facility is not roof mounted. All facilities and equipment will be installed in the same area and location as under the previous entitlement. This site is not a roof mounted facility project.
 - m. There is an existing equipment room that was previously used for the previous entitled wireless facility. Said equipment room again is being used for this re-establishment of a wireless facility. Total lease area including the monopine is 480 sq. ft.
 - n. The disguised wireless communication facility will be supported by two (2) new A/C units and equipment cabinets inside the existing equipment room on site. The equipment room is painted to match the existing storage building and consistent with the Fire Station itself and the surroundings of the area.
 - o. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 60 decibels at the property line or 45 decibels inside the nearest dwelling, which is approximately 95 feet away.
8. This project is located within Lake Elsinore's Sphere of Influence. The City of Lake Elsinore was previously noticed under the original entitlement (per Plot Plan No. 20281) and no comments were received by the City at that time. Under Ordinance No. 348 Section 19.409.D, when a proposed wireless communication facility would be located within the sphere of influence of any city within the County and/or within one mile of city limits, Planning staff must transmit the application to the affected city for review and comment if a public hearing is required by Ordinance No. 348 Article 19g. For residential zoning classifications, no public hearing is required unless a property owner requests a public hearing. Because this project is in a residential zoning classification and no property owner has requested a hearing, there was no requirement to transmit this application to the City of Lake Elsinore, and, consistent with these provisions and given that this is the re-establishment of a prior use with no physical changes except the replacement of equipment in an area that is screened from view, no application was transmitted.
 9. The proposed disguised wireless communication facility is within a Flood Plain. However, no additional construction to the proposed site, other than new antennas, replacement of A/C units, and equipment added or replaced in the existing enclosed equipment room, no further review was determined by Flood or Planning for this project.
 10. The proposed disguised wireless facility is located within a Very High Fire Area. Most of the surrounding area and parcel(s) are developed with residences; and the project site is currently used as Lakeland Village Fire Station. The facility is at the rear of the fire station property.
 11. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 (Existing Facilities) of the CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing 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. Examples of this exemption include but are not limited to (a) interior or exterior alterations involving such things as electrical conveyances, (b) existing facilities of both investor or publicly owned utilities

used to provide electrical power, natural gas, sewerage, or other public utility services and (d) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The proposed project is exempt under Section 15301 because it is restoring the previous use of a disguised wireless facility as a monopine, without increasing the previous lease area and with no expansion of use beyond that existing previously. This will re-establish wireless communication utility services for the residents in the surrounding neighborhood(s).

12. The proposed project has also been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 exempts the replacement or reconstruction of existing structures and facilities and will have the substantially the same purpose and capacity as the structures replaced. Examples of this exemption include but are not limited to (c) replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity. The proposed project is exempt under Section 15302 because it is replacing the previous utility system or facility with minor amounts of replaced equipment and is a new utility or facility of the same use by a new provider and without expansion of the capacity. This will re-establish utility services for the residents in the surrounding neighborhood(s).
13. Because all aspects of the project are exempt under Sections 15301 and 15302, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15301 or 15302 exemptions applies.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project is exempt from CEQA and 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.

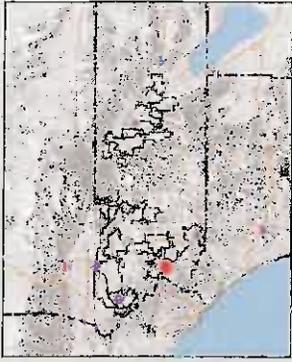
2. The project site is not located within:
 - a. An area drainage plan, or dam inundation area; or
 - b. The WRCMSHCP; or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. A County Service Area (CSA); or
 - e. Not within an airport influence area or airport compatibility zone; or

3. The project site is located within:
 - a. The City of Lake Elsinore sphere of influence; and;
 - b. A 100-year flood plain; and
 - c. A Very High Fire Area; and
 - d. Zone B, 34.09 miles from Mt. Palomar Observatory (Ord. 655); and
 - e. An area with moderate potential for liquefaction; and

4. The subject site is currently designated as Assessor's Parcel Number 381-252-009.

Vicinity Map

PP26076



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US HWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers
- World Street Map

Notes

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.



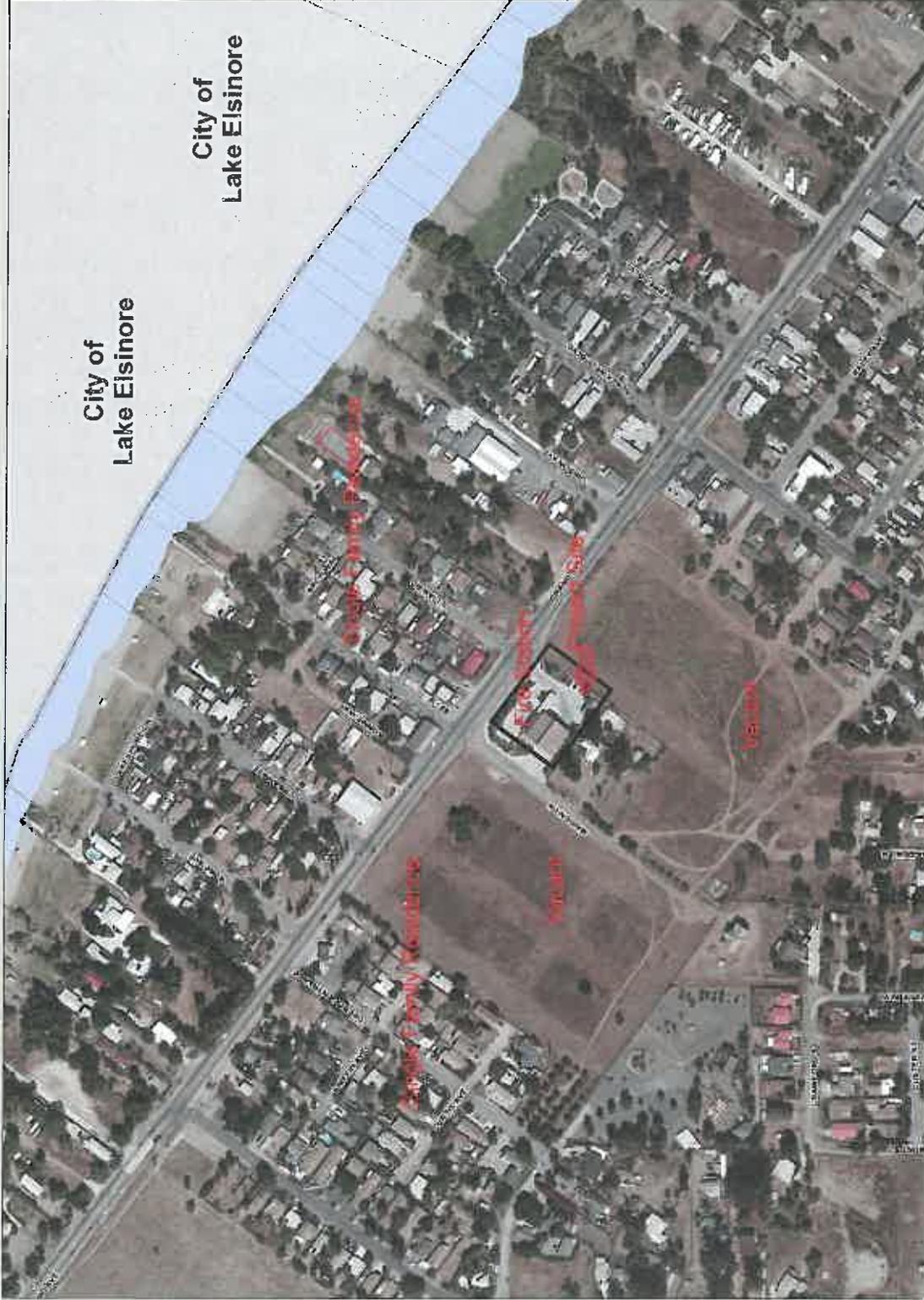
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Land Use Map

PP26076



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US HWY
- counties
- cities
- hydrography lines
- waterbodies
- Lakes
- Rivers

Notes

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475

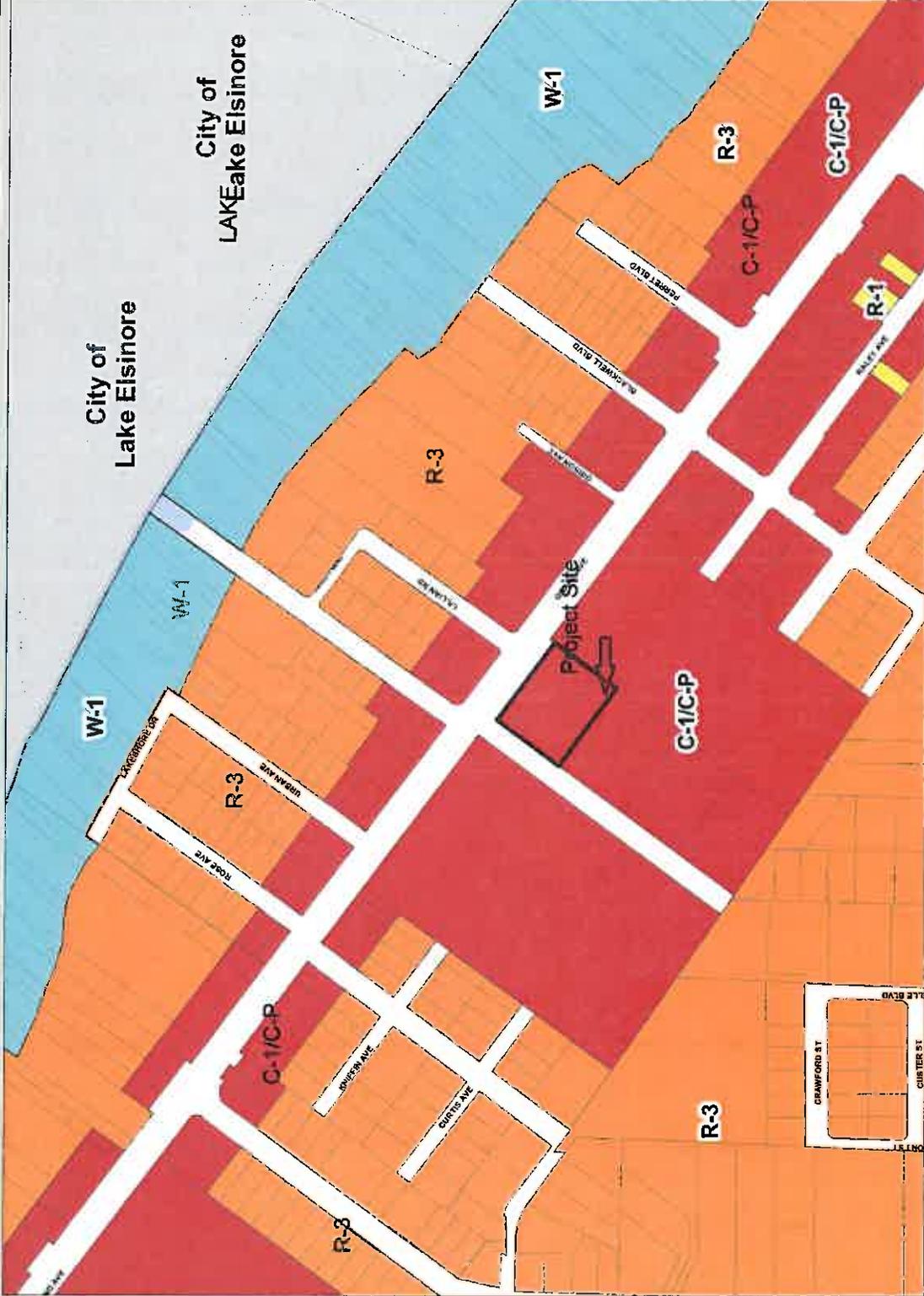
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Zoning Map

PP26076



Legend

Zoning

<all other values>

Red	A-1
Light Green	A-1-1
Light Green	A-1-1 1/2
Light Green	A-1-1/2
Light Green	A-1-10
Light Green	A-1-15
Light Green	A-1-2
Light Green	A-1-2 1/2
Light Green	A-1-2 1/4
Light Green	A-1-20
Light Green	A-1-30000
Light Green	A-1-4
Light Green	A-1-40
Light Green	A-1-5
Light Green	A-2
Light Green	A-2-1
Light Green	A-2-10
Light Green	A-2-2
Light Green	A-2-2 1/2
Light Green	A-2-20
Light Green	A-2-5
Light Green	A-D
Light Green	A-P
Light Green	A-P-10
Light Green	A-P-2 1/2

Notes

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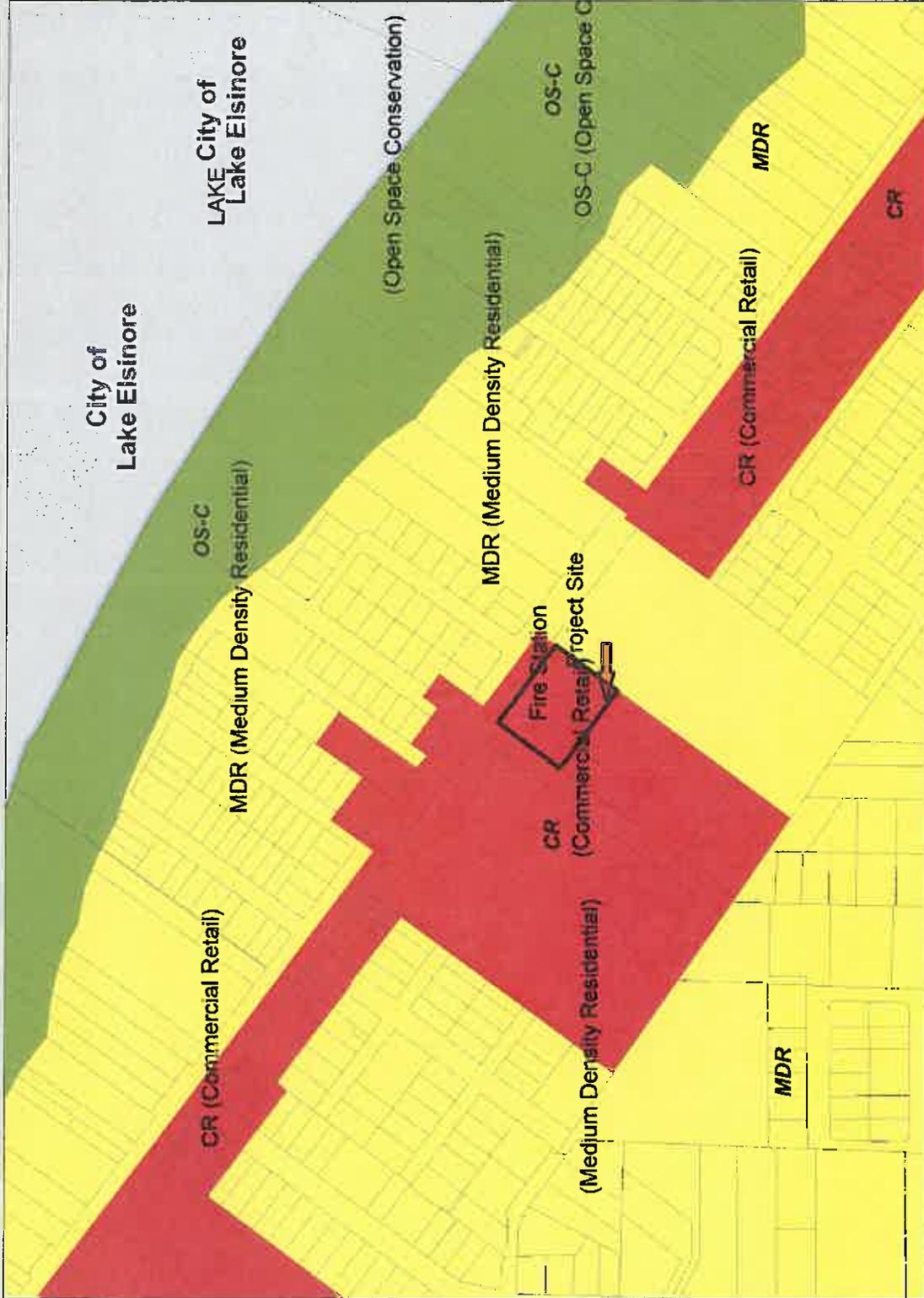
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General Plan Map

PP26076



Legend

- Landuse**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Planning Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat

Notes

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REV	DATE	DESCRIPTION
1	05/19/14	FINAL
2	05/19/14	CLIENT COMMENTS
3	05/19/14	CLIENT COMMENTS (REVISED ISSUE #2)
4	05/19/14	FIELD REVISION
5	05/19/14	ISSUED FOR PERMIT
6	05/19/14	AS BUILT

OWNER / CONSULTANT
CAL VADA SURVEYING, INC.
 1000 S. MAIN ST. SUITE 100
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1111
 www.calvada.com

SITE BUILDER
verizon
 1000 S. MAIN ST. SUITE 100
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1111

AME DEVELOPMENT
W-T
 W-T COMMUNICATION DESIGN GROUP, LLC
 1000 S. MAIN ST. SUITE 100
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1111

SITE INFORMATION
CHURCHILL

SITE ADDRESS
 33020 MAIDEN LANE,
 LAKE ELSINORE, CA 92530
 RIVERSIDE COUNTY

SHEET TITLE
TOPOGRAPHIC SURVEY

DRAWING INFORMATION
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 ISSUE DATE: 05/19/14

SHEET NUMBER
LS-1
 SHEET 1 OF 1

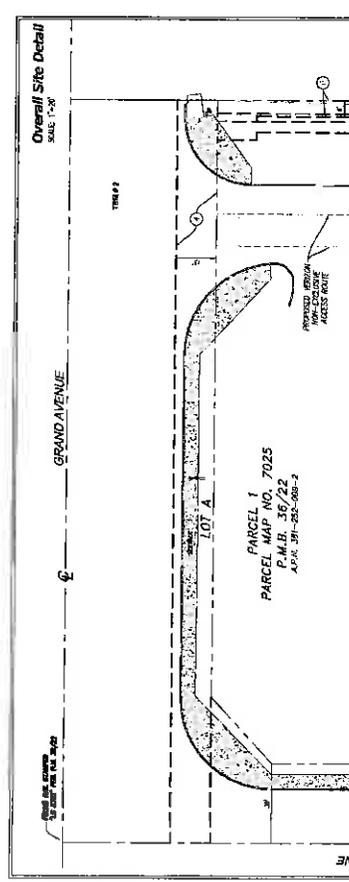
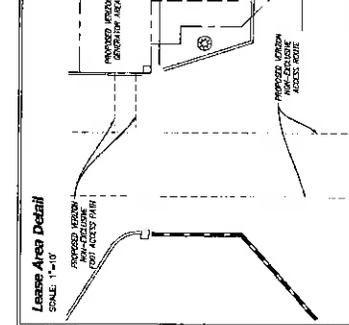
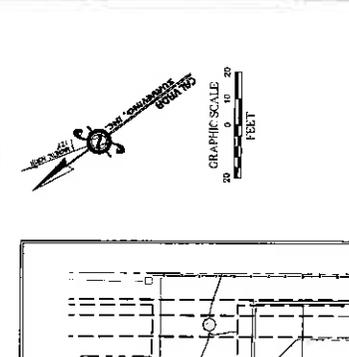
Basis of Bearings
 THE TRUE MAGNETIC DECLINATION OF THE TIME IS 15.00 DEGREES EAST.

Bench Mark
 THE BENCH MARK USED FOR THIS SURVEY IS THE BENCH MARK AT THE CORNER OF THE LOT.

Date of Survey
 05/11/14

Legend

- 1. EXISTING BOUNDARY
- 2. PROPOSED BOUNDARY
- 3. PROPOSED UTILITY ROUTE
- 4. PROPOSED ACCESS ROUTE
- 5. PROPOSED DRIVEWAY
- 6. PROPOSED DRIVEWAY
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- 50. PROPOSED DRIVEWAY



Esplanments

- 1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.
- 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
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Access, Utility Routes & Lease Area

AS SHOWN

Title Report

PREPARED BY: [REDACTED]
 DATE: 05/19/14

Legal Description

PARCEL 1, LOT 1, TRACT 1, MAP NO. 7025, P.M.B. 16/22, A.C.M. 391-252-002-2, AS SHOWN ON THE COUNTY RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

Assessor's Parcel No.

91-70-00-2

15500 SAND CANTON AVE.
BUILDING 07 1st FL.
IRVINE, CA 92618

W-T COMMUNICATION
DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
5800
LISA WAGNER, P.E. (714) 998-1010
PH: (714) 998-1000 FAX: (714) 998-1010
CORPORATE OFFICE: 10000 WILSON AVENUE, SUITE 100, IRVINE, CA 92618

Cortel, Inc
14584 ABERNETHY AVENUE
SAN DIEGO, CA 92127

PROJECT NO:	71500002	
DRAWN BY:	REC	
CHECKED BY:	BIB	
DATE:	6/24/16	
REV:	DATE	DESCRIPTION
1	6/24/16	ADD ISSUES & PARALLELS
2	6/24/16	REVISED DATE DRAWING
3	7/27/16	ISSUE REVISIONS
4	8/18/16	ISSUE REVISIONS
5	7/27/16	ISSUE REVISIONS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT TO ALTER THE DOCUMENT.

CHURCHILL
35020 MAIDEN LANE
1752 GRAND AVENUE
LAKE ELSINORE, CA 92530
RIVERSIDE COUNTY

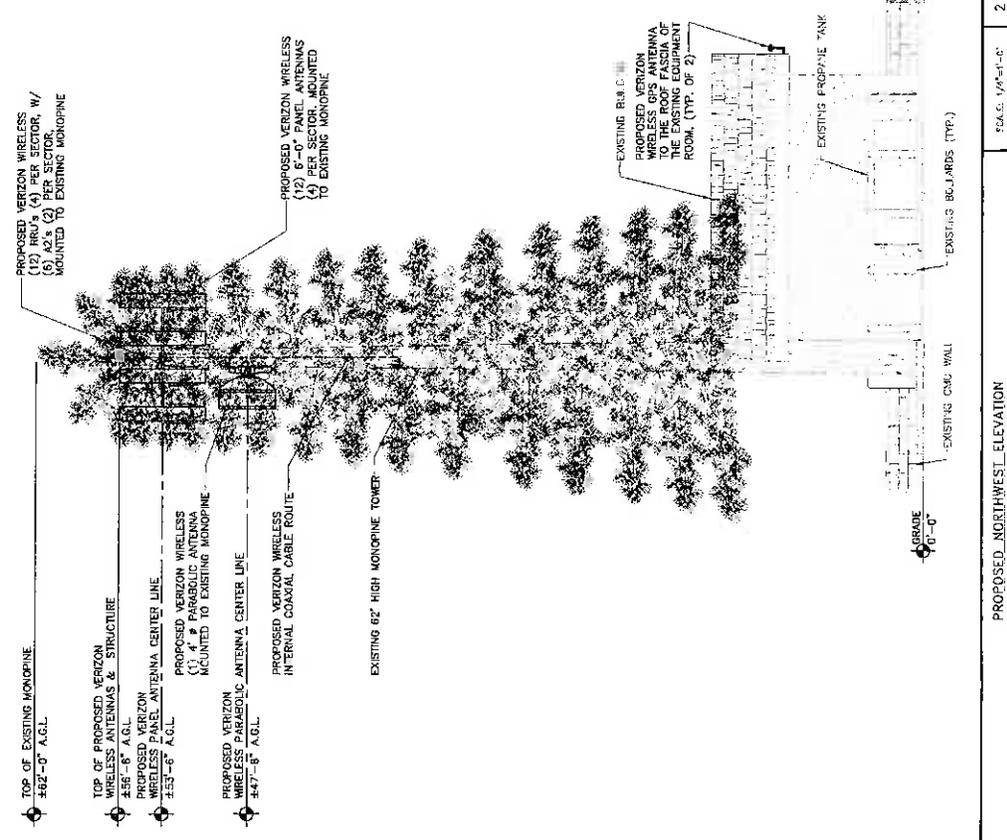
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

NOTE: SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO SUPPORT THE WEIGHT OF THE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

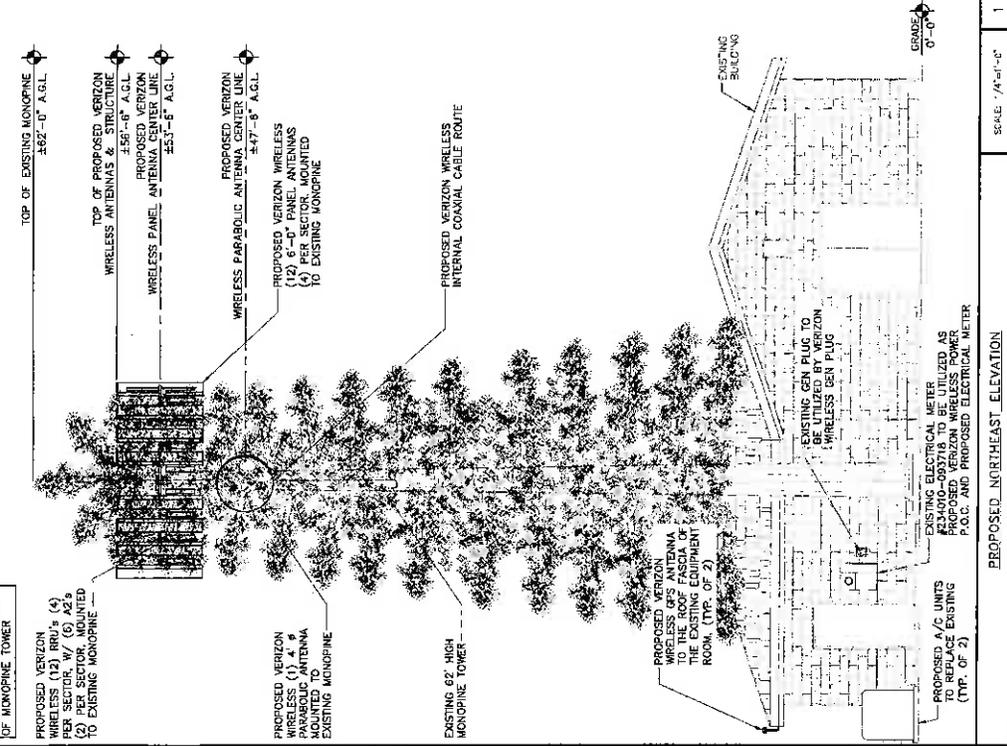
NOTE: PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE EXISTING MONOPINE SHALL BE PAINTED TO MATCH THE EXISTING MONOPINE. ALL ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH PINE SOCKS. MONOPINE BRANCHES NOT SHOWN FOR CLARITY. UTILIZE EXISTING COLLAR, T-ARMS & SECTOR FRAMES FOR ANTENNA MOUNTING EQUIPMENT. ROTATE EXISTING SECTOR FRAMES AS NECESSARY TO REDUCE ANTENNA SHADOWING.

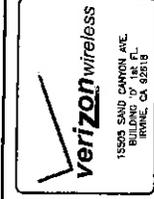
NOTE: ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPINE TOWER.



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NOTE: ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPINE TOWER.





PROJECT NO.	11M0002
DRAWN BY:	MEG
CHECKED BY:	BMB
DATE:	11/20/14
SCALE:	AS SHOWN
DATE:	11/20/14
SCALE:	AS SHOWN

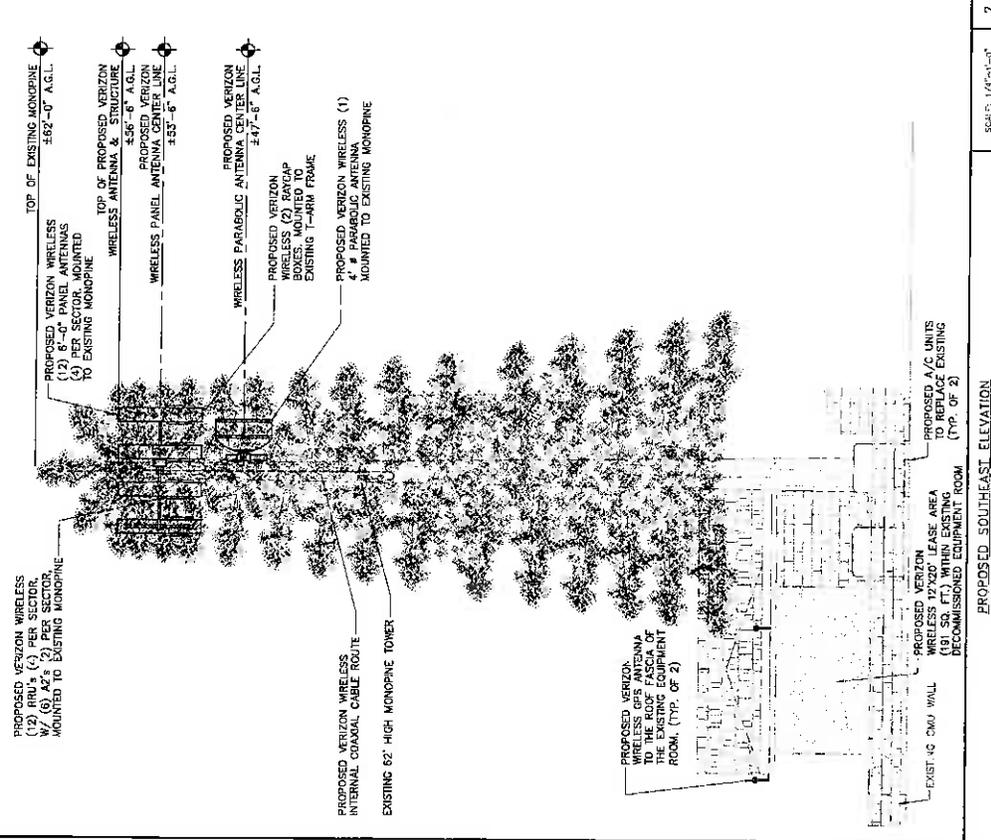
NOT TO BE USED FOR CONSTRUCTION

CHURCHILL
 33020 MAUDEN LANE
 1752 GRAND AVENUE
 LAKE ELSINORE CA 92530
 RIVERSIDE COUNTY

SHEET TITLE
 ELEVATIONS
 SHEET NUMBER
A-4

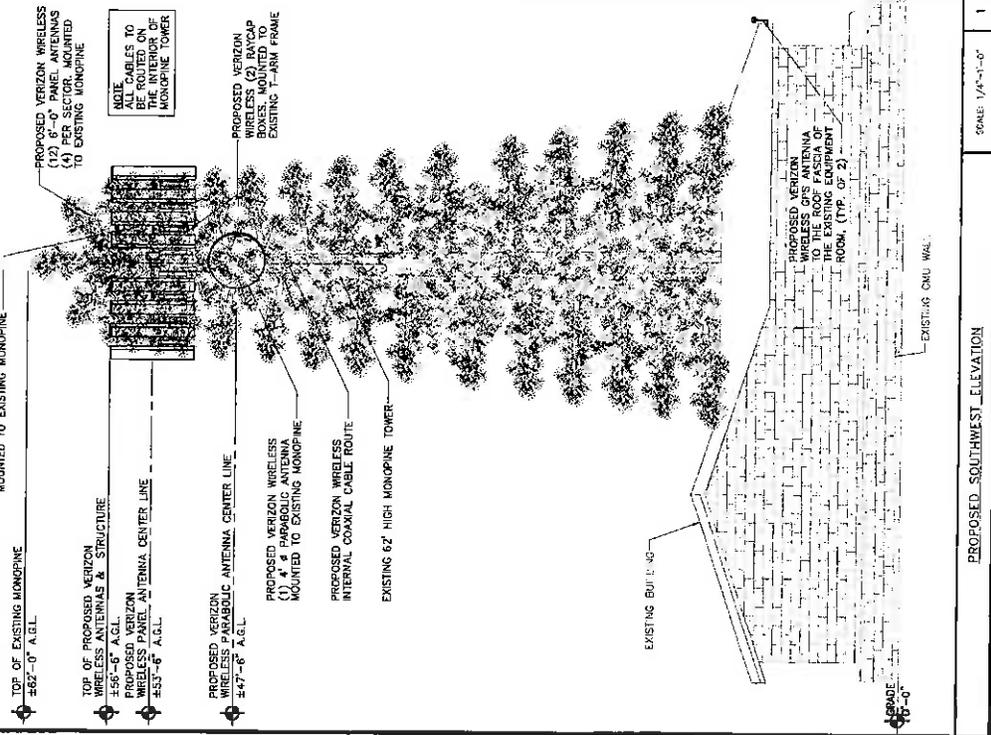
NOTE:
 W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS AND HARDWARE, SHALL BE PERFORMED.

NOTE:
 ALL PROPOSED ANTENNAS AND EQUIPMENT SHALL BE MOUNTED TO THE EXISTING MONOPINE. ANTENNAS AND EQUIPMENT ON THE POLE SHALL BE COVERED WITH PINE SOCKS. MONOPINE BRANCHES NOT SHOWN FOR CLARITY. UTILIZE EXISTING COLLAR, T-ARMS & SECTOR FRAMES FOR PROPOSED TOWER EQUIPMENT. ROTATE EXISTING SECTOR FRAMES AS NECESSARY TO REDUCE ANTENNA SHADOWING.



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Address: 33020 Maiden Lane, Lake Elsinore, CA
APN: 381-252-009-2
Site ID: CA45808-A



Address: 33020 Maiden Lane, Lake Elsinore, CA
APN: 381-252-009-2
Site ID: CA45808-A





Panoramic Site Photographs

1. Standing on the eastern corner of the property, facing south-west toward the fire station and the monopine wireless tower.





Panoramic Site Photographs

2. Standing north-east of the wireless tower, outside the fire truck garage, facing south-east toward the monopine wireless tower.





Panoramic Site Photographs

3. Standing north-east of the monopine wireless tower, facing south-west toward the tower.



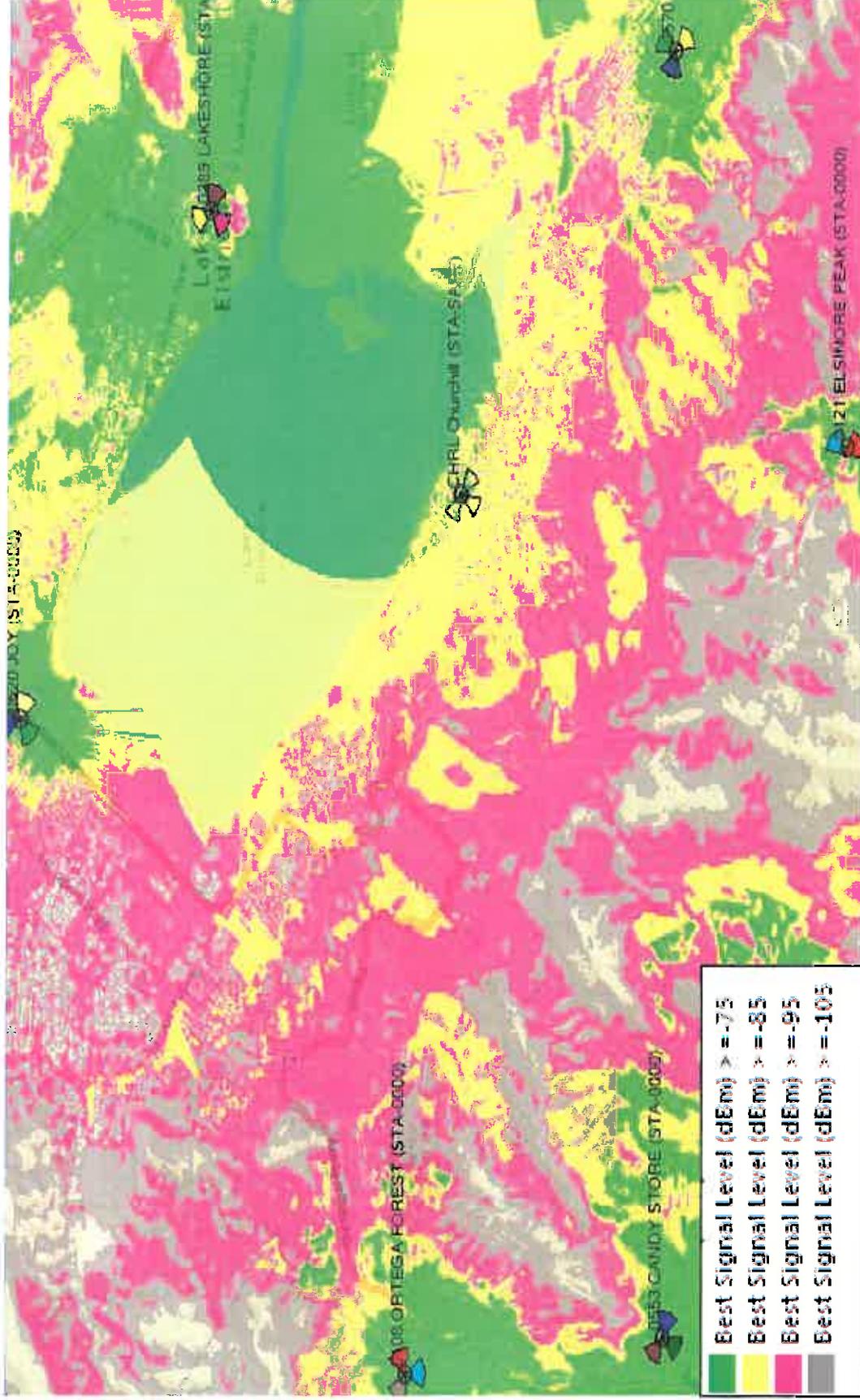


Panoramic Site Photographs

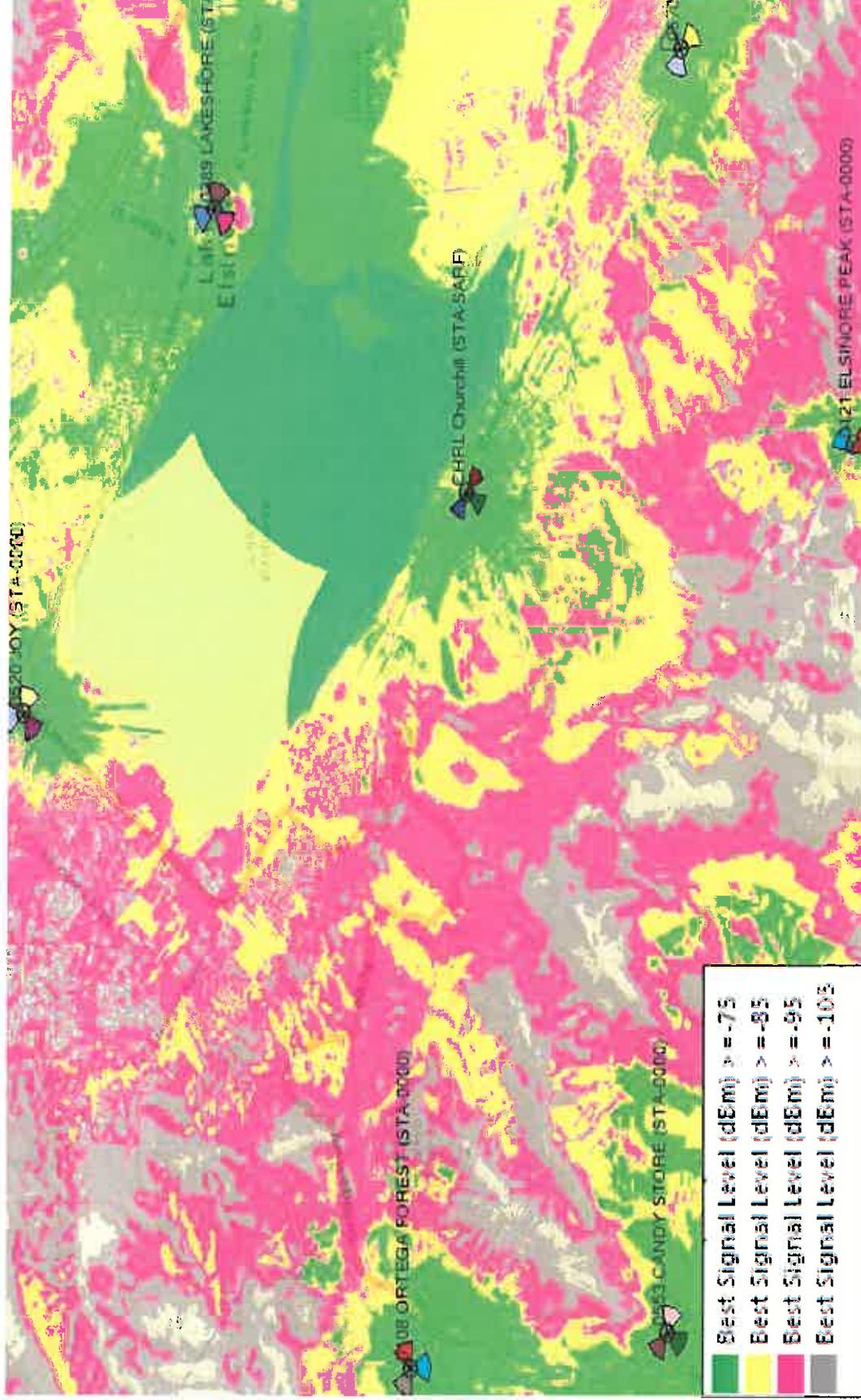
4. Standing on the south-east side of the monopine wireless tower and associated equipment shelter, facing north-west toward the tower and shelter.



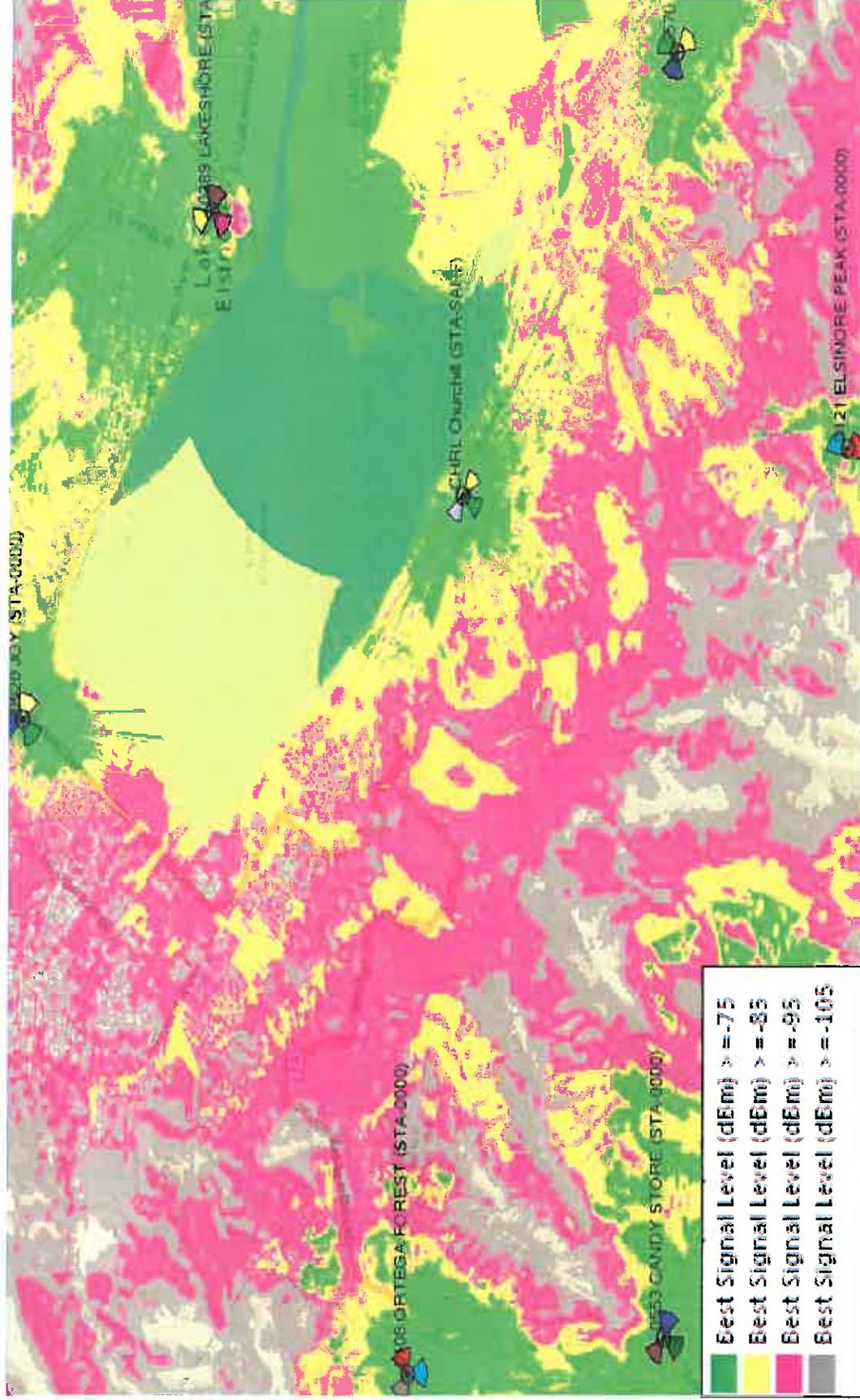
Churchill Existing Coverage



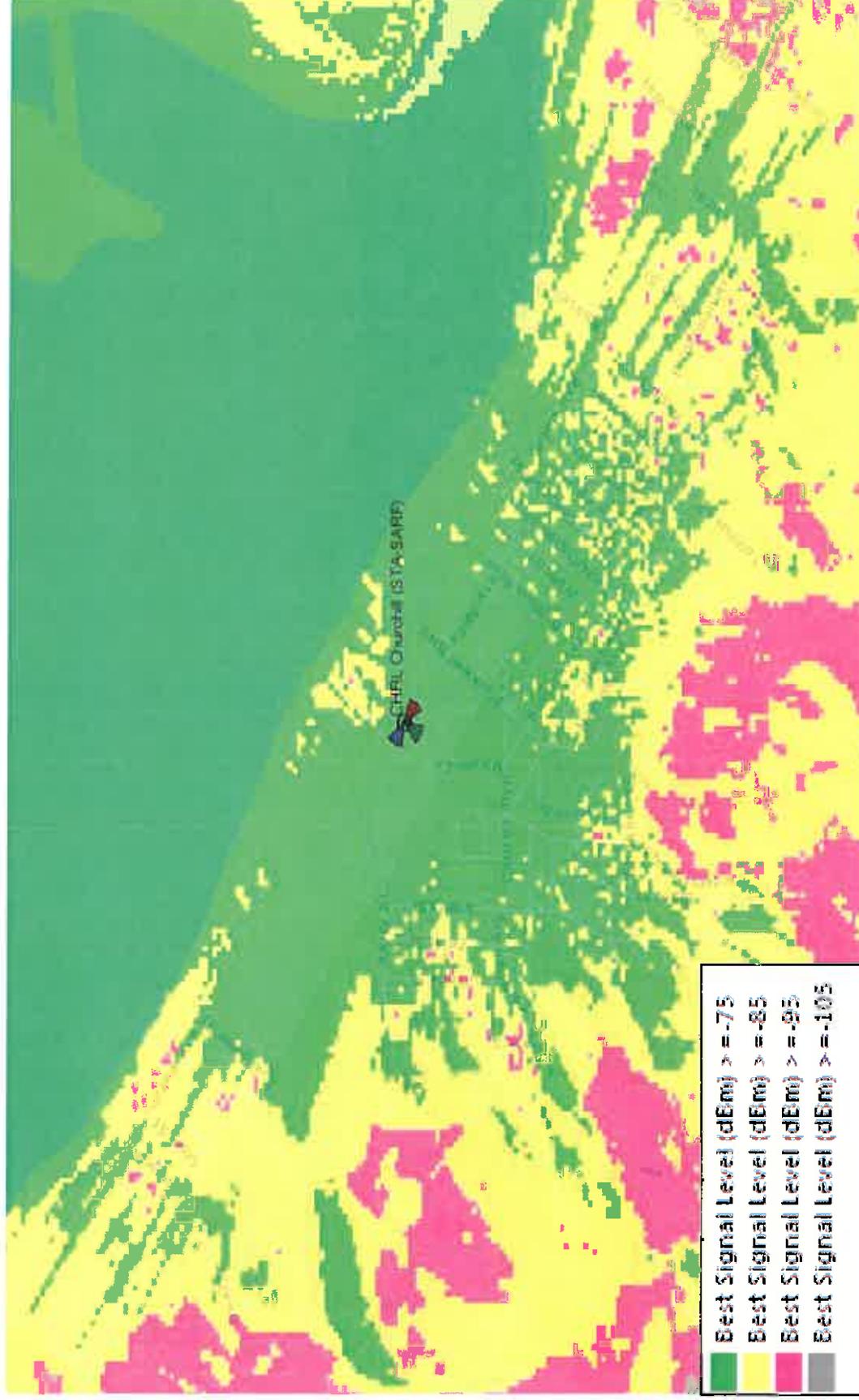
Churchill Proposed Coverage eT=0



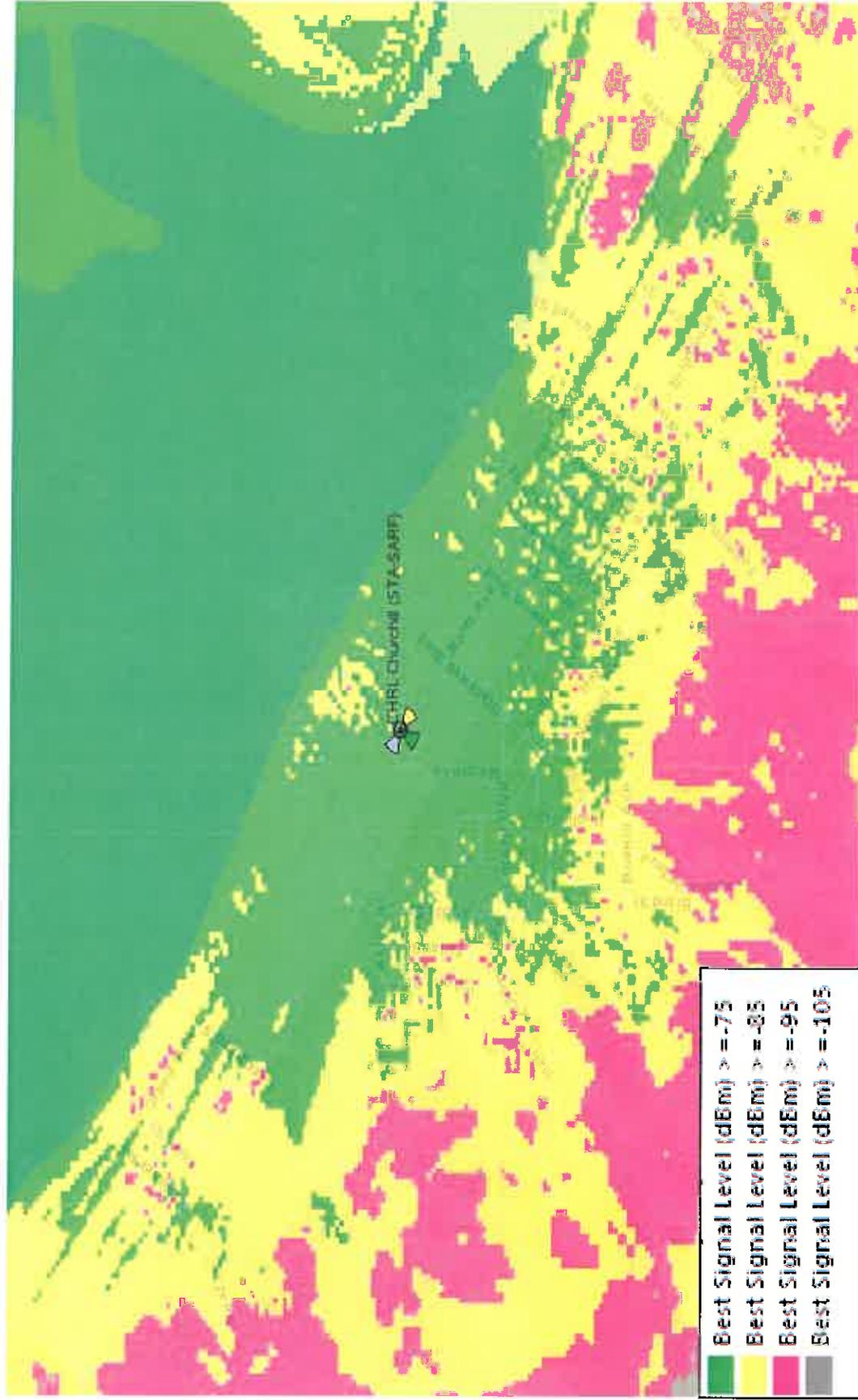
Churchill Proposed Coverage eT=6



Churchill Cell Coverage eT=0



Churchill Cell Coverage eT=6



PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 26076 proposes to utilize an existing abandoned wireless facility that will consist of an existing 62 foot high antenna tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

The subject property is currently used as the Riverside County Lakeland Village Fire Station

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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; 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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], 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

PLOT PLAN: TRANSMITTED Case #: PP26076

Parcel: 381-252-009

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. 26076 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26076, Exhibit A, dated February 6, 2017.

PLANNING DEPARTMENT

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

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

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

10. PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

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 monopine/antenna array located within the property shall not exceed a height of 62 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 unmanned wireless telecommunication facility generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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

The balance of the subject property, APN 381-252-009 (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.

For monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

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

shall be dark green or matching the branches 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 HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall be spaced at three (3) branches per foot and all antennas shall have "socks" and the parabolic antenna be painted.

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing 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 60 dB at the project site's property line.

TRANS DEPARTMENT

10.TRANS. 1 USE - FLOOD HAZARD REPORT RECOMMND

Plot Plan 26076 is a proposal utilize an existing abandoned wireless facility (tower and equipment shelter that was formerly Plot Plan 20281) in the Lake Elsinore area, within the existing fire station on the southeast corner of Grand Avenue and Maiden Lane.

This site receives sheet type runoff from the hills to the south. Improvements constructed with the firehouse shelter the proposed structure and monopole. 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.) RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial
conformance with that shown on the APPROVED EXHIBIT A.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical
plans submitted to the Department of Building and Safety
for plan check approval and shall comply with the
requirements of Riverside County Ordinance No. 655 and the
Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department
shall review the plan check approved building plans to
insure that he branches for proposed monopine are spaced at
three (3) branches per foot, all antennas have "socks", and
the parabolic antenna painted to match the branches of the
monopine in accordance with the APPROVED EXHIBIT A, dated
February 6, 2017.

90. PRIOR TO BLDG FINAL INSPECTION

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.

PLOT PLAN:TRANSMITTED Case #: PP26076

Parcel: 381-252-009

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 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 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 PP26076 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and that the parabolic antenna is painted to match the branches of the monopine in accordance with the APPROVED EXHIBIT A, dated February 6, 2017.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Application for renewal of a plot plan for Site CA45808-A, which was approved in 2005. The site contains an unmanned cell site, made up of a 62 foot monopine cell tower, and a 230 sq. ft. equipment shelter. No changes to the current site are requested at this time.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XIXg, and Section 19.404, "Disguised Wireless Communication Facilities."

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	230 sq. ft.	62'	N/A	Monopine Wireless Communication Facility	<input type="checkbox"/>	PP20281
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

N/A

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP20281
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): N/A

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: SBA Steel LLC; Diane Borchardt

Address: 8051 Congress Ave. Boca Raton, FL 33487

Phone number: 561-226-9486

Address of site (street name and number if available, and ZIP Code): 33020 Maiden Lane, 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 381-252-009-1

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

Regulatory Identification number: _____

Date of list: N/A

Applicant: SBA Steel, LLC

Date 7/5/2016

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
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date 7/5/2016

Owner/Authorized Agent (2) _____ Date 7/5/2016

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:	West Lake 2	
Project Location:	33020 Maiden Ln, Lake Elsinore, CA 92530	
Project Description:	Existing Wireless Telecom. Facility - Monopine Tower & Shelter	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed		
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	



Prepared by and after recording return to:
TowerCo
Attention: Legal
5000 Valleystone Drive
Cary, NC 27519

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			16						
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(Reco

Parcel No: 381-252-009



STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

MEMORANDUM OF AGREEMENT

Document Date: MAY 16, 2011

Grantor/Lessor: COUNTY OF RIVERSIDE, a political subdivision
Address: c/o Economic Development Agency, Real Estate - Facilities
3403 10th Street, Suite 500, Riverside, CA 92501

Grantee/Lessee: TOWERCO ASSETS LLC, a Delaware limited liability company
Address: 5000 Valleystone Drive, Cary, NC 27519

Legal Description of the Land is attached as Attachment A on Page 5

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TRANSFER TAX IS 0
 TERM OF LEASE, INCL. OPTIONS UNDER 35 YEARS
 COMPUTED ON FULL VALUE OF PROPERTY
 COMPUTED ON FULL VALUE LESS VALUE OF LIENS
OR ENCUMBRANCES REMAINING AT THE TIME OF SALE
 UNINCORPORATED AREA CITY OF _____

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("Memorandum") is entered into on this 16th day of May, 2011, by and between **COUNTY OF RIVERSIDE**, a political subdivision, having a mailing address of c/o Economic Development Agency, Real Estate -- Facilities, 3403 10th Street, Suite 500, Riverside, CA 92501 (hereinafter referred to as "Landlord"), and **TOWERCO ASSETS LLC**, a Delaware limited liability company, having a mailing address of 5000 Valleystone Drive, Cary, NC 27519 (hereinafter referred to as "Tenant").

1. Landlord and Nextel of California, Inc., a Delaware corporation d/b/a Nextel Communications ("Sprint/Nextel") entered into that certain unrecorded Communications Site Lease Agreement (Ground) dated July 31, 2006, as amended, if applicable (as amended, the "Agreement") for certain real property and easements described in **ATTACHMENT B** attached hereto (collectively, the "Premises"), which are a portion of that certain parcel of real property owned by Landlord located in the County of Riverside, State of California described in **ATTACHMENT A** attached hereto (the "Land").
2. Sprint/Nextel assigned all its right, title and interest in, to and under the Agreement to Tower Entity 7 LLC, a Delaware limited liability company ("Tower Entity"), by that certain Assignment and Assumption of Ground Lease dated September 23, 2008 and recorded as Doc# 2009-0083821 among the official records of the County of Riverside, State of California.
3. Thereafter, Tower Entity was acquired by and merged into Tenant.
4. The term of the Agreement is for five (5) years commencing on November 1, 2006.
5. The Agreement may be extended for one (1) successive five (5) year term.
6. The purpose of the Memorandum is to give record notice of the Agreement and of the rights created thereby, all of which are hereby confirmed. The terms of the Agreement are incorporated herein by reference.
7. This Memorandum may be executed in two or more counterparts, all of which shall be considered the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. This Memorandum is not and will not be binding on either party until and unless it is fully executed by both parties.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

LANDLORD:
COUNTY OF RIVERSIDE, a political
subdivision

By: [Signature]
Name: Robert Field
Title: Assistant County Executive Officer/EDA

Date: 5-11-11

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 5-11-11
SYBILIA M. GUNZEK DATE

LANDLORD ACKNOWLEDGMENT

State of California

County of Riverside

On 5-11-11 before me, Diane E. Sloan Notary Public
(Here insert name and title of the officer)

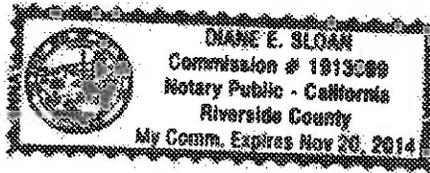
personally appeared Robert Field
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

[Signature]

(Notary Seal)



TENANT:
TOWERCO ASSETS LLC, a Delaware
limited liability company

By *Daniel Hunt*
Name: Daniel Hunt
Title: Vice President and CFO
Date: 5/16/11

TENANT ACKNOWLEDGMENT

State of North Carolina

County of Wake

On May 16, 2011 before me, *Raymond W Moore*, Notary Public
(Here insert name and title of the officer)

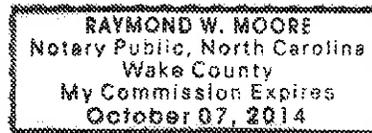
personally appeared Daniel Hunt, Vice President and CFO
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by 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 North Carolina that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Raymond W Moore
Signature of Notary Public

(Notary Seal)



**ATTACHMENT A
LAND**

Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on File in Book 36, Page 22,
of Parcel Maps, records of Riverside County, California.

**ATTACHMENT B
PREMISES**

Lease Area:

All that portion of Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by map on file in Book 36, Page 22 of Parcel Maps, Records of Riverside County California, being more particularly described as follows:

Commencing at a found 1.5 inch iron pipe at the intersection of Grand Avenue and Lilian Street as shown hereon;

Thence South 38° 47' 24" West, a distance of 55.02 feet;

Thence South 37° 04' 39" West, a distance of 121.29 feet;

Thence South 15° 35' 51" West, a distance of 56.63 feet to the Point of Beginning;

Thence South 52° 24' 31" East, a distance of 17.38 feet;

Thence South 37° 35' 29" West, a distance of 27.00 feet;

Thence North 52° 24' 31" West, a distance of 23.00 feet to the outside face of wall of an existing building;

Thence North 37° 35' 29" East, along side outside face of wall a distance of 27.00 feet;

Thence South 52° 24' 31" East, a distance of 5.62 feet to the Point of Beginning.

Access Easement:

All that portion of Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on file in Book 36, Page 22 of Parcel Maps, Records of Riverside County California, being a 12.00 foot wide strip of land, lying 6.00 feet on each side of the following described centerline:

Commencing at a found 1.5 inch iron pipe at the intersection of Grand Avenue and Lilian Street as shown hereon;

Thence South 38° 47' 24" West, a distance of 55.02 feet to the Point of Beginning;

Thence South 37° 04' 39" West, a distance of 121.29 feet;

Thence South 15° 35' 51" West, a distance of 56.63 feet to the Point of Terminus.

After Recording, deliver to:
CLERK OF BOARD OF SUPERVISORS

Recording at request of any relative for:
Department of Building Services
Real Property Division
3133 Mission Inn Avenue
Riverside, California 92507-4180

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code §1113)

459778

RECEIVED FOR RECORD
AT 8:00AM

OCT 26 1998

Recording in Public Records
of Riverside County, California
Recorder
Page 2

065053 Space above this line reserved for Recorder's use

T
KB

Project: Lotoland Village Fire Station
APN: 381-252-005

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DESERT RECOVERY, LLC,
a California Limited Liability Company

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision, the real property in the
County of Riverside, State of California, described as:

PARCEL 1 AND LETTERED LOT B OF PARCEL MAP 7025, AS SHOWN BY MAP ON
FILE IN BOOK 38, PAGE 22, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA

OCT 20 1998

3.14

5-50711-1-00

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RECORDS SECTION
COUNTY OF RIVERSIDE
300 N. GARDEN ST.
RIVERSIDE, CA 92501

RIVERSIDE

FORM APPROVED COUNTY COUNSEL
 BY: Karin L. Watts-Bazan DATE: 9/17/16
 KARIN L. WATTS-BAZAN

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

545



FROM: Economic Development Agency

SUBMITTAL DATE:
 September 13, 2016

SUBJECT: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Lease Agreement to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Approve the attached First Amendment to Communications Site Lease Agreement and authorize the Chairman of the Board to execute the same on behalf of the County;
3. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and

(Continued)

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A, Revenue Lease

Budget Adjustment: No
 For Fiscal Year: 2021-2031

C.E.O. RECOMMENDATION:

APPROVE

BY: Rohini Dasika
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: September 13, 2016
 xc: EDA, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By: Kecia Harper-Ihem
 Deputy

Prev. Agn. Ref.: N/A | District: 1 | Agenda Number:

3-20

- Positions Added
- Change Order
- A-30
- 4/5 Vote

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]

DATE: September 13, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

BACKGROUND:

Summary

In 2006 the County of Riverside (County) entered into a ground lease with Nextel of California, Inc., (Sprint/Nextel) for the purpose of building, operating, and maintaining a communication facility on County owned property located at 33020 Maiden Lane, in the unincorporated area of Lakeland Village and identified as Assessor's Parcel Number: 381-252-005 (Premises), commonly known to the County as Fire Station #11 (Prior Lease). The Prior Lease was for initial term of five years, with one option to extend the term by five further years. In 2009, TowerCo Acquisitions LLC (TowerCo) became the successor in interest to Sprint/Nextel through an Assignment and Assumption of Ground. Sprint/Nextel retained space at the facility, as the primary sublessee.

On January 24, 2012, the County entered into a new communication site Lease (Existing Lease) with TowerCo Assets LLC who subsequently sold their interest, to SBA STEEL LLC, doing business as SBA Wireless (SBA). The Lease Agreement gave SBA the authorization to operate, and maintain an existing communication facility on the Premises. Since entering into the Existing Lease Sprint/Nextel has vacated the facility, leaving SBA without a tenant.

In a recent inquiry, SBA requested to extend the term of the existing Lease Agreement from the conclusion of the current expiration date of December 31, 2021, in order to accommodate Verizon, the newly proposed primary sublessee. The amended term shall commence on January 1, 2022 and expire on December 31, 2032. Additionally, SBA will be awarded three consecutive five year terms. Under the current contract SBA shares 40% of their non-primary sublease revenue with the County. The Economic Development Agency, Real Estate Division sees a potential for colocation at this facility, and the term extension on the lease makes the site more attractive to other carriers. As outlined above, the potential for colocation at the facility can transpire into a higher revenue share for the County.

The First Amendment to the Lease Agreement has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3) and Section 15301 Class 1, Existing Facility, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment for this transaction.

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: First Amendment to Communications Site Lease Agreement with SBA Steel at Lake Elsinore Fire Station #11, Ten Year Lease, District 1, CEQA Exempt [\$0]

DATE: September 13, 2016

PAGE: 3 of 3

BACKGROUND: (Continued)

Summary

Tenant:	SBA STEEL LLC, a Florida limited liability company	
Premises Location:	33020 Maiden Lane, Lake Elsinore, California 92530	
	<u>Current</u>	<u>New</u>
Term:	January 24, 2012 – December 31, 2021	January 1, 2022 – December 31, 2032
Option to Extend:	None	Three consecutive five year terms
Monthly Rent:	\$2,953.77	Monthly rent to increase by 3% annually
Utilities:	Provided by SBA	

The rent derived from this lease minus an Administrative charge to EDA (currently 4.92%) will be directed to a dedicated public safety communications account and used to fund operation of the County's public safety communications system.

Impact on Citizens and Businesses

The revenue from this Lease Agreement is used to support Public Safety Enterprise Communications (PSEC) operations throughout the County. Citizens and Businesses benefit from the enhanced public safety benefits borne from this improved communication system.

SUPPLEMENTAL:

Additional Fiscal Information

No net County costs will be incurred and no budget adjustment is necessary.

Attachments:

First Amendment to Lease Agreement

CEQA Notice of Exemption

Aerial Image

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
3403 Tenth Street, Suite 400
Riverside, CA, 92501

FREE RECORDING
This instrument is for the benefit of the County
of Riverside, and is entitled to be
recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

APN: 381-252-009

MEMORANDUM AND FIRST AMENDMENT OF LEASE

THIS MEMORANDUM AND FIRST AMENDMENT TO COMMUNICATION SITE LEASE AGREEMENT ("First Amendment"), dated as of September 13, 2016, is entered into by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("County"), and **SBA STEEL LLC**, a Florida limited liability company, herein called ("Lessee"), (collectively, the "Parties"), to use the property described below upon the following terms and conditions:

RECITALS

- A. WHEREAS, County and TowerCo Assets LLC, a Delaware limited liability company entered into that certain unrecorded Communications Site Lease Agreement effective as of January 24, 2012 for a ten year term, and ultimately assigned the New Lease Agreement to Lessee pursuant to that certain unrecorded Master Assignment and Assumption Agreement dated October 15, 2014 (collectively, "Lease"), for Lessee's use of a portion of the real property for the purpose of maintaining and operating facilities for electronic communication equipment on County owned property ("Premises") located at 33020 Maiden Lane, Lake Elsinore, CA (Assessor's Parcel Number: 381-252-009) ("Property"), being more particularly described in the attached Exhibit "A"; and
- B. WHEREAS, County and Lessee propose to amend and restate the Term of the Lease as set forth below; and

NOW, THEREFORE, by mutual agreement of the Parties and in consideration of the mutual promises, rights and obligations hereinafter set forth, the Lease is hereby amended as follows:

1. **Defined Terms.** Any capitalized terms used in this First Amendment that are not defined herein shall have the meanings given those terms in the Lease.

2. **Term.** Section 3 is hereby amended.

In addition to the Term referenced in the Lease, the Lease is hereby amended to include one (1) additional successive term of ten years and three (3) additional successive terms of five (5) years (each an "Additional Renewal Term") beginning on January 1, 2022. Subject to the termination rights in Section 9 of the Lease, each Additional Renewal Term shall be deemed automatically extended, unless Lessee notifies County of its intention not to renew the Lease prior to the commencement of the succeeding Additional Renewal Term. The first Additional Renewal Term shall commence on January 1, 2022 ("Additional Renewal Term Commencement Date"), upon the expiration of the Term expiring on December 31, 2021.

3. **Use.** Section 2 Paragraph 2 is hereby amended.

County consents to the occupancy of the Premises by Lessee's proposed sub-tenant, Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless and its affiliates, successors or assigns ("Verizon"). The sublease to any further subtenant shall be in accordance with Article 4(C) and 13 of the Lease.

4. **Rent.** Section 4(c) is hereby modified.

(c) Upon written consent to sublease or license in accordance with Article 13 of the Lease, Lessee agrees to pay the County forty percent (40%) of the rental, license or similar payments actually received by Lessee (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) within thirty (30) days after receipt of said payment by Lessee ("Additional Rent"). The obligation to pay Additional Rent will not apply to the Verizon sublease.

5. **Assignment and Subleasing.** The first three (3) sentences of Section 13(a) of the Lease are hereby deleted in their entirety and replaced as follows:

Lessee may not assign, or otherwise transfer all or any part of its interest in this Lease or in the Premises without the prior written consent of County; provided, however, that Lessee may assign its interest to its parent company, any subsidiary or affiliate, or to any successor-in-interest or entity acquiring fifty-one percent (51%) or more of its stock or assets, subject to any financing entity's interest, if any. Notwithstanding the foregoing, Lessee may sublet all or a portion of the Premises to one or more entities for communications uses only.

6. **Miscellaneous.** Section 19 is hereby amended as follows:

Lessee:

SBA Steel LLC
Attn: Site Administration
8051 Congress Avenue
Boca Raton, FL 33487-1307
RE: CA45808-A/West Lake 2, CA

County:

County of Riverside
Attn: Economic Development Agency
3403 10th Street, Suite 400
Riverside, CA 92501

7. **Further Cooperation.** The Parties agree to execute such other instruments, agreements and amendments to documents as may be necessary or appropriate to effectuate the Lease as amended by this First Amendment.

8. **Interpretation.** This First Amendment, when combined with the Lease, sets forth and contains the entire understanding and agreement of the Parties hereto and correctly sets forth the rights, duties and obligations of each to the other as of this date.

9. **Waivers; Amendments.** All waivers of the provisions of this First Amendment and all amendments hereto must be in writing and signed by the appropriate authorities of County and Lessee.

10. **Effectiveness of Lease Agreement; First Amendment to Prevail.** Except as modified and amended by this First Amendment all other terms and conditions of the Lease remain unmodified and in full force and effect. The provisions of this First Amendment shall prevail over any inconsistency or conflicting provisions of the Lease.

11. **Severability.** If any term or provision of this First Amendment shall be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this First Amendment shall not be affected thereby and each other term and provision of this First Amendment shall be valid and enforceable to the fullest extent permitted by law.

12. The effective date of this First Amendment is the date the Parties execute this First Amendment. If the Parties execute this First Amendment on more than one date, then the last date this First Amendment is executed by a party shall be the Effective Date.

13. This Memorandum and Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Property is located without regard to principles of conflicts of law.

14. County represents and warrants to Lessee that the County is the sole owner in fee simple title to the Premises and easements and the County's interest under the Lease and that consent or approval of no other person is necessary for the County to enter into this Memorandum and Amendment.

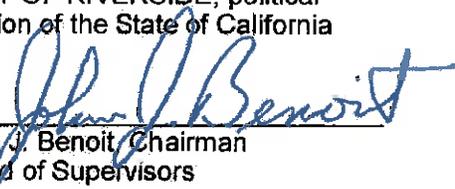
15. This Memorandum and Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same Memorandum and Amendment.

16. Lessee shall have the right to record this Memorandum and Amendment.

Dated: SEP 13 2016

County:

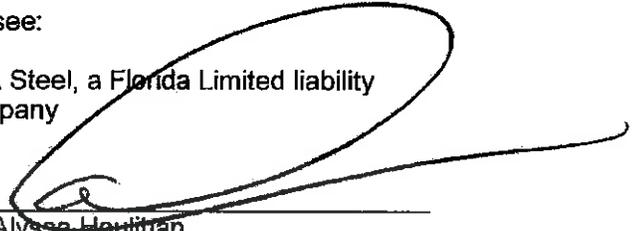
COUNTY OF RIVERSIDE, political
subdivision of the State of California

By: 

John J. Benoit, Chairman
Board of Supervisors

Lessee:

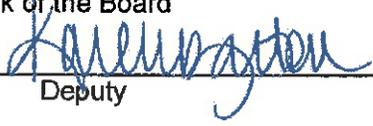
SBA Steel, a Florida Limited liability
company

By: 

Alyssa Heulihan
Vice President, Site Leasing

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By: 

Deputy

APPROVED AS TO FORM:

Gregory P. Priamos,
County Counsel

By: 

Todd Frahm
Deputy County Counsel

EXHIBIT 'A'

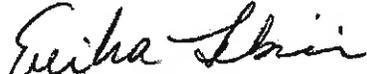
Parcel 1 and Lettered Lot B of Parcel Map 7025, as shown by Map on File in Book 36, Page 22, of Parcel Maps, Records of Riverside County, California.

WITNESSES:

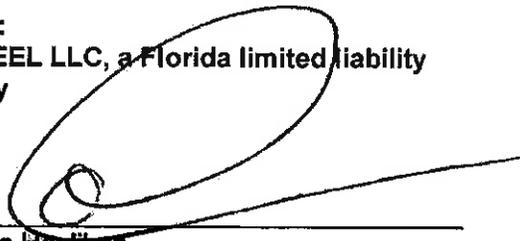
LESSEE:
SBA STEEL LLC, a Florida limited liability company


Daisy Menchik

Print Name: _____


ERIKA LEBRINI

Print Name: _____



By: _____

Alyssa Houlihan
Vice President, Site Leasing

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on the 1 day of August 2016, by Alyssa Houlihan, Vice President, Site Leasing of SBA Steel LLC, a Florida limited liability company on behalf of the company and who is personally known to me.





Notary Public

(NOTARY SEAL)

Print Name: _____

My Commission Expires: _____



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

NOTICE OF EXEMPTION

9/14/16 Date [Signature] Initial

June 27, 2016

Project Name: County of Riverside, Economic Development Agency (EDA) First Amendment to Communication Site Lease, SBA-Fire Station #11, Lake Elsinore

Project Number: FM0473431002200

Project Location: 33020 Maiden Lane, Lake Elsinore, California 92530; Assessor's Parcel Number (APN) 381-252-005 (See Attached Exhibit)

Description of Project: The County of Riverside (County) has an existing ground lease with SBA STEEL LLC, doing business as SBA Wireless (SBA) as the successor in interest to Sprint. The Lease Agreement entitles SBA to operate, and maintain an existing communication facility on that certain real property located at 33020 Maiden Lane, Lake Elsinore, California and identified as Assessor's Parcel Number: 381-252-005, commonly known to the County as Fire Station #11. SBA has requested to modify the existing Lease Agreement, for the purpose of extending the term from the conclusion of the current expiration date of December 31, 2021. The amended term shall commence on January 1, 2022 and expire on December 31, 2032. Additionally SBA will be awarded three consecutive five year terms. The term extension on the lease is anticipated to make the site more attractive to other carriers, resulting in a colocation of the facility and increased revenue. The First Amendment to the Lease is identified as the Project under the California Environmental Quality Act (CEQA). The use of the site under the First Amendment to the Lease would occur in the same manner as with the existing use. The operation of the facility will continue to provide communications services and will not result in a change or an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, and SBA STEEL LLC, a Florida limited liability company, doing business as SBA Wireless

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Lease which includes the operation of communication services.

SEP 13 2016 3:20

www.rivcoeda.org

- Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

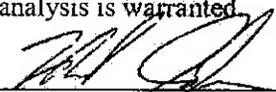
- Housing
Housing Authority
Information Technology
Maintenance
Marketing

- Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

- Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The Project, as proposed, is limited to the Lease that includes operation of communication services. The use of the site would continue in the same manner as under the current lease and would not require any expansion of service or facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The proposed amendment to the Lease Agreement is limited to a time extension and will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No alterations and no impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 6/27/16

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency



Date: June 27, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0473431002200**
First Amendment to Communication Site Lease SBA Fire Station #11, Lake Elsinore

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330
Attention: Mike Sullivan, Senior Environmental Planner,
Economic Development Agency,
3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

www.rivcoeda.org

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

First Amendment to Communication Site Lease - SBA

33020 Maiden Lane, Lake Elsinore, CA 92530



Legend

-  City Boundaries
-  Cities

Notes

APN: 381-252-009

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



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© Riverside County RCIT GIS

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 26076 – Exempt From California Environmental Quality Act– Applicant: SBA Steel LLC, c/o Diane Borchardt – Engineer/Representative: W-T Communication Design Group c/o Andrea Urbas – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development – Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: Southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Boulevard – 1.15 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The proposal is to utilize an existing abandoned wireless facility that will consist of an existing 62 foot high antenna tower disguised as a pine tree with twelve (12) antennas, twelve (12) RRUs, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) GPS antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 6, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheel@rctlma.org go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/9/2017,

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

APN (s) or case numbers PP 26076 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

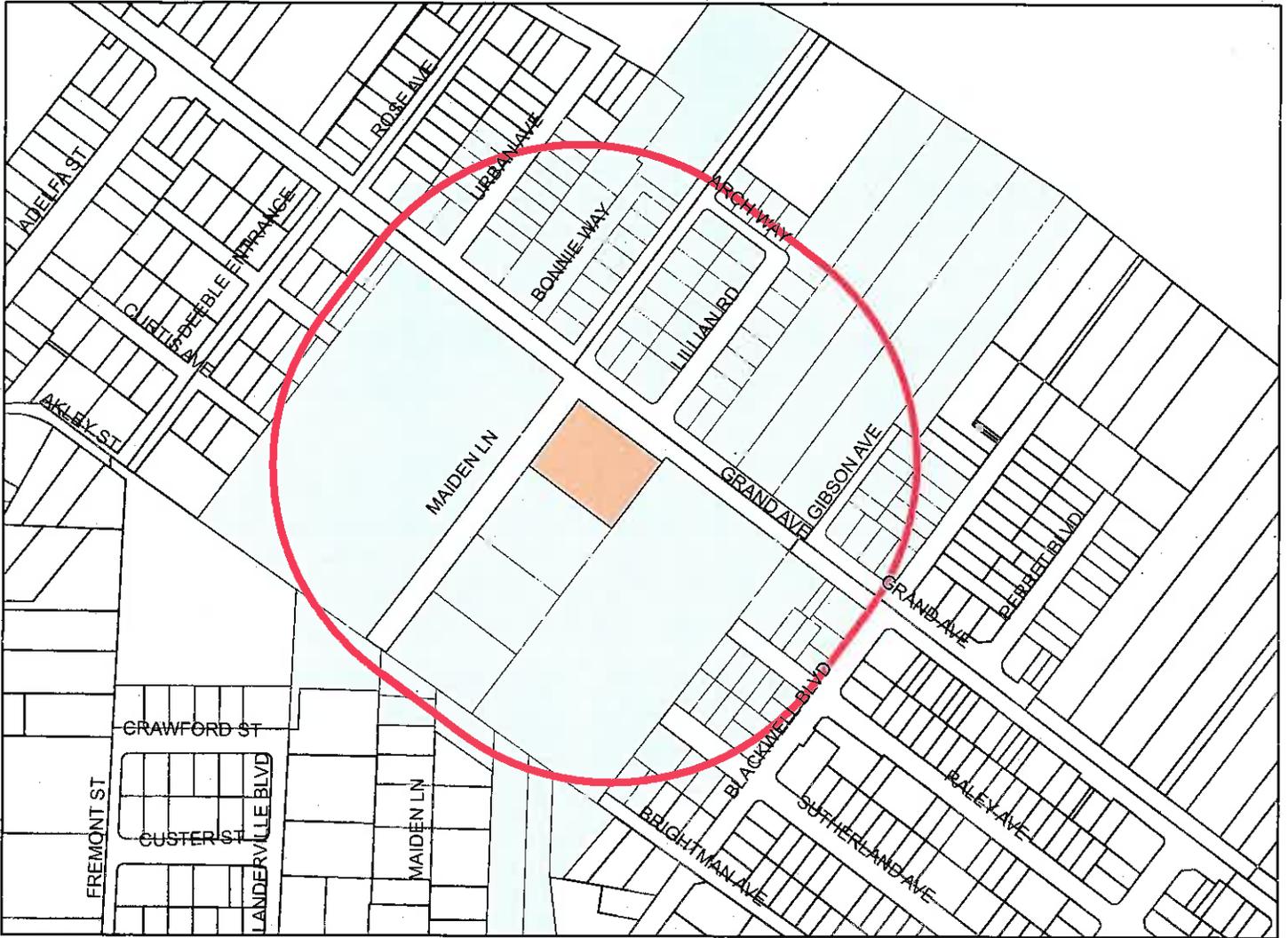
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP26076 (600 feet buffer)



Selected Parcels

381-152-007	381-152-028	381-174-001	381-174-002	381-174-019	381-251-014	381-161-015	381-251-004	381-251-005	381-251-006
381-152-034	381-161-014	381-246-001	381-152-027	381-246-003	381-151-023	381-241-005	381-241-006	381-241-007	381-252-010
381-252-009	381-247-003	383-210-045	381-152-008	381-152-012	381-152-021	381-152-030	381-161-006	381-241-008	381-152-016
381-152-017	381-152-018	381-161-008	383-210-032	381-152-024	381-251-015	381-152-025	381-251-007	381-174-008	381-174-009
381-252-011	381-252-012	381-161-002	381-151-003	381-152-032	381-151-026	381-152-006	381-174-003	381-152-009	381-161-001
381-246-010	381-246-011	381-247-011	381-247-004	381-161-005	381-251-013	381-246-008	381-241-003	381-241-004	381-251-008
381-162-001	381-162-002	381-162-013	381-162-014	381-151-002	381-151-025	381-162-010	381-241-011	381-151-027	381-174-011
383-210-019	383-210-017	381-152-026	381-174-073	381-174-076	381-161-010	381-246-009	381-162-005	383-210-047	383-210-048
381-161-007	381-161-011	381-152-022	381-152-019	381-246-004	381-246-005	381-246-006	381-247-009	381-162-017	381-152-020
381-152-035	381-174-010	381-152-013	381-174-012	383-210-016	381-151-001	381-161-017	381-162-004	381-251-024	381-161-016
381-161-013	381-162-015	381-174-004	381-174-005	381-174-006	381-246-002	381-247-010	381-151-024	381-162-011	381-162-007
381-161-009	381-162-008	381-162-009	381-161-012	381-246-007	381-162-016	381-162-006	381-162-003	381-152-029	381-252-003



340 170 0 340 Feet

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

ASMT: 381151001, APN: 381151001
PRISCILA ZUNIGA
32991 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151027, APN: 381151027
SONS PROP MANAGEMENT, ETAL
21806 PAINT BRUSH LN
DIAMOND BAR CA 91765

ASMT: 381151002, APN: 381151002
JOHN CHAN
2536 GREENWICH DR
FULLERTON CA 92833

ASMT: 381152006, APN: 381152006
HANS KUHN
32940 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151003, APN: 381151003
SONIA LOPEZ, ETAL
33045 VICTORIA BROOKE LN
LAKE ELSINORE CA 92530

ASMT: 381152007, APN: 381152007
ALEX DEL HOYO
32948 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151023, APN: 381151023
CATHERINE BOULA
212 S KRAEMER BLV NO 305
PLACENTIA CA 92870

ASMT: 381152008, APN: 381152008
DEBRA SPRADLIN
32952 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151024, APN: 381151024
SHIRLEY GORDON
32961 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381152012, APN: 381152012
DIANA POWELL
1 SEPULVEDA
RCH SANTA MARGARITA CA 92688

ASMT: 381151025, APN: 381151025
JOHN NEET
26845 JEFFERSON AVE STE A
MURRIETA CA 92562

ASMT: 381152013, APN: 381152013
JANET SMEJKAL, ETAL
P O BOX 485
FREMONT CA 94537

ASMT: 381151026, APN: 381151026
VIRGINIA SAENZ, ETAL
97 WELCOME LN
SEAL BEACH CA 90740

ASMT: 381152018, APN: 381152018
SUSAN FUESS, ETAL
15006 SUTTON ST
SHERMAN OAKS CA 91403



ASMT: 381152019, APN: 381152019
MARY WIKHOLM
2132 1/2 GRIFFITH PARK BLV
LOS ANGELES CA 90039

ASMT: 381152029, APN: 381152029
SON PROP MGMT, ETAL
2830 EAGLECREST PL
DIAMOND BAR CA 91765

ASMT: 381152020, APN: 381152020
NORMAN FLOYD
32941 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381152030, APN: 381152030
CATHLEEN LAUNCHBAUGH, ETAL
P O BOX 393
CAYUCOS CA 93430

ASMT: 381152022, APN: 381152022
MIRIAM FIGUEROA, ETAL
C/O MIRIAM FIGUEROA
821 OAK AVE
DUARTE CA 91010

ASMT: 381152032, APN: 381152032
GRAND AVE CIVIC ASSN
C/O SUSAN SANDOVAL
P O BOX 270
LAKE ELSINORE CA 92531

ASMT: 381152024, APN: 381152024
JASWINDER SANDHU, ETAL
32951 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381152034, APN: 381152034
BERTRAND COTTLE
19001 SMILEY DR
ORANGE CA 92869

ASMT: 381152025, APN: 381152025
ESV HOLDINGS INC
32959 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381152035, APN: 381152035
OLD BEN ONE INC
C/O CHARLES FIELDS
33238 ADELFA ST
LAKELAND VILLAGE CA 92530

ASMT: 381152026, APN: 381152026
RITA BLEVINS, ETAL
32965 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161001, APN: 381161001
HT PROP
19227 SAMUEL DR
LAKE ELSINORE CA 92530

ASMT: 381152027, APN: 381152027
CALBAR HOLDINGS
21 CAMALI CT
NEWPORT BEACH CA 92663

ASMT: 381161002, APN: 381161002
HENRIETTA CARMONA, ETAL
124 CALLE DIAZ
ANAHEIM CA 92807



ASMT: 381161005, APN: 381161005
JUANA LONDONO, ETAL
32975 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161013, APN: 381161013
SALVADOR ARREDONDO
32900 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161006, APN: 381161006
CHRISTINA SHUSTER, ETAL
32955 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161014, APN: 381161014
MARIE LAMBERT, ETAL
32930 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161007, APN: 381161007
MAGDALINE HARRIS
32945 LILLIAN AVE
LAKE ELSINORE CA 92530

ASMT: 381161015, APN: 381161015
KATHLEEN TEMPLE, ETAL
32950 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381161008, APN: 381161008
MAUREEN JOHNSON, ETAL
32935 LILLIAN AVE
LAKE ELSINORE CA 92530

ASMT: 381161016, APN: 381161016
THERESA LABROUSSE, ETAL
78 6701 ALII DR
KAILUA KONA HI 96740

ASMT: 381161009, APN: 381161009
SUSAN LOVE
32925 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161017, APN: 381161017
ROBERT DONAVAN
32985 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161010, APN: 381161010
JOSE GONZALEZ, ETAL
32915 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381162003, APN: 381162003
WELDON PAGE
2301 E SANTA FE APT 5
FULLERTON CA 92831

ASMT: 381161012, APN: 381161012
ANDREA THIEL, ETAL
2593 INDEPENDENCE WAY
CORONA CA 92882

ASMT: 381162004, APN: 381162004
ROBERTO MERCADO
32960 LILLIAN RD
LAKE ELSINORE, CA. 92530



ASMT: 381162005, APN: 381162005
LILLIAN ROAD TRUST
NO G202
16331 LAKESHORE DR
LAKE ELSINORE CA 92530

ASMT: 381162013, APN: 381162013
KENNETH HOWARD, ETAL
17540 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381162006, APN: 381162006
TARRIE ORRIS, ETAL
32936 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381162016, APN: 381162016
VINCENT WANG
18003 ESPITO ST
ROWLAND HEIGHTS CA 91748

ASMT: 381162007, APN: 381162007
JULIUS SZEMENYEI, ETAL
32641 ALTA PINE LANE
SAN JUAN CAPISTRANO CA 92675

ASMT: 381162017, APN: 381162017
LAUREL BUCHANAN, ETAL
32940 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381162008, APN: 381162008
TERRY SHOOK
32918 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381174003, APN: 381174003
SOCORRO DELATORRE, ETAL
P O BOX 727
WILDOMAR CA 92595

ASMT: 381162009, APN: 381162009
TERRY SHOOK
32910 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381174006, APN: 381174006
ANITA HADLEY, ETAL
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 381162010, APN: 381162010
DARLENE OUTHUIJSE, ETAL
9140 ROSE ST
BELLFLOWER CA 90706

ASMT: 381174008, APN: 381174008
FANG HSU
8311 HONEY HILL RD
LAUREL MD 20723

ASMT: 381162011, APN: 381162011
SKIE DOBRINSKI
5700 MARCONI AVE NO 214
CARMICHAEL CA 95608

ASMT: 381174010, APN: 381174010
ELIZABETH AMBRIZ, ETAL
175 S RIO VISTA NO 98
ANAHEIM CA 92806



ASMT: 381174011, APN: 381174011
JOSHUA LEONE
32953 BLACKWELL
LAKE ELSINORE CA 92530

ASMT: 381246001, APN: 381246001
BLUE SHADOWS PROP
C/O CHAD BAKER
P O BOX 5000 PMB 403
RANCHO SANTA FE CA 92067

ASMT: 381174012, APN: 381174012
ELVIRA ESCAMILLA, ETAL
32963 BLACKWELL BLV
LAKE ELSINORE, CA. 92530

ASMT: 381246002, APN: 381246002
VIKEN KECKECHIAN, ETAL
27202 GALVEZ LN
MISSION VIEJO CA 92691

ASMT: 381174019, APN: 381174019
JOYCE CHEN, ETAL
4115 LIVE OAK LN
YORBA LINDA CA 92886

ASMT: 381246003, APN: 381246003
CARL CHOI
10618 WINCHECK RD
SAN DIEGO CA 92131

ASMT: 381174076, APN: 381174076
LAMSON PROP
C/O BLUESTAR PROPERTIES
12176 INDUSTRIAL BLV NO 1
VICTORVILLE CA 92395

ASMT: 381246006, APN: 381246006
MIGUEL LOPEZ
15073 KNOLLWOOD ST
LAKE ELSINORE CA 92530

ASMT: 381241007, APN: 381241007
CHE HOANG
25125 VIA LAS LOMAS
MURRIETA CA 92562

ASMT: 381246007, APN: 381246007
ANGELA SUBER, ETAL
14790 TOFT DR
LAKE ELSINORE CA 92530

ASMT: 381241008, APN: 381241008
SEKAB SAMAD, ETAL
17586 RALEY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381246008, APN: 381246008
RANDI SAVAGE, ETAL
33245 MORRELL DR
LAKE ELSINORE CA 92530

ASMT: 381241011, APN: 381241011
ALEJANDRA MUNOZ, ETAL
29662 COOL MEADOW DR
MENIFEE CA 92584

ASMT: 381246009, APN: 381246009
LESLIE MICHAEL S TRUST
C/O MICHAEL LESLE
21048 LAGUNA RD
WILDOMAR CA 92595



ASMT: 381247003, APN: 381247003
CONNIE KLINE, ETAL
144 SANDY BLV
CENTRALIA WA 98531

ASMT: 381251013, APN: 381251013
JAMES AGUIRRE
17401 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381247004, APN: 381247004
CARMEN BREESE, ETAL
11685 GLADSTONE CIR
FOUNTAIN VALLEY CA 92708

ASMT: 381251014, APN: 381251014
ALICIA MARTINEZ, ETAL
17409 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381247009, APN: 381247009
NANCY BRAVO, ETAL
1812 PESCADORES AVE
SAN PEDRO CA 90732

ASMT: 381251015, APN: 381251015
ERIN BACARELLA
17420 CURTIS AVE
LAKE ELSINORE, CA. 92530

ASMT: 381247011, APN: 381247011
HT PROP
C/O SCOTT HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

ASMT: 381251024, APN: 381251024
R ROY, ETAL
2545 OCOTILLO AVE
SANTA MARIA CA 93455

ASMT: 381251006, APN: 381251006
BAHAR ALAVI
17 CATANIA
MISSION VIEJO CA 92692

ASMT: 381252003, APN: 381252003
DENNIS SPAHR, ETAL
6130 GRENADA AVE
CYPRESS CA 90630

ASMT: 381251007, APN: 381251007
EVANGELIO RAMIREZ GONZALEZ
17410 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381252009, APN: 381252009
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 381251008, APN: 381251008
LILIANA ARCINIEGA, ETAL
17400 KNIFFIN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381252010, APN: 381252010
JACKIE CORRIGAN, ETAL
C/O JACKIE S CORRIGAN
33040 MAIDEN LN
LAKE ELSINORE, CA. 92530



ASMT: 381252012, APN: 381252012
TERESA ZAMBRANA, ETAL
39551 CALLE DE COMPANERO
MURRIETA CA 92562

ASMT: 383210016, APN: 383210016
PEMBROKE MAMIE ESTATE OF
C/O JULIA M PAYNE
2808 BROAD ST
NEWPORT BEACH CA 92663

ASMT: 383210017, APN: 383210017
KATRINA
24571 JEREMIAH DR
DANA POINT CA 92629

ASMT: 383210019, APN: 383210019
JULIE HASKINS
17565 BRIGHTMAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 383210032, APN: 383210032
ANNIE ALMOYAN, ETAL
33150 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 383210045, APN: 383210045
RENEE BROWN, ETAL
17574 COTTRELL ST
LAKE ELSINORE, CA. 92530

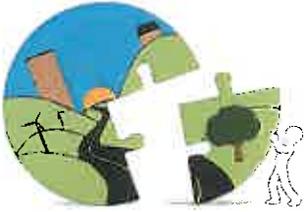
ASMT: 383210048, APN: 383210048
MADELENE LESLE
32976 SERENA WAY
LAKE ELSINORE CA 92530



SBA Steel LLC
Attn: Diane Borchardt
8051 Congress Ave.
Boca Raton, CA 33487

W-T Communication
Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

County of Riverside
C/O Real Estate Division
P O Box 1180
Riverside, CA 92502



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss
Planning Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Verizon Wireless (Churchill) / PP26076

Project Location: In the unincorporated area of Riverside County, more specifically located 17521 Grand Ave. Lake Elsinore, CA

Project Description: Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62-foot-high tower disguised as a pine tree with twelve (12) antennas, twelve (12) Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C unit with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: SBA Steel LLC, 8051 Congress Ave Boca Raton, CA 33487

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 (15301-Existing Facilities & 15302 Replacement & Reconstruction)
 Statutory Exemption (_____)
 Other: catchall

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. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing 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. Examples of this exemption include but are not limited to (a) interior or exterior alterations involving such things as electrical conveyances, (b) existing facilities of both investor or publicly owned utilities used to provide electrical power, natural gas, sewerage, or other public utility services and (d) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. The proposed project is exempt under Section 15301 because it is restoring the previous use of a disguised wireless facility as a monopine, without increasing the previous lease area and with no expansion of use beyond that existing previously. This will re-establish wireless communication utility services for the residents in the surrounding neighborhood(s). The proposed project has also been determined to be categorically exempt from CEQA, as set forth per Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines. Section 15302 exempts the replacement or reconstruction of existing structures and facilities and will have the substantially the same purpose and capacity as the structures replaced. Examples of this exemption include but are not limited to (c) replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity. The proposed project is exempt under Section 15302 because it is replacing the previous utility system or facility with minor amounts of replaced equipment and is a new utility or facility of the same use by a new provider and without expansion of the capacity. This will re-establish utility services for the residents in the surrounding neighborhood(s). Because all aspects of the project are exempt under Sections 15301 and 15302, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15301 or 15302 exemptions applies.

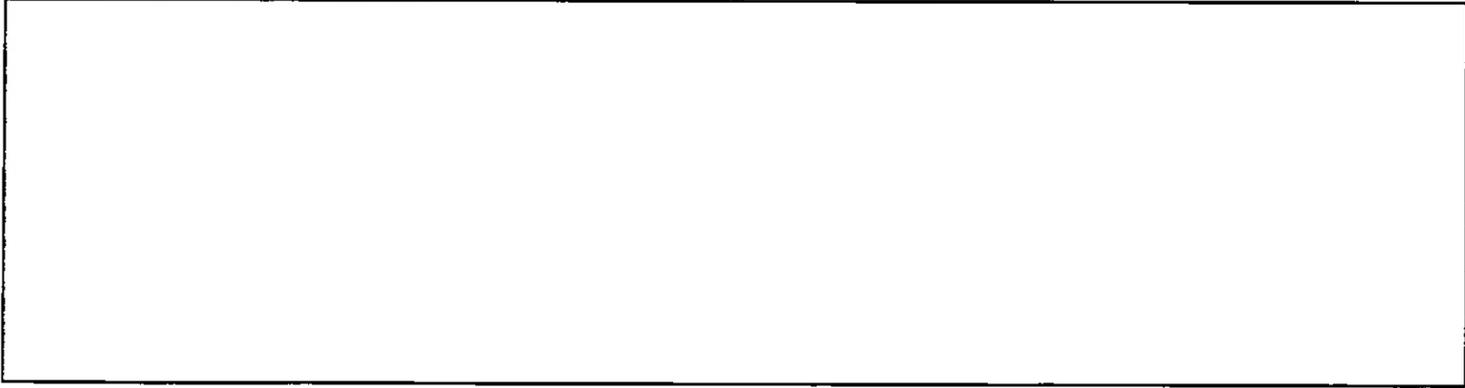
Tim Wheeler County Contact Person 951-955-6060 Phone Number

Signature _____ Project Planner _____ Title _____ February 6, 2017 _____ Date

Date Received for Filing and Posting at OPR: _____

Revised: 01/30/2017: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA ZCFG No. 06324 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



*Case No: CFG06324 *

Applied: 09/15/2016

Proposal: PP26076 - EA EXEMPT

Appl Type: CFG3 CALIF FISH & GAME: DOC FEE

Location:

Project size: F/A:

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 381252009

Section: Twnshp/Range:

Supervisor District:

Census Tract:

Team:

Zoning:

Zoning Area/Dist:

Developer Agreement:

Open Space & Cons Elem:

Community Plan:

Category/Designation:

EA:

Concurrent Cases:

Related Cases:

APPLICANT COUNTY OF RIVERSIDE 09/15/2016

3133 MISSION INN AVE

RIVERSIDE CA

92507

OWNER COUNTY OF RIVERSIDE 09/15/2016

3133 MISSION INN AVE

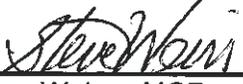
RIVERSIDE CA

92507

Also is Applicant

Agenda Item No.: 3.2
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: Tim Wheeler
Director's Hearing: February 6, 2017

PLOT PLAN NO. 25764
CEQA Exempt
Applicant: Ernesto Sanchez
Engineer/Representative: Joe Zink


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25764 proposes to legalize an existing unpermitted automotive repair shop which includes a 348-square-foot office/restroom/storage building and a 246-square-foot detached repair garage. In addition, the application proposes two (2) new parking spaces for access by persons with disabilities and modifications to the garage structure which include exterior wooden standard tilt-up, new flooring and a new garage door. No expansions to either structure are proposed at this time.

The project is located north of Brightman Avenue, east of Dowman Street, west of Wood Street, and south of Grand Ave at the address 18085 Grand Ave.

ISSUES OF POTENTIAL CONCERN:

Land Use Violations:

The project site had code violations (CV1400212/222) for the existing 348-square-foot office building that is located within the western portion of the site (formerly a dwelling). The eastern portion of the site consists of a 246-square-foot detached garage (formerly a residential detached garage). Both buildings were converted to an office/restroom/storage building and repair garage, respectively, without entitlements or permits. This proposed plot plan will resolve the land use violations and legalize the automotive repair business.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) to the immediate east and west. Community Development: Medium Density Residential (CD: MDR) to the immediate north and south. |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the immediate north, south, east, and west. |
| 5. Existing Land Use: | Existing automotive repair shop |
| 6. Surrounding Land Use: | Vacant property to the east, Single Family |

7. Project Data: Residential (SFR) to the north, south, and west.
Total Acreage: 0.09
Total Building(s) Square-footage: 594 sq. ft.
8. Environmental Concerns: CEQA exempt (15303 New Construction or Conversion of Small Structures)

RECOMMENDATIONS:

FIND PLOT PLAN NO. 25764 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 25764, 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 has the General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR on the Elsinore Area Plan, which allows for local and regional serving retail and service uses within this land use designation.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) to the east and west and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) to the north and south.
3. The zoning classification for the subject site is General Commercial (C-1/C-P).
4. The project site is surrounded by properties with a zoning classification of General Commercial (C-1/C-P) to the immediate north, south, east, and west.
5. The proposed use, an automotive repair garage and associated office, is a permitted use, subject to approval of a plot plan, in the General Commercial (C-1/C-P) zoning classification.
6. The proposed use, an automotive repair garage, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zone. There are no yard requirements if the buildings do not exceed 35 feet in height, and buildings must not exceed 50 feet in height absent compliance with Ordinance No. 348 section 18.34. The existing buildings, a dwelling converted into office uses and an automotive repair garage, are 18 feet high, under the building height requirements; therefore it is consistent with the yard and height requirements. In addition, four (4) parking spaces are required under Ordinance No. 348 Section 18.12 for the project's proposed use, and seven (7) off-street parking spaces are provided, consistent with this requirement. Two new parking spaces for access by persons with disabilities will also be provided. There is no roof mounted equipment on the buildings or outside storage proposed of over 200 square feet for the project.
7. Single Family dwellings and commercial uses have been constructed and are operating in the vicinity of the project site.

8. The existing project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such is not required to dedicate a portion of the project site for preservation purposes.
9. This project is located within the City of Lake Elsinore's Sphere of Influence. The City of Elsinore was noticed of the proposed project for comments on March 23, 2015. No comments from the City of Elsinore were received.
10. The existing project site is located within a Very High Fire Area. Most of the surrounding area or neighborhood is developed with residences or small commercial sites. The project has been conditioned by the Fire Department. Fire protection and suppression services will be available for the proposed project through Riverside County Fire Department.
11. The existing project site is located within the Mt. Palomar Lighting Ordinance (Ord. 655). No outdoor lighting is proposed for the entitlement of the automotive repair garage. The hours of operation for the automotive repair garage are Monday through Friday 8 am to 6 pm; assuring that there is no need for any outdoor lighting for the proposed project.
12. This project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.
 - a. State CEQA Guidelines Section 15303 exempts the 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. Among other examples of exempt projects, Section 15303(c) notes that commercial structures such as stores and offices not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area are exempt under Section 15303.
 - b. The project proposes new construction in the form of a tenant improvement to legally permit the conversion of the existing residential dwelling and detached garage into an office/restroom/storage building and detached repair garage. As an office and repair garage, it is a similar use as explicitly recognized as exempt under Section 15303. In addition, no significant amounts of hazardous substances are used in the office/restroom/storage or repair garage. The total size of both buildings involved is 594 square feet of floor area; which is far less than the 2500 square feet allowed for such commercial uses under Section 15303. The only outside modifications, a new garage door, new wooden standard tilt-up, and two new parking spaces, are very minor modifications. For these reasons, the project is exempt under the Class 3 exemption.
 - c. Because all aspects of the project are exempt under Section 15303, PP25764 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15303 exemption applies.

CONCLUSIONS:

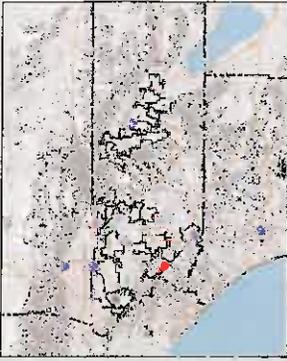
1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is 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. An Airport Influence Area; or
 - b. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan; or
 - c. County Service Area; or
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - f. Not within a Fault Zone;
3. The project site is located within:
 - a. The city of Lake Elsinore's sphere of influence; and
 - b. High Fire or State Responsibility Area; and
 - c. Lake Elsinore Unified School District; and
 - d. Moderate soil liquefaction; and
 - e. Susceptible to soil subsidence;
 - f. Zone B, 33.42 miles from Mt. Palomar Observatory (Ord. 655)
4. The subject site is currently designated as Assessor's Parcel Numbers 381-223-003 and 004.

Vicinity Map

PP25764



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographical lines
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map

Notes

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



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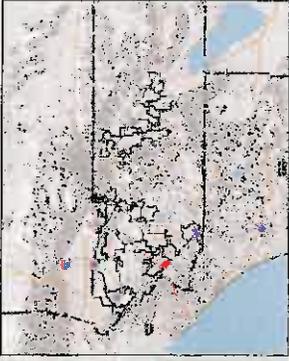


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Land Use Map

PP25764



Legend

-  City Boundaries
-  Cities



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439 Feet



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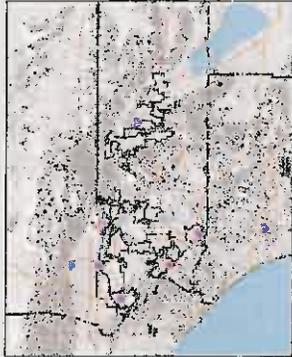
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Notes

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Zoning Map

PP25764



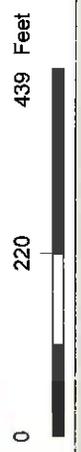
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Zoning

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A-D	[Light Green]
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A-P-10	[Light Green]
A-P-2 1/2	[Light Green]

Notes

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.

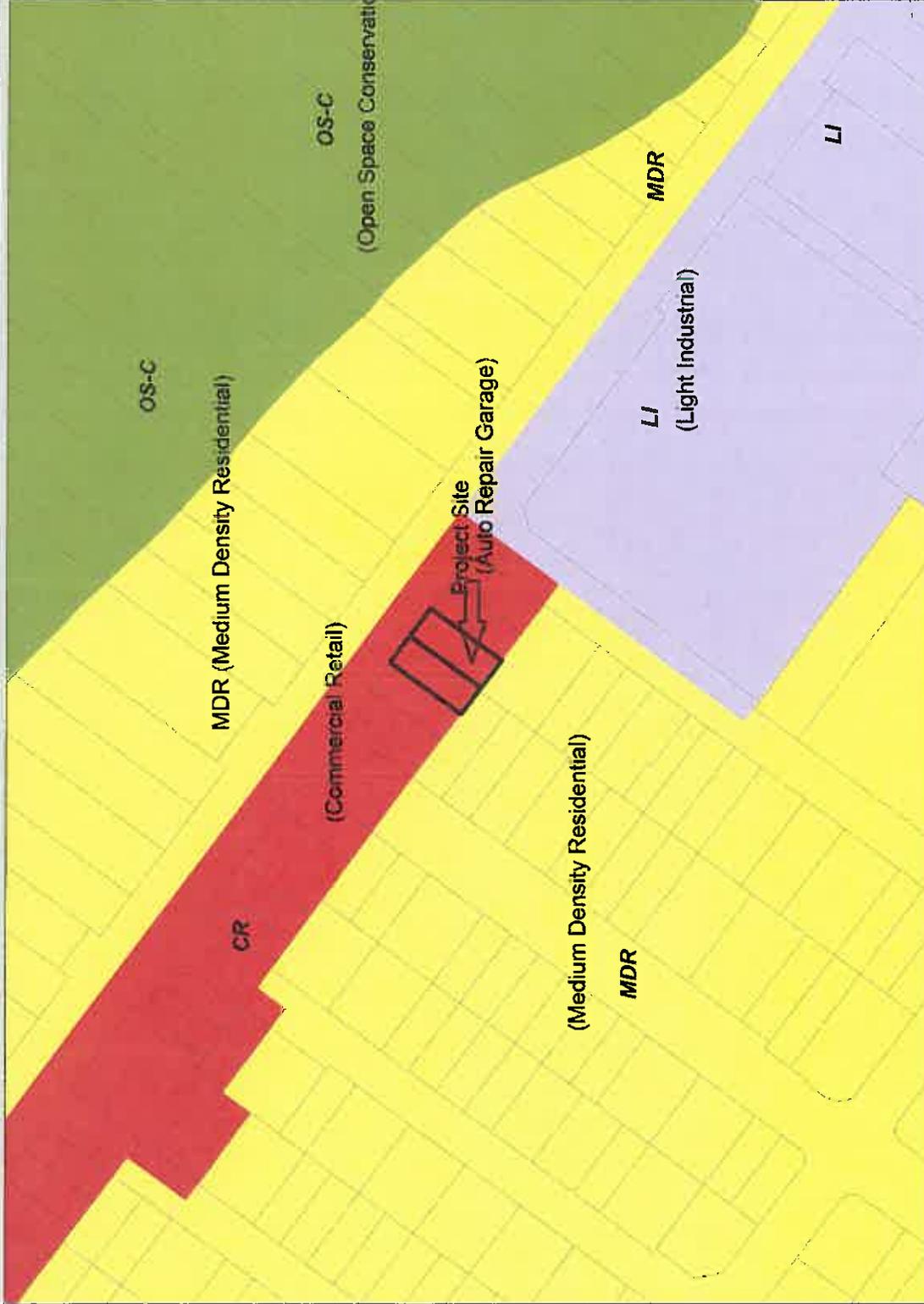


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General Plan Map

PP25764



Legend

- Landuse**
- Rural Community - Estate Density F
 - Rural Community - Very Low Densi
 - Rural Community - Low Density Re
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Planning Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat

Notes

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439 Feet



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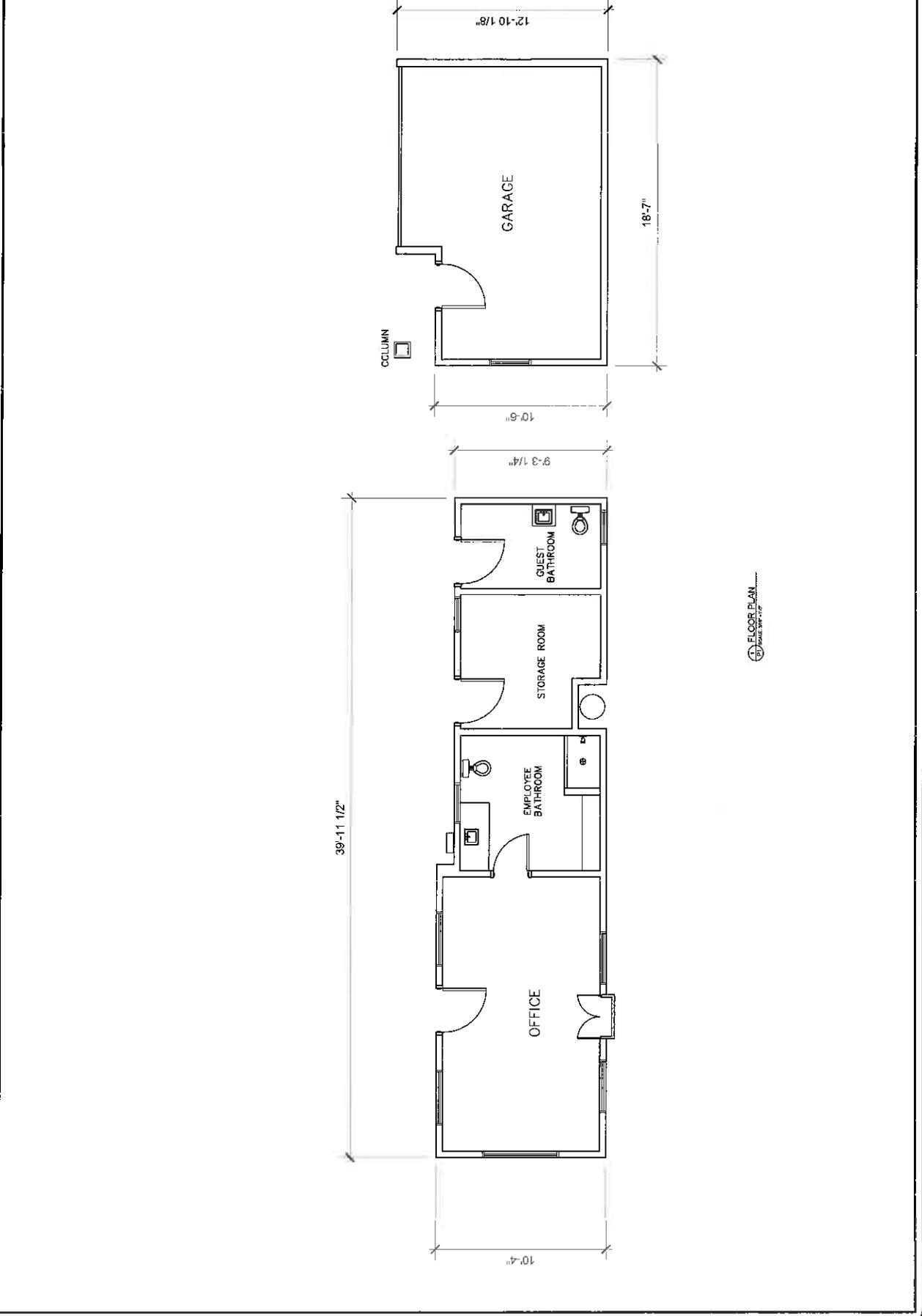
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DATE	08/12/14
SCALE	3/16"=1'-0"
JOB NO.	
PROJECT NO.	P1
SHEET	

ERIN'S AUTOMOTIVE
FLOOR PLAN
CHECKED BY: JZ
APPROVED BY: [Signature]
REVISIONS

COMPANY NAME: ERIN'S AUTOMOTIVE
OWNERS: ERIN SANCHEZ & ROSITA SANCHEZ
ERIN'S AUTOMOTIVE
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DESIGN & ENGINEERING
JOSEPH ZINK
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jzink88@gmail.com



FLOOR PLAN

Grand Ave



43 ft



1994

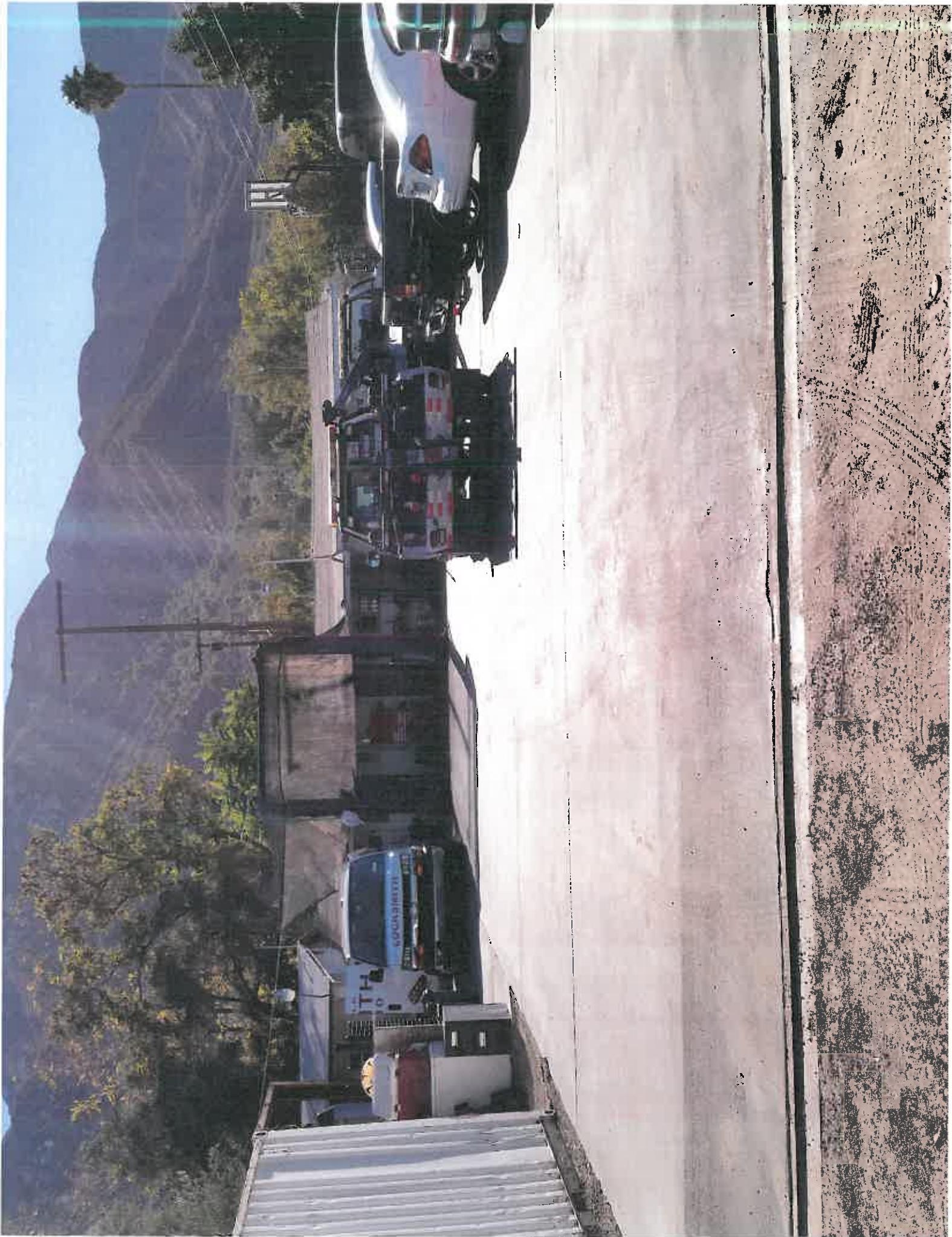
© 2014 Google

Google earth

Imagery Date: 1/12/2013

33°38'05.89" N 117°20'18.93" W elev 1285 ft

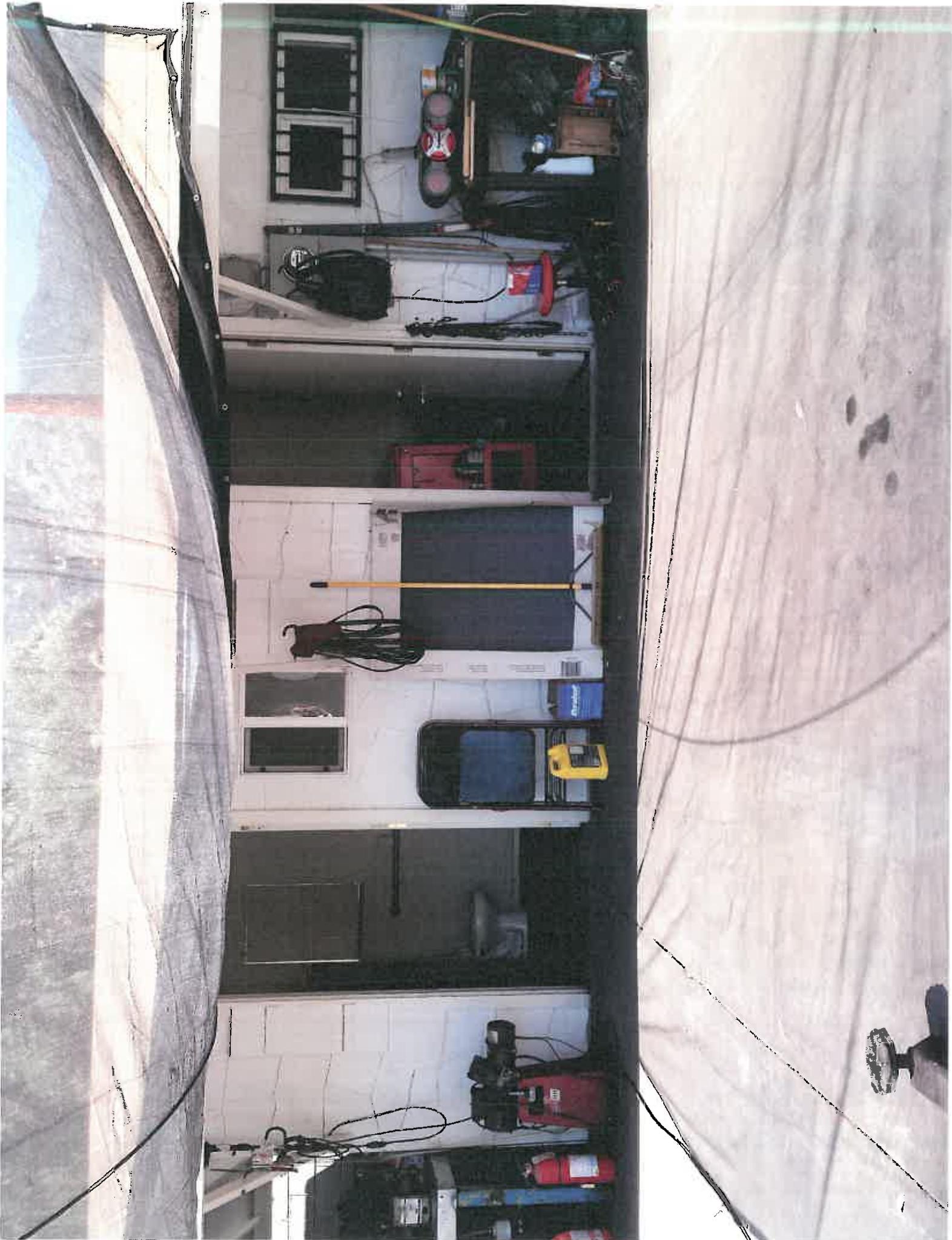
eye alt 1499 ft















OPEN

RIVER AIR

RIVER AIR

PLOT PLAN:TRANSMITTED Case #: PP25764

Parcel: 381-223-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

PLOT PLAN NO. 25764 proposes to legalize an existing unpermitted automotive repair shop which includes a 348-square-foot office/restroom/storage building and a 246-square-foot detached repair garage. In addition, the application proposes two (2) new parking spaces for access by persons with disabilities and modifications to the garage structure which include exterior wooden standard tilt-up, new flooring and a new garage door. No expansions to either structure are proposed at this time.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

PLOT PLAN:TRANSMITTED Case #: PP25764

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10. GENERAL CONDITIONS

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

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. 25764 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25764, Exhibit A, dated February 6, 2017.

EXHIBIT B = Plot Plan No. 25764, Exhibit B, Floor Plan

EXHIBIT C = Plot Plan No. 25764, Exhibit C, Elevation Photos

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

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

10. EVERY. 5 USE - BOS B-29 POLICY (SOLAR) RECOMMND

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29 (Solar Power Plant Policy).

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 25764 proposes to permit an existing automotive body shop which includes a 348 square foot office/administration building and a garage that encompasses 246 square feet. No grading is proposed, therefore, the Grading Division does not object to this proposal with the following included grading conditions.

PLOT PLAN:TRANSMITTED Case #: PP25764

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMIT REQUIREMENTS

INEFFECT

PRIOR TO CERTIFICATE OF OCCUPANCY, AND COMMENCEMENT OF BUSINESS OPERATIONS, A BUILDING PERMIT ISSUED BY BUILDING & SAFETY IS REQUIRED TO CONVERT THE DWELLING TO AN OFFICE, AND FOR THE GARAGE.

PERMIT ISSUANCE:

Per section 105.1 (2013 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 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, structure, or equipment.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - C42 CERT/SEWER CONNECT

RECOMMND

PP25764 was for the review of a plot plan application for an existing automotive body shop which includes a 348 SF office/administration building and a garage that encompasses 246SF. Historically, the only permits found for this site was for a residence built in 1947.

Prior to any building permit issuance, the applicant must provide the following:
- C42 certification of the existing onsite waste water treatment system (OWTS). The system must be properly sized

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - C42 CERT/SEWER CONNECT (cont.) RECOMMND

for the use of the structure as an automotive body shop. Please note that industrial wastes are not allowed to go to an OWTS.

- If any modification, repair or any other circumstance that requires the OWTS to be changed, they must connect to Elsinore Valley Municipal Water District sewer. Sewer is available in Grand Avenue.

Any subsequent reviews conducted for clearances for this project will be subject to the applicable fees.

10.E HEALTH. 2 USE - OWTS/NO INDUSTRIAL WASTE RECOMMND

No industrial wastes are approved to drain to any onsite wastewater treatment system (OWTS)/septic. Floor plans are required to be submitted to this department for verification as part of any clearances to be obtained. All clearances from this Department are subject to fees. Please call (951)955-8980.

FIRE DEPARTMENT

10.FIRE. 4 USE - #89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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

Gates shall be minimum 20 feet in width. Gate access shall be equipped with a Knox rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT RECOMMND

Plot Plan 25764 is a proposal to legalize an existing automotive body shop on a site in the Lakeland Village

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Parcel: 381-223-003

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE - FLOOD HAZARD REPORT (cont.)

RECOMMND

area. The project site is located south of Lake Elsinore on the south side of Grand Avenue between Wood Street and Downman Street.

The site lies in a relatively flat area with poor drainage and is subject to sheet-flow type runoff from the hills to south as the storm flows make their way north to Lake Elsinore. This site is outside the floodplain limits for Lake Elsinore as the Zone X and 100-year Zone AE floodplain limits for Lake Elsinore are along the north side of Grand Avenue as delineated on Panel No. 06065C 2039G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

During large storm events this site could be subject to shallow flooding. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. The two existing structures that will remain on site are subject to damage by flooding in these large storm events if not properly flood proofed.

The improvements associated with this project already exist on the site. Therefore, this project would not increase peak flow rates on downstream properties and no mitigation for increased runoff would be required. This project does not involve any existing or proposed District maintained facilities. The review and approval of the preliminary and final Water Quality Management Plan (WQMP), in addition to any associated drainage and grading plans, will be processed by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 8

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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

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10. GENERAL CONDITIONS

10.PLANNING. 8

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 9

USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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Parcel: 381-223-003

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 10 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 11 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 14 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 15 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this Plot Plan No. 25764 shall be limited to the hours of 8:00 a.m. to 6:00 p.m, Monday through Friday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 16 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Seven (7) parking space have been approved for this project and two (2) new parking spaces for access by persons with disabilities will also be provided.

10.PLANNING. 18 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 24 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 26 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - NO RESIDENT OCCUPANCY (cont.) RECOMMND

address within the premises as a place of residence.

10.PLANNING. 27 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from AQMD, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 28 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 29 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

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10. GENERAL CONDITIONS

10.PLANNING. 31 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. 32 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 33 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 36 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 37 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 41 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.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within wo (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.

20.PLANNING. 5 USE - EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

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

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W CHECK FEE DEPOSIT RECOMMND

Prior to this project going to the Planning Director's hearing, the applicant shall open an account and pay the appropriate processing fee, which is an initial deposit, to the Survey Division for the dedication of irrevocable public street right-of-way along Grand Avenue. The legal and plats can be submitted after Planning Director's approval in accordance with condition 80.TRANS.1, "USE - R-O-W DEDICATION 1".

20.TRANS. 2 USE-R-O-W IRREVOCABLE DEDICAT RECOMMND

Within six (6) months of the effective date of this permit, an irrevocable offer of dedication for sufficient public street right-of-way along Grand Avenue shall be offered for public use to provide for a 55 foot half-width dedicated

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE-R-O-W IRREVOCABLE DEDICAT (cont.) RECOMMND

right-of-way per County Standard No. 93, Ordinance 461.
(Modify: Reduced half-width right-of-way from 59' to 55'.)

20.TRANS. 3 USE - R-O-W FENCE & BLOCK WALL RECOMMND

In the future, if the County decides to widen Grand Avenue, the project proponent shall be responsible for demolishing and relocating the existing fence and block wall along Grand Avenue at the owner(s)' expense and absolutely no cost shall be accrued to the County of Riverside for the demolishing and relocation of the existing fence and block wall. The demolishing and relocation shall take effect immediately when the County request to demolish and relocate the existing fence and block wall located within the road right-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 3 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PARCEL MERGR REQD (2) (cont.)

RECOMMND

Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 381-223-003 and 381-223-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1/C-P) zone.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25764, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2)

RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

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.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT C, dated February 6, 2017.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B, dated February 6, 2017.

PLOT PLAN:TRANSMITTED Case #: PP25764

Parcel: 381-223-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 12 USE - PARCEL MERGR REQD RECOMMND

A parcel merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 381-223-003 and 381-223-004. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1/C-P) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.003 is satisfied.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25764, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - LNDSCPNG PROJ SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: No additional requirements.

PLOT PLAN: TRANSMITTED Case #: PP25764

Parcel: 381-223-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated APRIL 3, 2015, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Within six (6) months of the effective date of this permit or prior to building permit issuance, whichever comes first, an irrevocable offer of dedication for sufficient public street right-of-way along Grand Avenue shall be offered for public use to provide for a 55 foot half-width dedicated right-of-way per County Standard No. 93, Ordinance 461. (Modify: Reduced half-width right-of-way from 59' to 55'.)

80.TRANS. 2 USE - IMPLEMENT BMPs

RECOMMND

The project proponent shall implement appropriate Best Management Practices (BMPs) to prevent stormwater pollution from the project. Perform all vehicle and maintenance repair activities under cover to prevent run-on of stormwater and the runoff of spills. Use tarp, ground cloth, or drip pans beneath vehicle or equipment to capture all spills and drips. Drips and spills shall be disposed, reused, or recycled properly. Store all potential stormwater pollutants in non-leaking secondary containers and implement other BMPs as necessary to control potential stormwater pollution.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building

PLOT PLAN:TRANSMITTED Case #: PP25764

Parcel: 381-223-003

90. PRIOR TO BLDG FINAL INSPECTION

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

Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT 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. 2 USE - HAZMAT CONTACT RECOMMND

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

90.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of seven (7) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete or decomposed granite to current standards as approved by the Department of Building and Safety.

PLOT PLAN:TRANSMITTED Case #: PP25764

Parcel: 381-223-003

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

PLOT PLAN:TRANSMITTED Case #: PP25764

Parcel: 381-223-003

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25764 is calculated to be 0.18 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. 28 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. 25764 has been

PLOT PLAN:TRANSMITTED Case #: PP25764

Parcel: 381-223-003

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

calculated to be 0.18 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. 29 USE - WASTE MGNT FINAL RECOMMND

Prior to final of a building or occupancy permit, evidence to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - IMPLEMENT BMPs RECOMMND

Register the project with the Transportation Business Registration Division, in accordance with Riverside County Ordinance No. 857.

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

DATE: March 23, 2015

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control

Riv. Co. Public Health Industrial Hygiene

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Archaeology – H. Thomson

P.D. Landscaping Section-M. Hughes

Riv. Co. Waste Management Dept.

1st District Supervisor

1st District Planning Commissioner

City of Lake Elsinore

PLOT PLAN NO. 25764 – EA42771 – Applicant: Ernesto Sanchez – Engineer/Representative: Joseph Zink– First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan- Rural Community: Very Low Density Residential (RC-VLDR)- Location: North of Brightman Avenue, east of Dowman Street, and west of Wood Street- 8,000 square feet- Zoning: Rural Residential ½ Acre Minimum (R-R-1/2)- **REQUEST:** A plot plan application for an existing automotive body shop which includes a 348 square foot office/administration building and a garage that encompasses 246 square feet. In addition, the application proposes two (2) handicapped parking spaces and modifications to the garage structure which include new flooring and a new garage door.-APN- 381-223-003 and 381-223-004. Related Cases: CV1400222- Concurrent Cases: CFG06155.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 9, 2015**. 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 **Peter Lange**, contract Planner, email at plange@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.

April 3, 2015

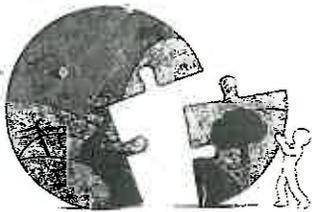
Peter Lange, Contract Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 25764
Proposal: Establish an existing automotive body shop with administration building, including modifications to the garage and parking area.
APNs: 381-223-003 and 381-223-004

Dear Mr. Lange:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Brightman Avenue, east of Dowman Street, and west of Wood Street in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a 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,



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CV1400222

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

CC000634

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

PROPOSED LAND USE: Auto repair Shop

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: ERNESTO SANCHEZ E-Mail: ESANCHEZ286@GMAIL.COM

Mailing Address: 15157 SPINDAKER DR.
LAKE ESCONDIDO CA. 92530
City State ZIP

Daytime Phone No: (951) 582-1184 Fax No: () _____

Engineer/Representative's Name: JOSEPH ZINKE E-Mail: JOEZINKE@GMAIL.COM

Mailing Address: 15157 SPINDAKER DR.
LAKE ESCONDIDO CA. 92530
City State ZIP

Daytime Phone No: (951) 443-8447 Fax No: () _____

Property Owner's Name: ERNESTO SANCHEZ E-Mail: _____

Mailing Address: 15157 SPINDAKER DR.
LAKE ESCONDIDO CA. 92530
City State ZIP

Daytime Phone No: (951) 582-1184 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.

ERNESTO SANCHEZ [Signature]
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.

ERNESTO SANCHEZ [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Rosita Sanchez [Signature]
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): 381 223 004 -7

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of _____, South of _____
East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: Page 896, GRID D3

Project Description: (describe the proposed project in detail)

Auto Repair (see)

Related cases filed in conjunction with this application:

CP 04307
CU P03514

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

If yes, provide Case No(s). CU P03514 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) NA E.I.R. No. (if applicable): NA

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) NA

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) NA

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 NA Export NA Neither NA

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

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

How many anticipated truckloads? NA truck loads.

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

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) ERNESTO SANCHEZ Date _____

Applicant (2) ROSITA SANCHEZ 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

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) J. Sanchez Date 9-3-14
Owner/Authorized Agent (2) R. Sanchez Date 9-3-14

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.:	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single-family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Includes San Jacinto River watershed.
²Land area is based on acreage disturbed.
³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml.
⁴The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹: All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

[http://rcflood.org/downloads/NPDES/Documents/SA SM DAMP/DAMP App-O WQMP 2009-01-22.pdf](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP_2009-01-22.pdf)

[http://rcflood.org/downloads/NPDES/Documents/WW SWMP WQMP/Jan 2011 WQMP Guidance Revised 1-9-12.pdf](http://rcflood.org/downloads/NPDES/Documents/WW_SWMP_WQMP/Jan_2011_WQMP_Guidance_Revised_1-9-12.pdf)

and,

[http://rcflood.org/downloads/NPDES/Documents/SA SM DAMP/DAMP App-O WQMP-Template 2009-01-22.dot](http://rcflood.org/downloads/NPDES/Documents/SA_SM_DAMP/DAMP_App-O_WQMP-Template_2009-01-22.dot)

<http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot>

Noncompliance with Riverside County Ordinance No. 754 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George A. Johnson
Agency Director*

<i>Katherine Gifford Director, Administrative Services Department</i>	<i>Ron Goldman Director, Planning Department</i>	<i>Juan C. Perez Director, Transportation Department</i>	<i>Mike Lara Director, Building & Safety Department</i>	<i>John Boyd Director, Code Enforcement Department</i>	<i>Carolyn Syms Luna Director, Environmental Programs Department</i>
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and ERNESTO SANCHEZ hereafter "Applicant" and ERNESTO SANCHEZ Property Owner".

Description of application/permit use:

AUTO REPAIR

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- 1. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- 2. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- 3. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 381 223 004 - 7

Property Location or Address: 18055 GRAND AVE, LAKE ELSINORE CO.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: ERNESTO SANCHEZ Phone No.: 951-582-1184

Firm Name: ERNIES AUTOMOTIVE Email: _____

Address: 15157 SANWAKEB DR
LAKE ELSINORE CO. 92530

3. APPLICANT INFORMATION:

Applicant Name: ERNESTO SANCHEZ Phone No.: 951-582-1184

Firm Name: ERNIES AUTOMOTIVE Email: ERNIES AUTO ZEG @ YAHOO.COM

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: _____

Print Name and Title: ERNESTO SANCHEZ (OWNER)

Signature of Property Owner: [Signature] Date: _____

Print Name and Title: ERNESTO SANCHEZ

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Ernesto Sanchez and Rosita Sanchez (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 381-223-003 and 381-223-004 (“PROPERTY”); and,

WHEREAS, on February 25, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25764 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Ernesto & Rosita Sanchez
18085 Grand Avenue
Lake Elsinore, CA 92530

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY: M.R.C. 1/4/12
MELISSA R. CUSHMAN DATE

Dated: 1/5/17

PROPERTY OWNER:
Ernesto Sanchez and Rosita Sanchez

By: Ernesto Sanchez
Ernesto Sanchez

Dated: 12-27-16

By: Rosita Sanchez
Rosita Sanchez

Dated: 12/27/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

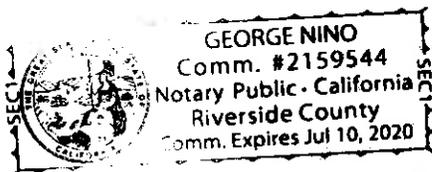
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 12-27-2016 before me, George Nino
Date Here Insert Name and Title of the Officer
personally appeared Ernesto Sanchez and Rosita Sanchez
Name(s) of Signer(s)

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.



Signature George Nino
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Document Date: Feb 25 2015
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING

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

PLOT PLAN APPLICATION NO. 25764 – CEQA Exempt – Applicant: Ernesto Sanchez – Engineer/Representative: Joseph Zink – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan – Community Development: Commercial Retail (CD:CR) – Location: North of Brightman Avenue, east of Dowman Street, west of Wood Street, and south of Grand Avenue – 0.18 acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** A plot plan to entitle an unpermitted existing automotive repair shop which includes a 384 square foot office/administration building and a garage that encompasses 246 square feet. In addition, the application proposes two (2) handicapped parking spaces and modifications to the garage structure which include new flooring and a new garage door.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **February 6, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rctlma.org go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/13/2017,

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

APN (s) or case numbers PP 25764 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

PP25764 (600 feet buffer)



Selected Parcels

381-223-007	381-200-021	381-200-008	381-222-043	371-120-005	381-210-007	381-223-008	381-223-025	381-223-026	371-120-004
381-221-013	381-222-041	371-141-022	381-222-015	381-221-001	381-221-034	381-210-003	381-210-004	381-223-023	381-221-033
381-223-003	381-223-004	381-210-006	381-222-014	381-222-022	371-141-006	371-141-005	371-141-023	381-223-006	381-222-040
381-223-012	381-221-023	381-223-011	371-120-007	371-120-006	381-210-001	381-222-007	381-222-008	381-223-029	381-223-030
381-222-021	381-223-018	381-223-032	381-223-002	381-221-008	381-221-007	381-223-024	381-223-001	381-223-022	381-210-008
381-223-010	381-221-028	381-221-029	381-221-030	381-222-034	381-223-028	381-222-009	381-221-026	381-221-012	381-223-034
381-223-035	371-120-003	382-031-001	381-223-013	381-210-011	381-223-037	381-221-024	381-223-015	381-223-033	381-221-027
381-222-013	381-222-026	381-223-005	381-221-025	382-031-002	381-222-010	371-120-002	371-120-012	381-222-012	381-223-038
381-223-039	381-223-009	381-210-002	381-222-028	381-222-027	381-222-011	381-222-017	381-210-013	381-222-001	381-222-002
381-222-005	381-222-006	381-222-035	381-223-027	381-222-030	381-200-020	381-222-029	381-210-009		



340 170 0 340 Feet

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

ASMT: 371120003, APN: 371120003
KIN FUNG, ETAL
827 W BUNKER HILL AVE
MONTEBELLO CA 90640

ASMT: 371141022, APN: 371141022
KELLY EDMONDSON, ETAL
18135 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371120004, APN: 371120004
BILL MONTAGUE
18124 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371141023, APN: 371141023
FIRST BAPTIST CHURCH OF LAKE ELSINORE
18119 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371120005, APN: 371120005
BEATRICE CARLSON
3075 N WOODS ST
ORANGE CA 92865

ASMT: 381200008, APN: 381200008
BAILEY ZHENG
12201 HONOLULU TER
WHITTIER CA 90601

ASMT: 371120006, APN: 371120006
HOA BENSON
7532 WASHINGTON AVE NO B
HUNTINGTON BEACH CA 92647

ASMT: 381200021, APN: 381200021
ALBERT AVELAR
17930 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 371120007, APN: 371120007
HIPPOZE BULK INV
1627 VIA ROMA CIR
CORONA CA 92881

ASMT: 381210001, APN: 381210001
PONG HSU, ETAL
C/O HSIANG YUAN CHANG
12342 ROSE ST
CERRITOS CA 90703

ASMT: 371120012, APN: 371120012
DAVID PULLEY, ETAL
2211 PEPPERWOOD
LONG BEACH CA 90815

ASMT: 381210002, APN: 381210002
SHIRLEY PULLIAM
17976 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371141006, APN: 371141006
EVMWD
31315 CHANEY ST
LAKE ELSINORE CA 92530

ASMT: 381210003, APN: 381210003
DOLORES NIEBLA
13461 EDWARDS ST
WESTMINSTER CA 92683



ASMT: 381210004, APN: 381210004
ECHOS
2942 W 24TH ST STE 114
PHOENIX AZ 85016

ASMT: 381221008, APN: 381221008
JOSE ESPINOZA
33065 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381210006, APN: 381210006
ESTEL BUTTERFIELD
18040 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381221012, APN: 381221012
JOHNNA WEDMORE, ETAL
33099 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381210008, APN: 381210008
JOSEPH BANAYAN
10420 WINDTREE DR
LOS ANGELES CA 90077

ASMT: 381221013, APN: 381221013
BEATRIZ BEATRIZ, ETAL
33111 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381210009, APN: 381210009
REBEKA YIATROU, ETAL
25951 EL SEGUNDO ST
LAGUNA HILLS CA 92653

ASMT: 381221023, APN: 381221023
GLEN FRÉTER
PO BOX 9585
RANCHO SANTA FE CA 92067

ASMT: 381210011, APN: 381210011
PETER DAWSON
18010 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381221024, APN: 381221024
MARIA CORONEL, ETAL
33088 PEDERSON ST
LAKE ELSINORE, CA. 92530

ASMT: 381210013, APN: 381210013
FAMILY ALVAREZ, ETAL
18096 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381221025, APN: 381221025
RUFINO LOPEZ
33076 PEDERSON ST
LAKE ELSINORE, CA. 92530

ASMT: 381221001, APN: 381221001
JOHN LAJEUNESS, ETAL
C/O JOHN B LAJEUNESS
P O BOX 1676
RIDGEFIELD WA 98642

ASMT: 381221026, APN: 381221026
MARK ORMAN
31805 TEMECULA PKWY NO 114
TEMECULA CA 92592



ASMT: 381221028, APN: 381221028
SIBYLLE AZZAM, ETAL
17941 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381222011, APN: 381222011
TERRY MOHR
14857 TUFT DR
LAKE ELSINORE CA 92530

ASMT: 381221033, APN: 381221033
ELAINE SCHUBERT
33041 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381222013, APN: 381222013
ROBERT MAY
7564 SUN BLOSSOM COURT
RIVERSIDE CA 92508

ASMT: 381221034, APN: 381221034
CAROLINE HILL, ETAL
33079 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381222014, APN: 381222014
ESTHER MARTIN
33095 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381222002, APN: 381222002
TINA VARTANIAN
P O BOX 4584
VALLEY VILLAGE CA 91617

ASMT: 381222015, APN: 381222015
CHRISTINE BEATTY
33115 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381222008, APN: 381222008
LYNDA ALLBAUGH, ETAL
20721 COMO ST
WILDOMAR CA 92595

ASMT: 381222017, APN: 381222017
BARBARA WOLFE, ETAL
13331 APPLEGRAY RD
GARDEN GROVE CA 92845

ASMT: 381222009, APN: 381222009
LINDA SHELTON
33055 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381222021, APN: 381222021
JOHN KENNELLY
33120 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381222010, APN: 381222010
SYLVIA CASTANEDA, ETAL
33061 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381222022, APN: 381222022
EVELYN ALVARADO
33112 LORIMER ST
LAKE ELSINORE, CA. 92530



ASMT: 381222026, APN: 381222026
SHIRLEY ZWEIG, ETAL
33080 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381222040, APN: 381222040
HENRIETTA CARMONA, ETAL
124 CALLE DIAZ
ANAHEIM CA 92807

ASMT: 381222027, APN: 381222027
TEODORO LOPEZ
33070 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381222041, APN: 381222041
ESPERANZA MOSQUEDA, ETAL
33108 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381222028, APN: 381222028
SMP REALTY HOLDINGS INC
C/O LORIMER STREET TRUST
40960 CALIFORNIA OAKS 327
MURRIETA CA 92562

ASMT: 381222043, APN: 381222043
BARBARA DYE
33127 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381222029, APN: 381222029
VICKIE EMERSON
33058 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381223001, APN: 381223001
BLANCA SANDOVAL, ETAL
19612 GRIDLEY RD
CERRITOS CA 90703

ASMT: 381222030, APN: 381222030
JOEDY CURIEL, ETAL
33050 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381223002, APN: 381223002
MARIA ARELLANO, ETAL
18055 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381222034, APN: 381222034
FRANCISCO FACIO, ETAL
33040 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381223004, APN: 381223004
ROSITA SANCHEZ, ETAL
15157 SPINNAKER DR
LAKE ELSINORE CA 92530

ASMT: 381222035, APN: 381222035
TINA VARTANIAN
PO BOX 4584
VALLEY VILLAGE CA 91617

ASMT: 381223006, APN: 381223006
ROGER CONTE, ETAL
C/O ROGER F CONTE SR
11 FIRENZE CT NO 12
NEWPORT BEACH CA 92657



ASMT: 381223007, APN: 381223007
ADAM CONTE
19 SPLENDORE DR
NEWPORT COAST CA 92657

ASMT: 381223015, APN: 381223015
MARGARITA PLASCENCIA, ETAL
33127 WOOD ST
LAKE ELSINORE, CA. 92530

ASMT: 381223008, APN: 381223008
HEATHER BRYANT, ETAL
33035 WOOD ST
LAKE ELSINORE, CA. 92530

ASMT: 381223022, APN: 381223022
JOSE TORRES
22083 WALNUT DR
WILDOMAR CA 92595

ASMT: 381223009, APN: 381223009
ROSINA MCAMIS, ETAL
C/O ROSINA MCAMIS
33045 WOOD ST
LAKE ELSINORE, CA. 92530

ASMT: 381223023, APN: 381223023
EDER IBARRA
33120 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381223010, APN: 381223010
JOYCE LEI
33069 WOOD ST
LAKE ELSINORE CA 92530

ASMT: 381223024, APN: 381223024
JOSE RODRIGUEZ
33088 DOWMAN ST
LAKE ELSINORE CA 92530

ASMT: 381223011, APN: 381223011
HILARIO ARTOLA
39656 RUSTIC GLEN DR
TEMECULA CA 92591

ASMT: 381223026, APN: 381223026
IRENE VASQUEZ, ETAL
33066 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381223012, APN: 381223012
MARICELA FLORES, ETAL
33087 WOOD ST
LAKE ELSINORE, CA. 92530

ASMT: 381223027, APN: 381223027
CATHY PULLIAM, ETAL
33056 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381223013, APN: 381223013
PALMS PARK
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 381223028, APN: 381223028
LINDA CORCORAN
33048 DOWMAN ST
LAKE ELSINORE, CA. 92530



ASMT: 381223030, APN: 381223030
JOANN MCCRACKEN
33040 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381223032, APN: 381223032
LORENA ALFARO, ETAL
3562 THOR AVE
LOS ALAMITOS CA 90720

ASMT: 381223035, APN: 381223035
MIGUEL RIZO
1773 KRAFT ST
OCEANSIDE CA 92058

ASMT: 381223037, APN: 381223037
CHRISTOPHER INGRAM, ETAL
33113 WOOD ST
LAKE ELSINORE, CA. 92530

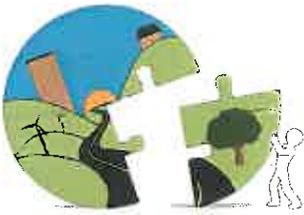
ASMT: 382031001, APN: 382031001
OSCAR MADRID
18102 BRIGHTMAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 382031002, APN: 382031002
SA LI
4358 CAMPHOR AVE
YORBA LINDA CA 92886



Ernesto Sanchez
15157 Spinnaker Dr.
Lake Elsinore, CA 92530

Joe Zink
15157 Spinnaker Dr.
Lake Elsinore, CA 92530



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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. 25764 / EA42771

Project Location: In the unincorporated area of Riverside County, more specifically located at 18085 Grand Ave., Lake Elsinore

Project Description: PLOT PLAN NO. 25764 proposes to legalize an existing unpermitted automotive repair shop which includes a 348-square-foot office/restroom/storage building and a 246-square-foot detached repair garage. In addition, the application proposes two (2) new parking spaces for access by persons with disabilities and modifications to the garage structure which include exterior wooden standard tilt-up, new flooring and a new garage door. No expansions to either structure are proposed at this time.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Ernesto Sanchez 15157 Spinnaker Dr., Lake Elsinore, CA 92530

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 New Construction or Conversion of Small Structures)
- Statutory Exemption (_____)
- Other: (catchall)

Reasons why project is exempt: State CEQA Guidelines Section 15303 exempts the 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. Among other examples of exempt projects, Section 15303(c) notes that commercial structures such as stores and offices not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area are exempt under Section 15303. The project proposes new construction in the form of a tenant improvement to legally permit the conversion of the existing residential dwelling and detached garage into an office/restroom/storage building and detached repair garage. As an office and repair garage, it is a similar use as explicitly recognized as exempt under Section 15303. In addition, no significant amounts of hazardous substances are used in the office/restroom/storage or repair garage. The total size of both buildings involved is 594 square feet of floor area; which is far less than the 2500 square feet allowed for such commercial uses under Section 15303. The only outside modifications, a new garage door, new wooden standard tilt-up, and two new parking spaces, are very minor modifications. For these reasons, the project is exempt under the Class 3 exemption. Because all aspects of the project are exempt under Section 15303, PP25764 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15303 exemption applies.

Tim Wheeler 951-955-6060
County Contact Person Phone Number

Signature Title Date
Urban Regional Planner III February 6, 2017

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42771 ZCFG No. 6155 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

*Case No: CFG06155 *

Applied: 02/25/2015

Proposal: EA42771
Appl Type: CFG3 CALIF FISH & GAME: DOC FEE
Location:
Project size: F/A:
Min lot size: F/A:
Lots/units:

Assessor Parcel No: 381223004
Section: Twnshp/Range:
Supervisor District:
Census Tract:
Team:

Zoning:
Zoning Area/Dist:
Developer Agreement:

Open Space & Cons Elem:
Community Plan:
Category/Designation:

EA:
Concurrent Cases:
Related Cases:

APPLICANT	SANCHEZ ERNESTO 15157 SPINNAKER DRIVE LAKE ELSINORE CA 92530	02/25/2015 Phone: 951-582-1184
PLANNER	WHEELER TIM PREV PLNR J EGUEZ PREV PLNR P LANGE	10/13/2016
ENG-REP	ZINK JOSEPH 15157 SPINNAKER DR LAKE ELSINORE CA 92530	02/25/2015 Phone: 951-443-8449
OWNER	SANCHEZ ERNESTO 15157 SPINNAKER DRIVE LAKE ELSINORE CA 92530	02/25/2015 Phone: 951-582-1184

Also is Applicant

3.3
Agenda Item No.:
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Tim Wheeler
Director's Hearing: February 6, 2017

Plot Plan No. 25943
CEQA Exempt
Applicant: Verizon Wireless
Engineer/Representative: SAC Wireless c/o
Courtney Standridge


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

The project is located south of Roberts Road, north of Kross Road, and west of Wood Road. The project has an address of 15209 Wood Rd.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, and west. City of Riverside to the east. |
| 3. Existing Zoning: | Light Agricultural (A-1-1) (1 ac. Min.) |
| 4. Surrounding Zoning: | Light Agricultural (A-1-1) to the north, south, and west. City of Riverside to the east. |
| 5. Existing Land Use: | Single Family residence and an existing monopole tower and lease area. |
| 6. Surrounding Land Use: | Single Family residences surrounding the project site |
| 7. Project Data: | Total Acreage: 1.57 ac
Lease Area for Cell Site: 112 sq. ft. for Verizon |
| 8. Environmental Concerns: | Exempt from CEQA (15301 Existing Facilities) |

RECOMMENDATIONS:

FIND PLOT PLAN NO. 25943 exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 25943, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The existing project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) on the Lake Mathews/Woodcrest Area Plan.
2. The existing use, a wireless facility, is consistent with the General Plan designation of Rural Community: Very Low Density Residential (RC: VLDR), which allows for limited agricultural, animal keeping, and small scale commercial uses. A wireless communication facilities is a small scale utility structure.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR). To the east is the City of Riverside.
4. The zoning for the subject site is Light Agricultural (A-1-1) (1 ac. Min.).
5. The project site is surrounded by properties which are zoned Light Agricultural (A-1-1) (1 ac. Min.). To the east is the City of Riverside.
6. The existing use, an undisguised wireless facility, was permitted by Plot Plan No. 15481 on January 25, 1999. Ordinance No. 348 Article 19g, which sets forth processing requirements and development standards for wireless communication facilities, was not adopted until 2004. While Plot Plan No. 15481 would not meet the Article 19g requirements if it were applied for today, it was a legal use when approved. In addition, for residential zones such as A-1-1, Ordinance No. 348 Section 19.405 allows co-locations up to 50 feet or as long as the co-location does not increase the height of the existing facility by more than 10 feet. However, federal law preempts conflicting local laws. Under the federal Spectrum Act, local agencies "may not deny and shall approve" applications for co-locations that do not "substantially change" the dimensions of the existing wireless tower upon which it will be co-located, subject to certain other conditions. The regulations adopted pursuant to the Spectrum Act explicitly state that a change is not "substantial" if it increases the height of a wireless tower by less than 10 percent or if the addition of an appurtenance protrudes less than 20 feet from the wireless tower. The proposed co-location would add additional eight-foot in size panel antennas located 62 feet high and a parabolic antenna at 53 foot high on the existing monopole, While the height of the existing monopole will not change from its original approval, the height of the proposed co-located equipment conflicts with the 50-foot height limitation in Ordinance No. 348. However, because the federal Spectrum Act preempts the County's conflicting requirements regarding the maximum height of collocations, the County's requirements are superseded by the Spectrum Act, because the co-located equipment will not add height to the tower and will protrude less than 20 feet. Federal law preempts the County Ordinance in this regard, therefore the proposed co-location is consistent with the applicable development standards as to height.
7. This undisguised wireless communication facility project has met the requirements for approval per Section 19.405C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:

- a. The existing facility is owned by Crown Castle. The proposed co-location sponsor for this project is Verizon Wireless. These are two (2) different wireless service providers.
- b. The existing and proposed supporting equipment for the undisguised wireless facility is enclosed by a masonry wall that is neutral or light tan in color and screened by small trees or shrubs. The landscaping for the existing site will be updated and completed per the original entitlement (Plot Plan No. 15481 or 24594 and 24594S1).
- c. A fully executed service agreement has been received for the proposed disguised wireless communication facility.
- d. No area disturbance is proposed for the co-location. The existing enclosed lease area was previously addressed under the original entitlement. The proposed new equipment is contained within that said existing lease area.
- e. No additional fencing or walls are proposed for this project. The proposed new equipment is contained within the existing lease area enclosed by an existing masonry wall.
- f. The height of the existing undisguised monopole is not changing from the original entitlement for this proposed co-location.
- g. No impacts to the surrounding community or biological resources will be effected by the proposed co-location.
- h. The existing undisguised wireless communication facility was originally conditioned to include landscaping. The proposed provider for this co-location will update and landscape back into compliance.
- i. The existing undisguised wireless communication facility is not within the Mt. Palomar lighting ordinance (Ord. 655). No lighting is proposed for this co-location.
- j. The additional equipment installed into the existing lease area of the existing undisguised wireless communication facility will not increase the noise levels beyond what is the standard per Ordinance 348 of 45 decibels inside the nearest dwelling and 60 decibels at the property line.
- k. The existing undisguised wireless communication facility has a temporary parking area provided from the original entitlement, no additional parking is required.
- l. The subject project site is a residential property over 18,000 square feet and doesn't require paved access. However, there is an existing all weather access surface on the subject site.
- m. Power and a communications line, a co-location of antennas and equipment, will be installed below ground. The project will use existing easements for the running of the power and communication lines.
- n. No roof-mounted equipment or shelters proposed for the project. The provider for the co-location will remove the existing equipment shelter for placement of their equipment inside the existing enclosed lease area.

- o. As stated previously in this staff report, the existing undisguised wireless communication facility was originally permitted as a monopole. Adding or the changing of antennas or equipment will not alter the viewshed that has been in place since the original entitlement and subsequent alterations.
 - p. No setbacks will be altered due to the proposed co-location. The existing undisguised monopole and existing lease area are at the same location and setback was what was originally permitted (per Plot Plan No. 15481).
 - q. The proposed support facilities for the project provider will be enclosed inside the existing equipment enclosure that is screened by an existing 8 foot high masonry wall that is neutral or light tan in color with landscaping surrounding the lease area.
 - r. The existing treatment of the undisguised wireless communication facility is beige and the equipment and antenna will match the existing monopole treatment.
- 8. Single Family residences have been constructed in the project vicinity.
 - 9. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
 - 10. This project is within the City Sphere of Influence of the City of Riverside.. The City of Riverside did not state any concerns or issues with the prior entitlement of the existing monopole tower for previously approved Plot Plan No. 15481. However, Ordinance No. 348 Section 19.409.D. states that "When a proposed wireless communication facility would be located within the sphere of influence of any city within the County and/or within one mile of city limits, Planning staff shall transmit the application to the affected city for review and comment if a public hearing is required by this article." Because it is a co-location in a residential zoning classification, no public hearing is required under Ordinance No. 348 section B.2. unless a property owner requests a public hearing. However, a neighboring property owner has requested a public hearing. Thus, a hearing is required and the application was transmitted to the City of Riverside for review and comment. No response was received by the date of this staff report.
 - 11. This project site is located within the March Air Reserve Base Airport Influence area (AIA). The tower the previously reviewed by the Airport Land Use Commission (ALUC) and was found to be consistent.
 - 12. The project site is within the Stephen's Kangaroo Rat Fee (SKR) area per Ordinance No. 663. However, this is a co-location to an existing wireless facility, and the additional equipment cabinets are located inside the existing, developed wireless facilities lease area. No additional SKR fees will be required to be paid for this co-location.
 - 13. Fire protection and suppression services are available through Riverside County Fire Department.
 - 14. The proposed project has been determined to be categorically exempt from CEQA per section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Expansions

to existing structures are permitted under Section 15301 as long as the expansion doesn't exceed 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project is exempt under Section 15301 because it consists of the permitting and minor alteration of a wireless communications facility with the addition of a small amount of additional equipment on the existing monopole, plus two new antennas and a generator with the existing equipment cabinets. The minor additions to the non-disguised monopole are very small in comparison to the existing monopole size and equipment and will allow for increased wireless receptions with no new ground disturbance or major visual impact. The existing lease area and height of the monopole will not increase, so the expansion size is far less than the 50 percent of floor area or 2,500 square feet.

Because all aspects of the project are exempt under Section 15301, PP25943 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15301 exemption applies.

INFORMATIONAL ITEM:

1. Staff received an inquiry as a result of the optional hearing notice on this project. The nearby property owner requested a public hearing on the co-location project having concerns due to the fact that the existing monopole wasn't being upgraded to a disguised tower. Staff responded to the nearby neighbor informing them that since this is an existing monopole and cell site location, we cannot require the provider part to disguise the entire tower. The project site was originally approved by Plot Plan No. 15481 for a 90 foot tall monopole. Several other entitlements for co-locations and permits for changing antennas or equipment have occurred over the years with no requirement or request for upgrading the existing monopole tower. Since notification for this hearing date, no other phone calls have been received regarding the wireless facility. No letters in support or in opposition have been received.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agricultural (A-1-1) (1 ac. Min.) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is 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).

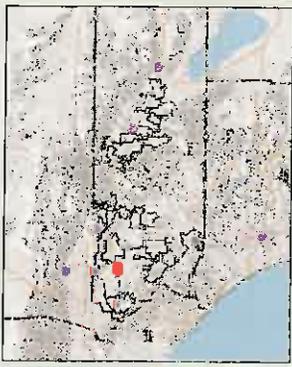
INFORMATIONAL ITEMS:

1. As of this writing, no further letters or contact, in support or opposition have been received.
2. The project site is not located within:
 - a. The WRMSHCP criteria area; or
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - c. A High Fire Area; or
 - d. A Liquefaction area; or
 - e. A Subsidence Area; or
 - f. A County Service Area; or
 - g. The Mt. Palomar Lighting Ord. 655; or
 - h. A Fault Zone.
3. The project site is located within:
 - a. The city of Riverside sphere of influence; and
 - b. The March Air Reserve Base, Zone D; and
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
 - d. The boundaries of the Riverside USD;
4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.

Date Revised: 01/31/17

Vicinity Map

PP25943



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers
- World Street Map

Notes

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



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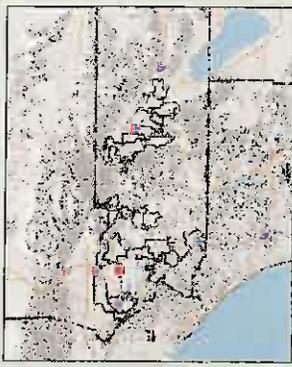


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Land Use Map

PP25943



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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.

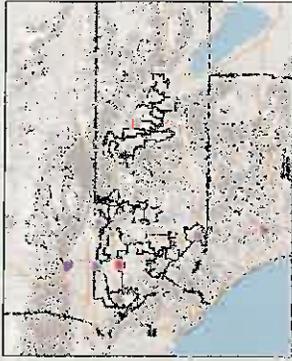


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Zoning Map

PP25943



Legend

Zoning

<all other values>	[Red Box]
A-1	[Light Green Box]
A-1-1	[Light Green Box]
A-1-1 1/2	[Light Green Box]
A-1-1/2	[Light Green Box]
A-1-10	[Light Green Box]
A-1-15	[Light Green Box]
A-1-2	[Light Green Box]
A-1-2 1/2	[Light Green Box]
A-1-2 1/4	[Light Green Box]
A-1-20	[Light Green Box]
A-1-30000	[Light Green Box]
A-1-4	[Light Green Box]
A-1-40	[Light Green Box]
A-1-5	[Light Green Box]
A-2	[Light Green Box]
A-2-1	[Light Green Box]
A-2-10	[Light Green Box]
A-2-2	[Light Green Box]
A-2-2 1/2	[Light Green Box]
A-2-20	[Light Green Box]
A-2-5	[Light Green Box]
A-D	[Light Green Box]
A-P	[Light Green Box]
A-P-10	[Light Green Box]
A-P-2 1/2	[Light Green Box]



Notes

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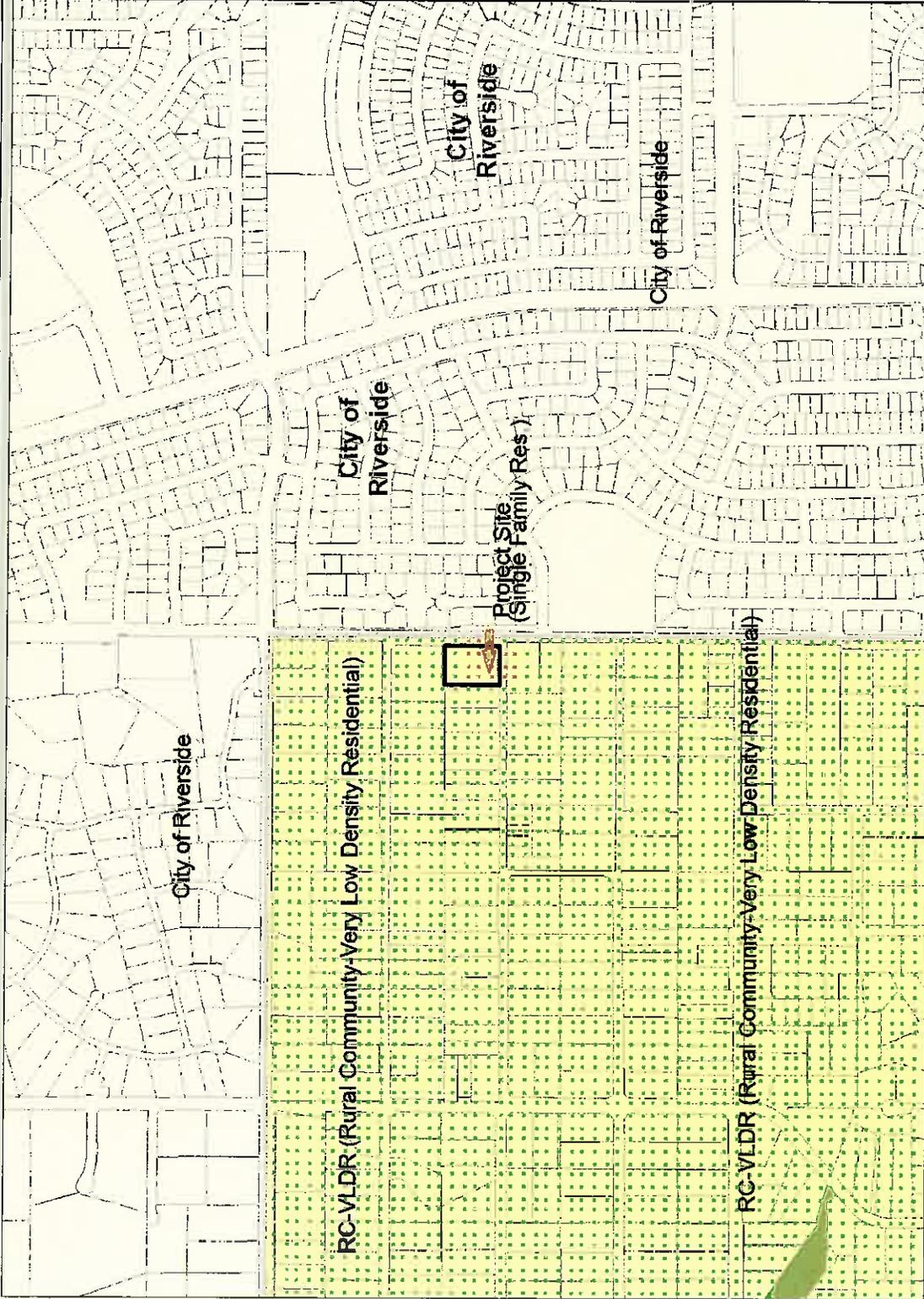
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General Plan Map

PP25943



Legend

Landuse

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat

Notes

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2,118 Feet



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PHOTOSIMULATION VIEW 1

NEW



EXISTING

PHOTOSIMULATION VIEW 2

NEW



EXISTING

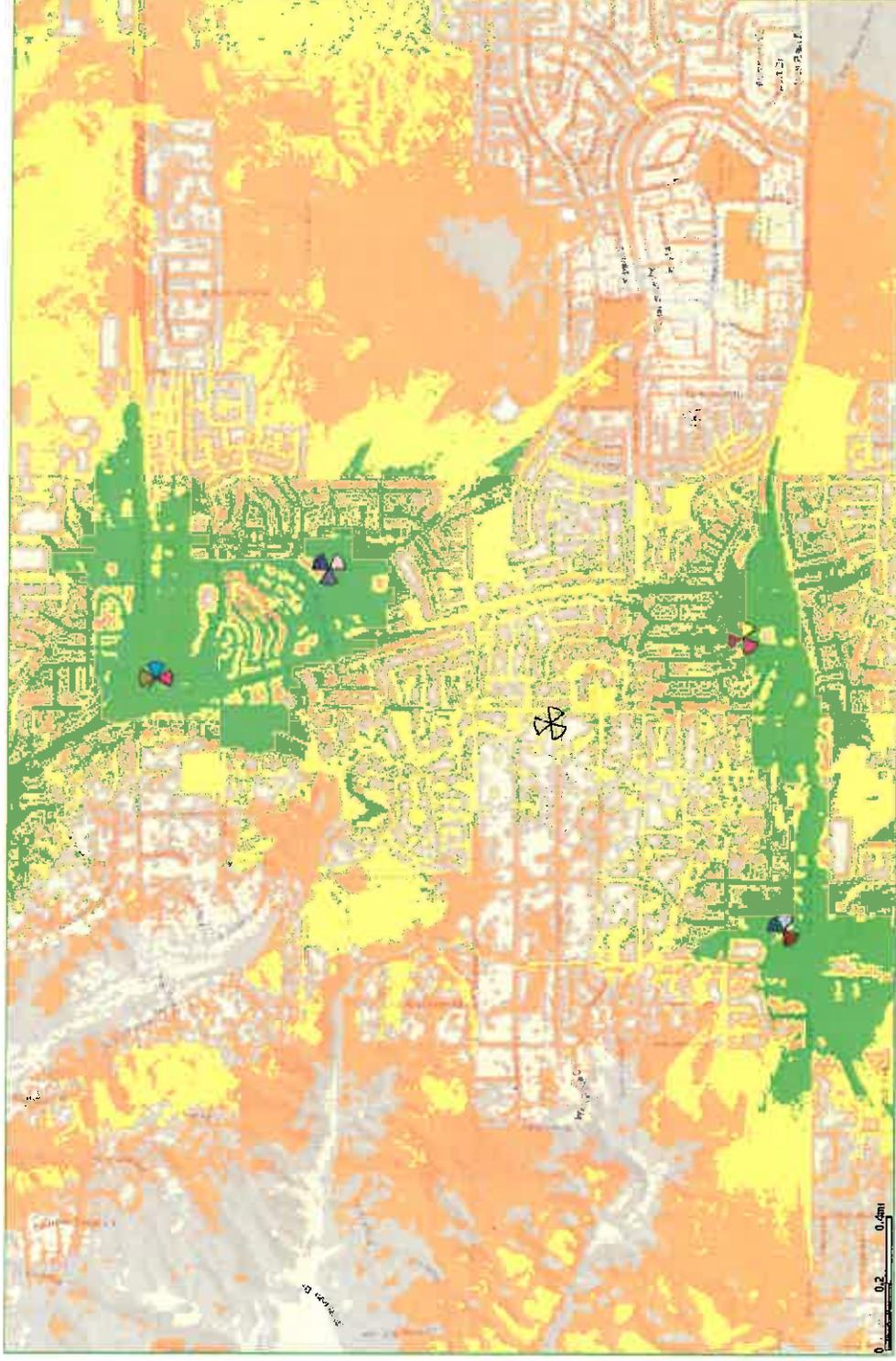


Kross



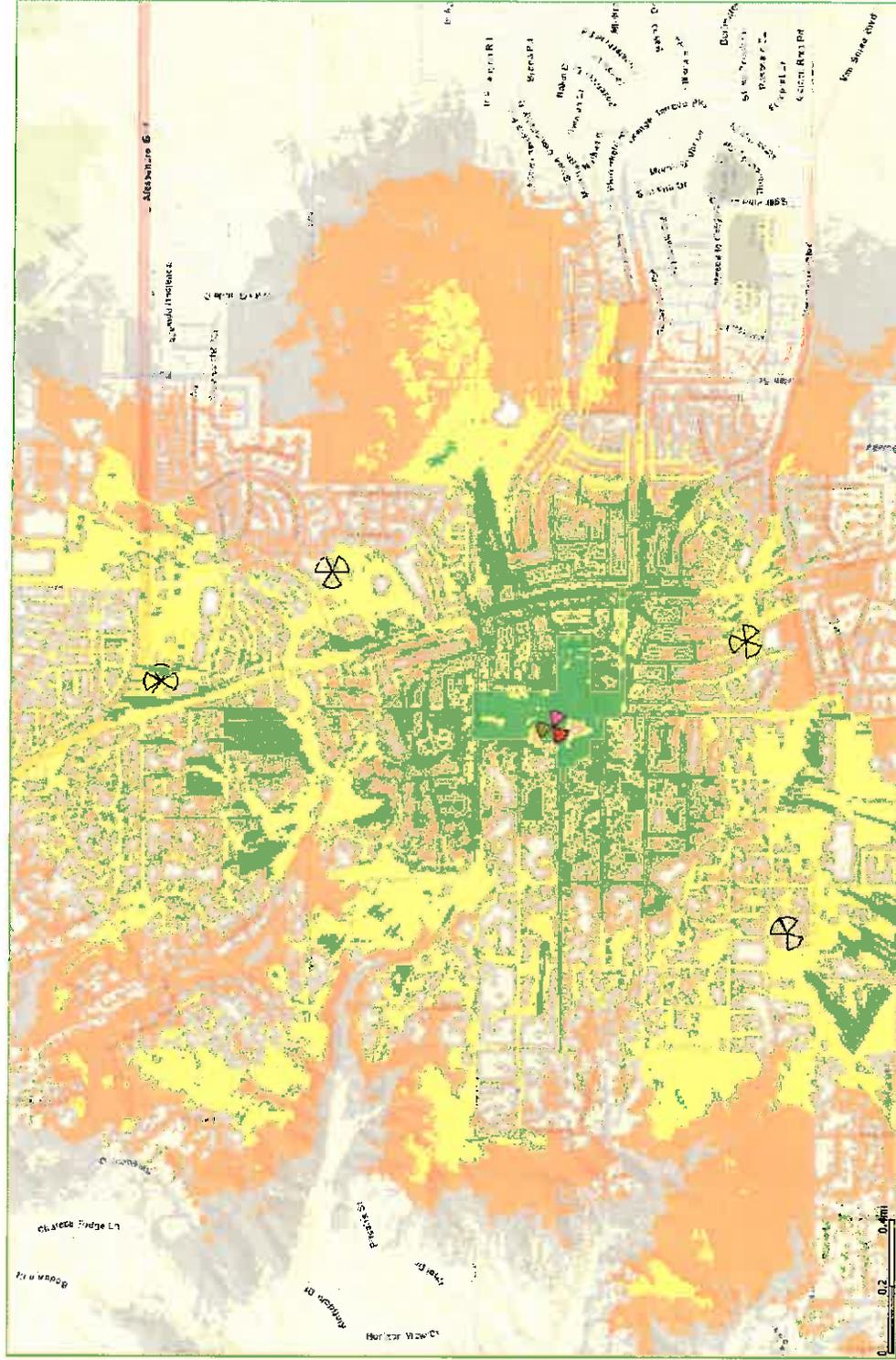
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Existing Sites Without Cross



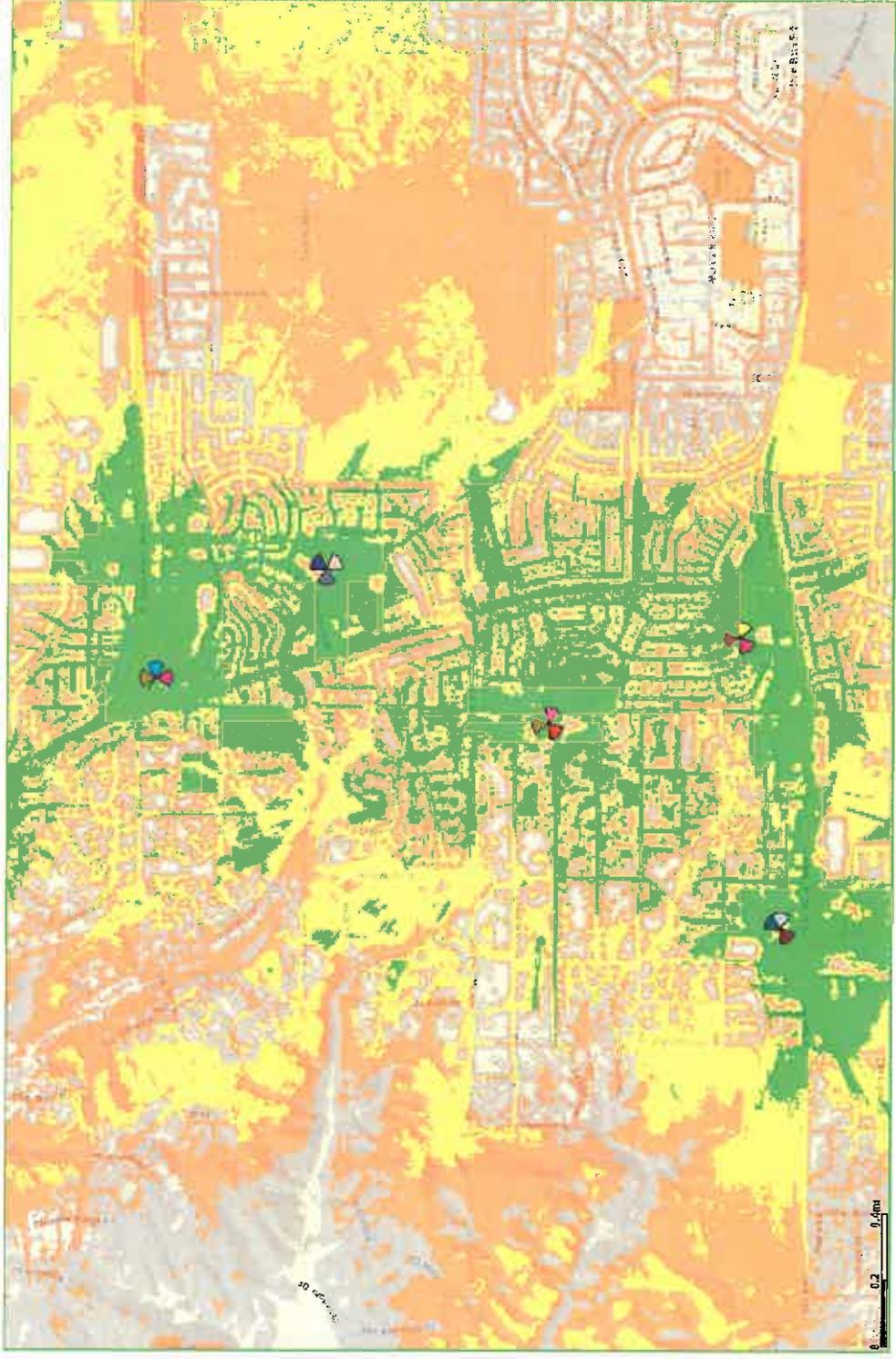
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Kross with Existing Sites



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PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

PLOT PLAN NO. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside 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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; 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] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], 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

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

10. GENERAL CONDITIONS

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

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. 25943 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25943, Exhibit A, dated February 6, 2017.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant:Helix Enviromental Planning
7578 El Cajon Blvd, La Mesa CA 91942

Noise Study:Verizon Wireless Telecommunications Facility -
"Kross", Noise Impact Study, March 9, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25943 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated March 23, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2 USE - NO WASTEWATER PLUMBING RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 3 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - EMERGENCY GENERATOR (cont.) RECOMMND

Branch (HMMB).

- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

PLANNING DEPARTMENT

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 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 (PP25943) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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

The balance of the subject property, APN 280-150-009 (excluding the lease area and access easement), shall

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

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 antenna array shall match the of the existing monopole so as to lessen the visual impact.

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

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

shall be subject to the revocation procedures.

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 60 dB at the project site's property line.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within wo (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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated February 6, 2017.

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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE - FIRE CONDITIONS

INEFFECT

Provide a KNOX padlock for gate entrances.
Provide Fire Extinguishers for the building and generator.
Ensure that the existing emergency info is posted and

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE - FIRE CONDITIONS (cont.) INEFFECT

updated to reflect Verizon contacts.

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.

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 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.

01/31/17
08:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN:TRANSMITTED Case #: PP25943

Parcel: 280-150-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7

USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25943 have been met; specifically that the landscaping has been clearly installed as per originally approved landscapie plans from (PP24594 ans S1). Also that Verizon's antennas match the color of the existing monopole and the lease area matches per the APPROVED EXHIBIT A, dated February 6, 2017.

Requires 1/19/16
 -pg A3
 -pg A4
 -pg A5

① Community outreach for surrounding trances?
 ② have they reached out to both (A) of users?
 ③ Confirming new EQ to be within existing foot print?



KROSS
 15209 WOOD ROAD
 RIVERSIDE, CA 92508



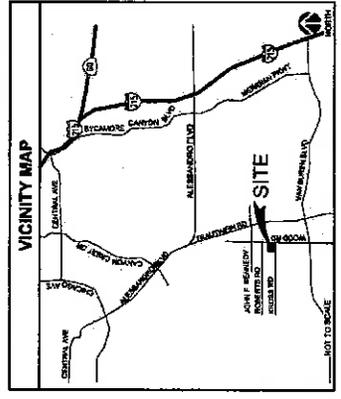
PROJECT TEAM

SITE ACQUISITION:
 SAC WIRELESS, LLC
 810 SHORHPARK PLACE SUITE 100
 RIVERSIDE, CA 92508
 CONTACT: TRINA HANDECKER
 TELEPHONE: (951) 706-2000

ARCHITECT:
 SAC WIRELESS, LLC
 810 SHORHPARK PLACE SUITE 100
 RIVERSIDE, CA 92508
 CONTACT: TRINA HANDECKER
 TELEPHONE: (951) 706-2000

PLANNING:
 SAC WIRELESS, LLC
 810 SHORHPARK PLACE SUITE 100
 RIVERSIDE, CA 92508
 CONTACT: TRINA HANDECKER
 TELEPHONE: (951) 706-2000

SURVEYOR:
 CALIFORNIA SURVEYING, INC.
 1000 W. 10TH STREET SUITE 200
 SANTA ANA, CA 92701
 CONTACT: JAMES HANCOCK
 TELEPHONE: (949) 440-9900



DRIVING DIRECTIONS

FROM: 15209 WOOD ROAD, RIVERSIDE, CA 92508
 TO: 15209 WOOD ROAD, RIVERSIDE, CA 92508

1. SET ON CA-10 NORTH FROM BARRANCA PKWY
2. TAKE RIGHT TURN ON WOOD ROAD
3. TAKE LEFT TURN (AND GO) LEFT TO IRMAVALE IN RIVERSIDE.
4. TAKE RIGHT TURN ON WOOD ROAD
5. PROJECT AT 15209 WOOD ROAD, RIVERSIDE, CA 92508

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
PLANNING:		
TELECOM:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WFO ADMINISTRATOR:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS REMEDIATION TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA
- (1) NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA
- (1) NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA
- (1) NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA
- (1) NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA
- (1) NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA
- (1) NEW VERIZON WIRELESS 1.9T 1.4C1 LEASE AREA

PROJECT SUMMARY

APPLICANT/LESSEE:
 Verizon Wireless
 15209 WOOD ROAD
 RIVERSIDE, CA 92508
 OFFICE: (951) 706-2000

ASSESSOR'S PARCEL NUMBER:
 APR-000-10-000-000-000-000

COORDINATES:
 32° 42' 24.71" N (NAD 83)
 117° 07' 24.17" W (NAD 83)

OWNER:
 JOHN F. HANDECKER
 15209 WOOD ROAD
 RIVERSIDE, CA 92508
 TELEPHONE: (951) 706-2000

PROPERTY INFORMATION:
 OWNER: JOHN F. HANDECKER
 ADDRESS: 15209 WOOD ROAD
 CONTRACT: 15209 WOOD ROAD
 TELEPHONE: (951) 706-2000

CONSTRUCTION INFORMATION:
 AREA OF CONSTRUCTION: 8.7 x 14.7 = 118.01 FT
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: V 1
 FACILITY IS UNLICENSED AND NOT FOR IMMEDIATE OPERATION
 MAINTENANCE AND REPAIRS ARE THE RESPONSIBILITY OF THE USER

GENERAL CONTRACTOR NOTES
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING OWNERSHIP AND CONDITIONS ON THE JOB PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING OWNERSHIP AND CONDITIONS ON THE JOB PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ANY NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

CODE COMPLIANCE

- 2013 CALIFORNIA ELECTION CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA STRUCTURAL CODE

SHEET	DESCRIPTION	REV
01	TITLE SHEET	0
02	TOPOGRAPHIC SURVEY	0
03	SITE PLAN	0
04	DEMOLITION SHEET PLAN	0
05	EQUIPMENT & ANTENNA LAYOUT	0
06	SOUTH WEST ELEVATIONS	0
07	NORTH & EAST ELEVATIONS	0

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
PLANNING:		
TELECOM:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WFO ADMINISTRATOR:		

KROSS
 15209 WOOD ROAD
 RIVERSIDE, CA 92508



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			

SHEET TITLE
T-1

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

DATE: January 25, 2017

TO
City of Riverside – Planning Dept.

PLOT PLAN NO. 25943 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless - First Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. – 1.57 Acres - Zoning: Light Agricultural - 1 Acre Minimum (A-1-1) - REQUEST: Verizon Wireless co-location installation of twelve (12) eight foot high panel antennas, twelve (12) RRUs, twelve (12) A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility. – APN 280-150-0009 - Related Cases: PP20281, PP24594 and PP24594S1.

Please respond with your comments and/or questions by February 3, 2017. All County Agencies and Departments have drafted conditions or provided comments on this project already. Your comments, recommendations, or conditions are requested so that they may be incorporated in the staff report for this particular case. This case is scheduled for a Director's Hearing on February 6, 2017.

Should you have any questions regarding this project, please do not hesitate to contact, Tim Wheeler, project planner on the case, at 951-955-6060 or email at him at: twheeler@rctima.org.

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 PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

RECEIVED
NOV. 09 2016

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on November 3, 2016. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 25943, exempt from CEQA, is an application submitted by Verizon Wireless for property located in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to permit Verizon Wireless co-location of (12) eight foot high panel antennas, (12) RRUs, (12) A2 backpacks, (2) surge protector units, (1) four foot diameter microwave dish; with (2) GPS antennas on equipment cabinets, and (1) DC generator inside a 8 x 14 lease area for Verizon. Verizon will remove the decommissioned equipment shelter formally for Nextel that is within their lease area. Verizon's lease area is inside the overall existing walled off cell site location on the subject property at 15209 Wood Rd. Verizon will add, update, and replace any damaged or dying landscaping for the cell site.

For further information regarding this project, please contact Tim Wheeler, Urban Regional Planner III at 951-955-6060 or e-mail wheeler@rctlma.org. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
PP25943, (TW)

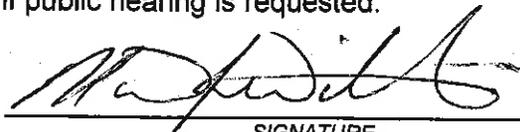
- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

SEE ATTACHED DOCUMENT.

I understand that I will be notified of the time and date if public hearing is requested.

MICHAEL J. WILLIAMS

PRINTED NAME



SIGNATURE

8309 CARRIAGE CT.

PRINT STREET ADDRESS

RIVERSIDE, CA 92508

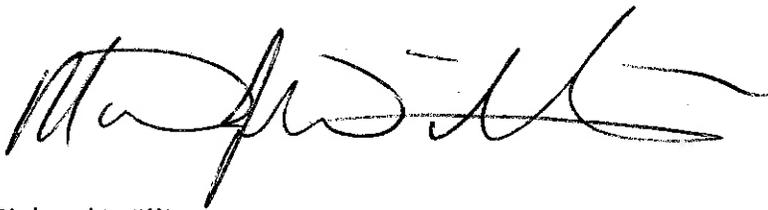
PRINT CITY/STATE/ZIP

I, Michael Williams, am requesting that a Public Hearing be held regarding the proposed Verizon cell tower replacement of the existing tower located at Riverside County Plot Plan #25943.

The current cell tower detracts from the neighborhood and potentially reduces the property values of the residences within view of the site. At a minimum, this facility should be subject to the existing County ordinance 348.4835 Article XIXg Section 19 requiring these structures to be disguised.

Furthermore, due to the number and type of antennae proposed, the "Palm tree" will not suffice as adequate integration into the local environment. Appropriate options would include a Pine Tree, Wind Mill, or Water Tower.

Lastly, as technology and residential home sites in this area have developed dramatically since this original tower was erected, I would like to see a current alternative site survey plan, justifying the replacement of this tower back into this existing location.



Michael Williams

8309 Carriage Ct.

Riverside, CA 92508

951-789-0096

951-265-4461



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: Unmanned Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg

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: PP25943 DATE SUBMITTED: 1/6/16

APPLICATION INFORMATION

Applicant's Name: Courtney Standridge
for Verizon Wireless E-Mail: Courtney.Standridge@sacw.com

Mailing Address: 5015 Shoreham Place, Suite 150
San Diego, CA 92122 Street
City State ZIP

Daytime Phone No: (602) 885-3676 Fax No: ()

Engineer/Representative's Name: SAC Wireless (Contact: Julian Briano) E-Mail: Julian.Briano@sacw.com

Mailing Address: 5015 Shoreham Place, Suite 150
San Diego, CA 92122 Street
City State ZIP

Daytime Phone No: (619) 736-3570 x106 Fax No: ()

Property Owner's Name: Dale and Janet Jensen E-Mail: _____

Mailing Address: 15209 Wood Road,
Riverside, CA 92508 Street
City State ZIP

Daytime Phone No: (909) 780-7629 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 • 77-588 El Duna Court, Suite H
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.

Courney Standridge
(as agent for Verizon)
PRINTED NAME OF APPLICANT C Standridge
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.

Courney Standridge (authorized rep)
PRINTED NAME OF PROPERTY OWNER(S) C Standridge
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): 280-150-009

Section: 19 Township: 3S Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.003 acres (project area) / 1.57 acres (total lot size)

General location (nearby or cross streets): North of Kross Road, South of Roberts Road, East of Dauchy Ave, West of Wood Road

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 746 GRID: D1

Project Description: (describe the proposed project in detail)

Verizon Wireless proposes to co-locate their telecommunications equipment on an existing 84'-6" tall monopole.

To include: (12) panel antennas, (12) RRUs, (1) microwave antenna, and (2) GPS antennas, along with a DC generator and (2) equipment cabinets within an existing equipment enclosure

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). PP15481 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA41126 / CFG04524 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: N/A

Is water service available at the project site: Yes No N/A

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 N/A

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: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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) 112 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

NO INCREASE IN OVERALL HEIGHT OF EXISTING STRUCTURE

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 Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	Verizon - Kross	
Project Location:	15209 Wood Road, Riverside, CA 92508	
Project Description:	Co-location to an existing wireless telecommunications facility	
Applicant Contact Information:	Dail Richard for Verizon Wireless (858) 200-6541	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

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 _____

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



George A. Johnson
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms Luna</i> Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and ^{SAC wireless for} Verizon Wireless hereafter "Applicant" and Jensen/Crown Castle "Property Owner".

Description of application/permit use:

Verizon Colocation on existing monopole. Installation of (12) new antennas and related equipment.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 280-150-009
 Property Location or Address: 15209 Wood Rd. Riverside CA 92508

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dale & Janet Jensen Phone No.: 909-780-7629
 Firm Name: _____ Email: _____
 Address: 15209 Wood Rd.
Riverside CA 92508

3. APPLICANT INFORMATION:

Applicant Name: SAC Wireless for Verizon *authorized representative: Courtney Standridge* Phone No.: 602-885-3676
 Firm Name: _____ Email: Courtney.Standridge@sacw.com
 Address (if different from property owner)
5615 Shoreham Place Ste 150
San Diego, CA 92122

4. SIGNATURES:

Signature of Applicant: Courtney Standridge Date: 1/6/15
 Print Name and Title: Courtney Standridge, Site Specialist

Signature of Property Owner: See attached LOA Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by: [Signature] Date: 1/6/16
 Print Name and Title: Franklin Stewart, Land Use Technician II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>PP25493</u>	
Set #: _____	Application Date: <u>1/6/16</u>



Crown Castle
38 Technology Drive, Suite 250
Irvine, CA 92618

Property Owner Letter of Authorization

County of Riverside
4080 Lemon St 7th Floor
Riverside, CA 92501

Re: **Application for Zoning/Building Permit**
Telecommunications Site at: 15209 Wood Road, Riverside, CA 92508

I hereby represent that I am the legal owner of the property referenced below, and I hereby give my authorization to Verizon and/or its Agent(s), to act as our Agent(s) in the processing and obtaining approval for Building and/or Zoning permits through the County of Riverside for the modification of the facility that would be located at the existing wireless communications site described as:

Crown Site ID: 879850 - March
Site ID: Kross
Site Address: 15209 Wood Road, Riverside, CA 92508
APN: 280-150-009

Property Owner:
Janet T or Dale R Jensen

By: Janet Jensen

Date: 12/23/19

jc/jl/App#321082

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 12/23/15 before me, Jenifer Glenn, Notary Public
(insert name and title of the officer)

personally appeared Janet Thelma Jensen
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 ~~(es)~~, 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.



Signature Jenifer Glenn (Seal)



February 13, 2015

RE: SAC Wireless as representative for Verizon Wireless

To Whom It May Concern:

SAC Wireless is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, SAC Wireless may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

Andres Matzkin
Verizon Wireless
Manager -Network Real Estate



Courtney Standridge
SPECIALIST, SITE DEVELOPMENT

Courtney Standridge@sacw.com
5885 Avenida Encinas, Suite 142-B
Carlsbad, CA 92008

602.885.3676

www.sacw.com

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 25943 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. – 1.57 Acres – Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) – **REQUEST:** Verizon Wireless co-location installation of 12 eight foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 6, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rctlma.org go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/17/2016.

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

APN (s) or case numbers PP25943 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

PP25943 (600 feet buffer)



Selected Parcels

280-170-017	280-150-004	280-130-012	280-170-013	284-350-018	284-350-007	280-170-012	284-323-004	284-305-006	280-150-005
284-350-025	280-170-016	280-150-010	280-170-019	280-130-009	284-350-014	284-303-001	284-303-005	280-170-011	280-150-009
284-350-006	280-130-011	280-150-013	284-350-011	284-350-024	284-350-016	284-303-008	280-170-014	280-170-018	280-150-012
280-170-015	280-150-008	284-350-019	280-150-011	284-350-023	280-170-009	284-350-009	284-303-006	280-170-010	284-350-015
284-302-012	284-350-012	284-350-022	284-350-020	284-350-017	284-303-007	284-350-001	284-350-010	284-350-013	284-303-004
280-150-014	284-305-005	280-130-010	284-140-006	280-150-003	284-350-021	284-303-003	284-350-008	284-302-011	280-150-007
284-323-005	280-150-006	280-150-015	284-303-002						



370 185 0 370 Feet

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

ASMT: 280130009, APN: 280130009
COLLETTE LEE, ETAL
7197 BROCKTON AVE
RIVERSIDE CA 92506

ASMT: 280150006, APN: 280150006
VIRGINIA CAMPBELL
18921 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280130010, APN: 280130010
BRUCE FARREN, ETAL
18860 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280150007, APN: 280150007
CAROL MILAM, ETAL
18949 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280130011, APN: 280130011
JUDY TISON, ETAL
18840 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280150008, APN: 280150008
NOMA BAHLER, ETAL
18995 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280130012, APN: 280130012
MAX BARRERA, ETAL
9391 GREENWICH DR
HUNTINGTON BEACH CA 92646

ASMT: 280150009, APN: 280150009
JANET JENSEN
15209 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 280150003, APN: 280150003
KARLA GARCIA, ETAL
18815 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280150010, APN: 280150010
EDUARDO MARIN
18924 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280150004, APN: 280150004
HARPEET SINGH, ETAL
5385 BRAE BURN PL
BUENA PARK CA 90621

ASMT: 280150011, APN: 280150011
CONNIE PICO, ETAL
18916 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280150005, APN: 280150005
PENNY ROGALIA, ETAL
18891 ROBERTS RD
RIVERSIDE, CA. 92508

ASMT: 280150012, APN: 280150012
MAGALY LAROCHE, ETAL
20726 VERTA ST
PERRIS CA 92570



ASMT: 280150013, APN: 280150013
LANA STEELE, ETAL
18812 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280170013, APN: 280170013
RICARDO ZAMORA, ETAL
15257 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 280150014, APN: 280150014
LINA MUCINO, ETAL
18810 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280170014, APN: 280170014
ALICE RISNER, ETAL
15295 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 280150015, APN: 280150015
TAMMY RUFF, ETAL
18808 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280170015, APN: 280170015
ROSA CORTES, ETAL
15317 WOOD RD
RIVERSIDE, CA. 92508

ASMT: 280170009, APN: 280170009
CATHERINE ANDERSON, ETAL
18809 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280170016, APN: 280170016
DIANNE GOETZ
1475 5TH ST
NORCO CA 92860

ASMT: 280170010, APN: 280170010
RAMIRO DAMIAN, ETAL
18813 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280170017, APN: 280170017
YOLANDA FREILICH, ETAL
271 COTTONWOOD AVE
RIVERSIDE CA 92506

ASMT: 280170011, APN: 280170011
KACI EGGLESTON, ETAL
19876 SANTA CLARA CT
RIVERSIDE CA 92508

ASMT: 280170018, APN: 280170018
JENNIFER LAMB, ETAL
18830 BERT RD
RIVERSIDE, CA. 92508

ASMT: 280170012, APN: 280170012
PAULETTE LOWE, ETAL
18935 KROSS RD
RIVERSIDE, CA. 92508

ASMT: 280170019, APN: 280170019
JOY HIRDLER, ETAL
335 SMITH WAY
ANGWIN CA 94508

ASMT: 284140006, APN: 284140006
RIVERSIDE UNIFIED SCHOOL DIST
C/O JANET DIXON
3070 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 284303005, APN: 284303005
CONSTANCE TERRELL PETERS, ETAL
8311 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284302011, APN: 284302011
TRISHA MCDONNOLD, ETAL
19147 BUCKBOARD LN
RIVERSIDE, CA. 92508

ASMT: 284303006, APN: 284303006
MARIA CHINAKA
8301 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284302012, APN: 284302012
SARAH CANNELL, ETAL
8302 SUNSHINE LN
RIVERSIDE, CA. 92508

ASMT: 284303008, APN: 284303008
CHRISTINA SHIN, ETAL
8283 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284303001, APN: 284303001
YOLANDA MCCARVER, ETAL
8343 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284305005, APN: 284305005
DARLENE HAYNES, ETAL
8301 SUNSHINE LN
RIVERSIDE, CA. 92508

ASMT: 284303002, APN: 284303002
WAI CHU, ETAL
8335 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284305006, APN: 284305006
MELINDA HUFF, ETAL
8336 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284303003, APN: 284303003
RHONDA NEUGEBAUER, ETAL
8327 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284323004, APN: 284323004
JUANA BRYDON, ETAL
8255 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284303004, APN: 284303004
ALBA CHEW, ETAL
8319 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284323005, APN: 284323005
MELINDA REES, ETAL
8269 BARNWOOD LN
RIVERSIDE, CA. 92508

ASMT: 284350006, APN: 284350006
ROBYN GEROME, ETAL
8229 LANTERN PL
RIVERSIDE CA 92508

ASMT: 284350014, APN: 284350014
KERRY MISKELL, ETAL
8317 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350007, APN: 284350007
BRITTENY GUTIERREZ, ETAL
8241 LANTERN PL
RIVERSIDE CA 92508

ASMT: 284350015, APN: 284350015
CARY HESS, ETAL
8333 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350008, APN: 284350008
STEPHEN KOZUB, ETAL
8255 LANTERN PL
RIVERSIDE, CA. 92508

ASMT: 284350016, APN: 284350016
PATRICIA BOUCHER, ETAL
8345 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350009, APN: 284350009
LUCY AREVALO
8269 LANTERN PL
RIVERSIDE, CA. 92508

ASMT: 284350017, APN: 284350017
ALISSA CHITWOOD, ETAL
8348 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350011, APN: 284350011
MARY NELSON, ETAL
8301 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350018, APN: 284350018
CORAZON JURILLA, ETAL
8336 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350012, APN: 284350012
DEBRA WILLIAMS, ETAL
8309 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350019, APN: 284350019
SUZANNE BERZ, ETAL
8328 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350013, APN: 284350013
ORANGECREST COUNTRY COMMUNITY ASSN
C/O ACTION PROP MGMT
29 TECHNOLOGY DR STE B100
IRVINE CA 92618

ASMT: 284350020, APN: 284350020
CYNTHIA MABON, ETAL
8318 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350021, APN: 284350021
DONNA BARLOW, ETAL
8310 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350022, APN: 284350022
WILLIAM NAVIGATO, ETAL
8302 CARRIAGE CT
RIVERSIDE, CA. 92508

ASMT: 284350023, APN: 284350023
DAVID RAMIREZ, ETAL
8270 LANTERN PL
RIVERSIDE, CA. 92508

ASMT: 284350024, APN: 284350024
KATHERINE LENNAN
8256 LANTERN PL
RIVERSIDE, CA. 92508

ASMT: 284350025, APN: 284350025
SUSAN WENSEL, ETAL
8242 LANTERN PL
RIVERSIDE, CA. 92508



SAC Wireless
5015 Shoreham Place Ste. 150
San Diego, CA 92122
Attn: Courtney Standridge

Verizon Wireless
15505 Sand Canyon Ave. D1
Irvine, CA 92618



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: PP25943 / No EA

Project Location: In the unincorporated area of Riverside County, more specifically located at the address of 15209 Wood Rd. Riv.

Project Description: PLOT PLAN NO. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Verizon Wireless c/o Courtney Standridge 5015 Shoreham Pl. Ste. 150, San Diego, CA 92122

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 (15301 Existing Facilities)
- Statutory Exemption (_____)
- Other: (catchall)

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA per section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Expansions to existing structures are permitted under Section 15301 as long as the expansion doesn't exceed 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project is exempt under Section 15301 because it consists of the permitting and minor alteration of a wireless communications facility with the addition of a small amount of additional equipment on the existing monopole, plus two new antennas and a generator with the existing equipment cabinets. The minor additions to the non-disguised monopole are very small in comparison to the existing monopole size and equipment and will allow for increased wireless receptions with no new ground disturbance or major visual impact. The existing lease area and height of the monopole will not increase, so the expansion size is far less than the 50 percent of floor area or 2,500 square feet. Because all aspects of the project are exempt under Section 15301, PP25943 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15301 exemption applies.

Tim Wheeler 951-955-6060
County Contact Person Phone Number

Signature Title Date
Urban Regional Planner III February 6, 2017

Date Received for Filing and Posting at OPR: _____