



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

MAY 9, 2016

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto: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 **SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32089** - Applicant: Brian and Michelle Fox - Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Acre) - Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.11 Acres - Zoning: Residential Agricultural, one acre minimum (R-A-1) – Approved Project Description: Schedule H subdivision to divide 4.32 gross acres into four one-acre parcels - **REQUEST:** EXTENSION OF TIME to February 25, 2017 - SECOND EXTENSION. Project Planner: Tim Wheeler at 951-955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

### 2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

- 2.1 **PLAN NO. 25229** – CEQA Exempt – Applicant: Victor Brickus – Engineer/ Representative: Oz Bratene – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountainous Area Plan: Rural: Rural Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane – 5.55 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** The Plot Plan proposes to legalize a Class III Kennel facility that will house 26 to 40 dogs. No new

building proposed for construction. Continued from April 18, 2016 Project Planner: Peter Lange at (951) 955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org).

**3.0** PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:


- 3.1 **PLOT PLAN NO. 25866 and SETBACK ADJUSTMENT NO. 06047** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sukut Development – Engineer/Representative: KWC Engineers - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road – 7.2 gross acres – Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 25866 proposes an approximately 203 unit recreational vehicle storage facility located on 7.2 gross acres. The Setback Adjustment proposes to reduce the rear 25 foot setback requirement of the M-SC zoning classification to a 10 foot setback. Project Planner: Peter Lange at (951) 955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org).
- 3.2 **PLOT PLAN NO. 25594** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10th Ave and North Broadway – 3.5 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Plot Plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. Project Planner: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

**4.0** PUBLIC COMMENTS:

1.1

Agenda Item No.  
Area Plan: San Jacinto Valley  
Zoning District: Ramona/Little Lake  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Directors Hearing: May 9, 2016

TENTATIVE PARCEL MAP NO. 32089  
SECOND EXTENSION OF TIME  
Applicant: Brian and Michelle Fox

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 4.32 gross acres into four (4) one acre gross parcels for residential development. Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089**

### BACKGROUND:

The tentative parcel map was originally approved at Director's Hearing on February 25, 2005. The first extension of time was approved on February 3, 2010.

The County Planning Department, as part of the review of this Second Extension of Time request has determined it necessary to recommend the addition of fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building & Safety Department (Grading Division) is recommending the addition of (13) conditions of approval and the Transportation Department is recommending the addition of (1) conditions of approval, which are attached to this staff report.

*R*

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated February 19, 2016) indicating the acceptance of the fourteen (14) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 25, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**



# Extension of Time Environmental Determination

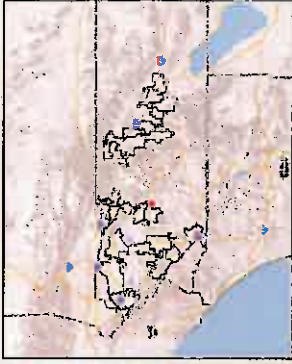
Project Case Number: PM32089  
Original E.A. Number: EA39633  
Extension of Time No.: Second  
Original Approval Date: February 25, 2005  
Project Location: North of Johnston Avenue, South of El Camino Drive, East of Meridian Street, West of Stanford Street  
Project Description: Schedule H subdivision to divide 4.32 gross acres into four one (1) acre parcels

On February 25, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: April 27, 2016  
Tim Wheeler, Urban Regional Planner III For Steve Weiss, ACIP, Planning Director

# PM32089 Vicinity Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- 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.



0 585

1,169 Feet



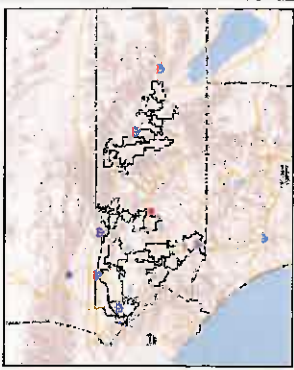
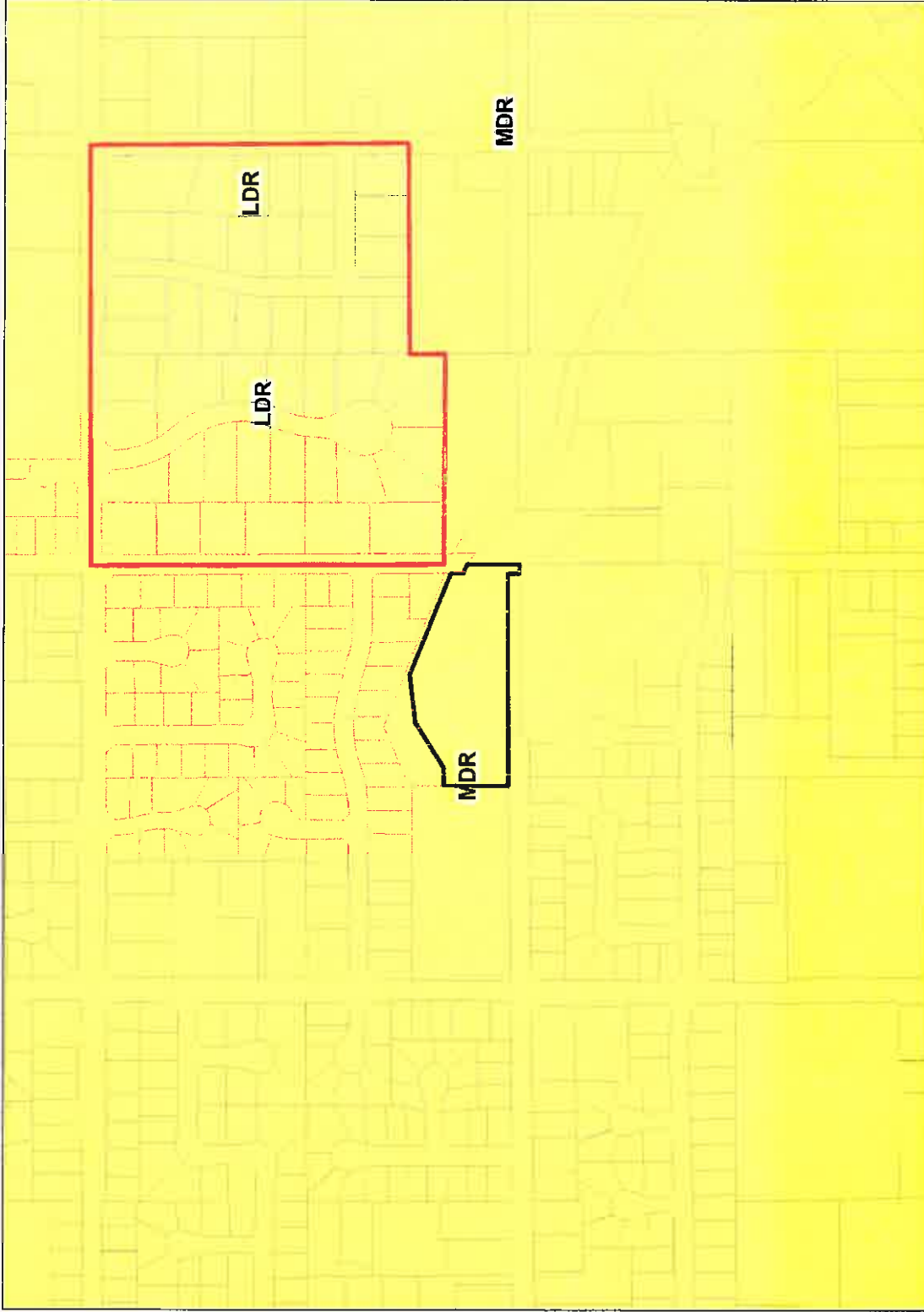
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# PM32089 General Plan



**Legend**

Landuse <all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R	OS-RUR
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**Notes**

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# A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

## TENTATIVE PARCEL MAP NO. 32089

IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
 BEING A DEVELOPMENT OF A PORTION OF LOT 4 IN BLOCK 157, OF THE LANDS  
 OF THE HENLEY LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14, OF MAPS  
 RIVERSIDE COUNTY RECORDS.

**OWNER/APPLICANT**  
 BRIAN AND MICHELLE FOX  
 151 SOUTH ORLAND ST.  
 HEALD, CA 92344  
 (909) 852-0468

**EXHIBIT PREPARER**  
 COZALO AND FOX INC.  
 151 SOUTH ORLAND ST.  
 HEALD, CA 92344  
 PH: (909) 852-4434  
 FAX: (909) 786-8842

**LEGAL DESCRIPTION**  
 PARCEL 157, BEING A PORTION OF LOT 4 IN BLOCK 157, OF THE LANDS OF THE HENLEY LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14, OF MAPS RIVERSIDE COUNTY RECORDS.

**GENERAL NOTES**  
 1. ALL DISTANCES ARE AS SHOWN UNLESS OTHERWISE NOTED.  
 2. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE DIMENSIONS.  
 3. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE ZONING DESIGNATIONS.  
 4. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE AREA CALCULATIONS.  
 5. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE PERCENTAGE OF ACRES.  
 6. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE CORNER POINTS.  
 7. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE BEARING AND DISTANCE MEASUREMENTS.  
 8. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE AREA CALCULATIONS.  
 9. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE PERCENTAGE OF ACRES.  
 10. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE CORNER POINTS.  
 11. THE PROPOSED LOTS ARE SHOWN WITH THEIR RESPECTIVE BEARING AND DISTANCE MEASUREMENTS.

**UTILITIES**  
 ELECTRICITY: 240V 60 HZ SINGLE PHASE  
 GAS: NATURAL GAS  
 WATER: POTABLE WATER  
 SEWER: SANITARY SEWER  
 FIBER OPTIC: FIBER OPTIC

**UTILITY LOCATIONS**  
 ELECTRICITY: 240V 60 HZ SINGLE PHASE  
 GAS: NATURAL GAS  
 WATER: POTABLE WATER  
 SEWER: SANITARY SEWER  
 FIBER OPTIC: FIBER OPTIC

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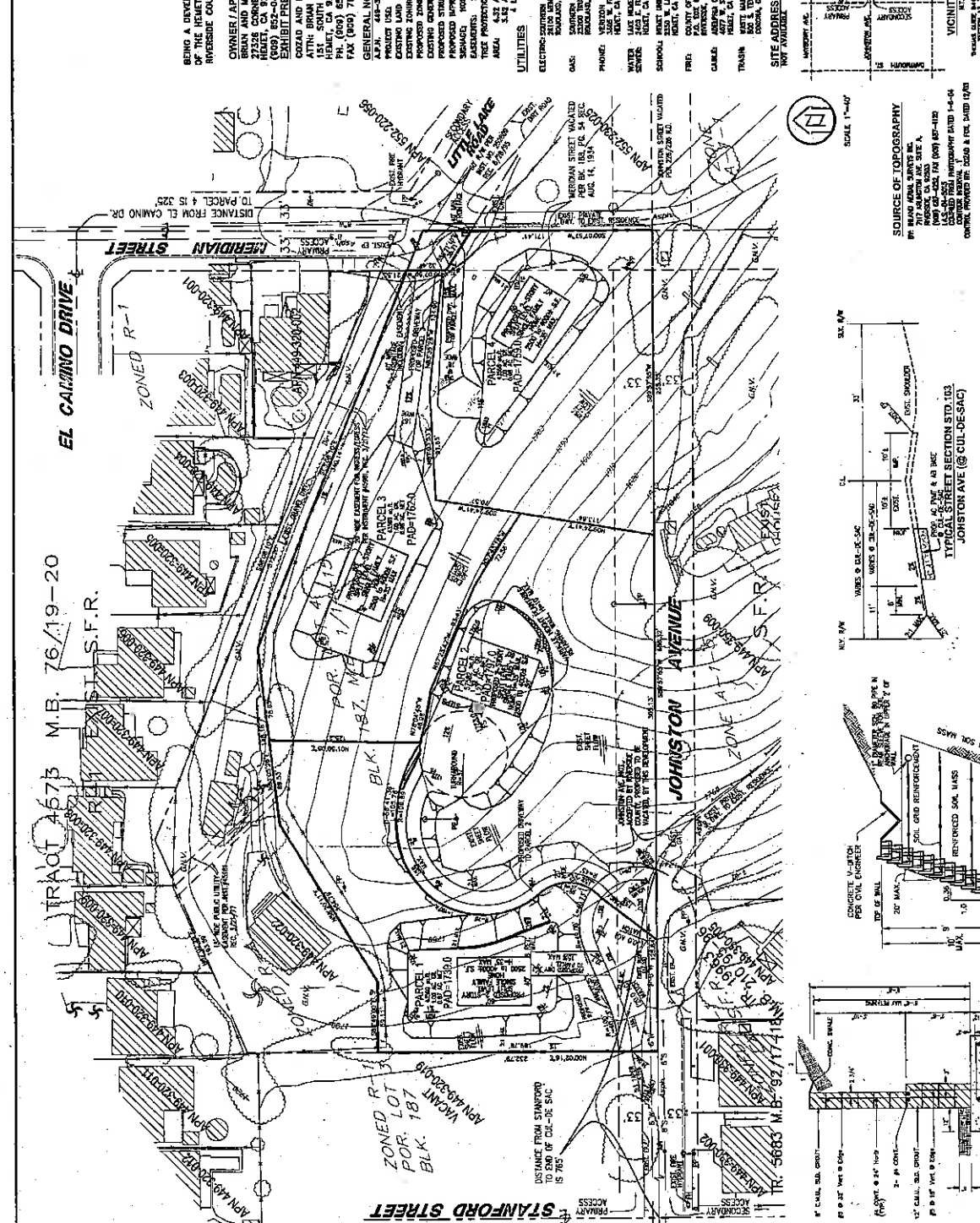
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 FIBER OPTIC: FIBER OPTIC



**SOURCE OF TOPOGRAPHY**  
 BY BRAD BIALI, SURVEYOR  
 151 SOUTH ORLAND ST.  
 HEALD, CA 92344  
 (909) 852-4434

**DATE**  
 10/20/2004

**SEAL**  
 (Professional Engineer Seal)

**DATE**  
 10/20/2004

**APPROVED BY**  
 (Signature)

**DATE**  
 10/20/2004

**DATE**  
 10/20/2004

**APPROVED BY**  
 (Signature)

**DATE**  
 10/20/2004

**DATE**  
 10/20/2004

**STANDFORD STREET**  
**JOHNSTON AVENUE**  
**EL CAMINO DRIVE**

**UTILITY LOCATIONS**  
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**AMENDED NO. 1**  
 COUNTY OF RIVERSIDE, CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 32089 SCHEDULE "H"**  
 FOR BRIAN & MICHELLE FOX

**SHEET**  
 1 OF 1  
**FILE NO.**  
 06050X

From: "Wheeler, Timothy" <TWHEELER@rctlma.org>  
To: 'Michele Fox' <foxfam.michele@yahoo.com>  
Sent: Thursday, March 3, 2016 5:22 PM  
Subject: RE: Fox Tentative Map PM-32089

Evening Michele,

I see that the Health COA (50) for the ESA has been removed and with this consent; I will prep the documents to get this to Director's Hearing. I will let you know what the tentative date I can get calendared for this EOT#2

Thank you,

Tim Wheeler  
Interim Urban/Regional Planner II  
4080 Lemon St – 12th floor  
Riverside, CA 92501  
951-955-6060

From: Michele Fox [mailto:foxfam.michele@yahoo.com]  
Sent: Friday, February 19, 2016 9:50 AM  
To: Wheeler, Timothy  
Subject: Fox Tentative Map PM-32089

Hello Tim,

Thank you for your time in regards to our extension on our tentative parcel map #32089. I had received a letter and conditions of approval from Roger on 12/7/15. We agreed to all the items except for item 50. Health Department ESA Phase I required. After providing the Health department with all the previous studies that were already done by the county, the Yvonne Reyes of the Environmental Health department said that they would have the item removed and would be in contact with Roger. Can you please follow up as our project expires 2/25/16 and as it has been 2 months already I would like to put this away.

Thank you again for your assistance and please do not hesitate to contact me by email or phone.

In HIS Faith  
Michele Fox  
951-492-9506

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 9                    EOT2 - 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9                    EOT2 - NPDES/SWPPP                    RECOMMND

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

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

60.BS GRADE. 10                    EOT2 - APPROVED WQMP                    RECOMMND

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

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12                    EOT2 - BMP CONST NPDES PERMIT                    RECOMMND

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

60.BS GRADE. 13                    EOT2 - SWPPP REVIEW                    RECOMMND

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

60.BS GRADE. 14                    EOT2 - IF WQMP REQUIRED                    RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2                    EOT2 - BMP CONST NPDES PERMIT                    RECOMMND

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



PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3                    EOT2 - ROUGH GRADE APPROVAL                    RECOMMND

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

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

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

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3                    EOT2 - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 4                    EOT2 - WQMP BMP CERT REQ'D                    RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                    EOT2 - WQMP BMP CERT REQ'D (cont.)                    RECOMMND

Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5                    EOT2 - BMP GPS COORDINATES                    RECOMMND

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

90.BS GRADE. 6                    EOT2 - WQMP BMP REGISTRATION                    RECOMMND

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

90.BS GRADE. 7                    EOT2 - WQMP BMP INSPECTION                    RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 8                    EOT2 - IF WQMP REQUIRED                    RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

04/27/16  
12:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT2 - IF WQMP REQUIRED (cont.)

RECOMMND

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED  
11 10 2015  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: PM 32089 DATE SUBMITTED: 11/10/15

Assessor's Parcel Number(s): 449-323-021

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

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

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

Date of Original Approval: JUNE 7, 2009

Applicant's Name: BRIAN & MICHELE FOX E-Mail: foxfam.michele@yahoo.com

Mailing Address: 27326 Cornell St.  
Hemet, CA 92544  
Street City State ZIP

Daytime Phone No: (951) 652-0460 Fax No: (    ) \_\_\_\_\_

Property Owner's Name: BRIAN & MICHELE FOX E-Mail: foxfam.michele@yahoo.com

Mailing Address: 27326 Cornell St  
Hemet, CA 92544  
Street City State ZIP

Daytime Phone No: (951) 652-0460 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 EXTENSION OF TIME**

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

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

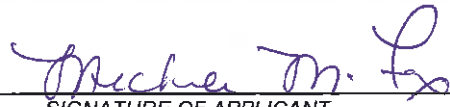
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

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

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

*Michele M. Fox*

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

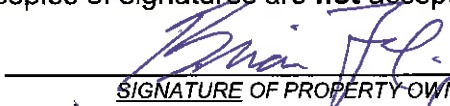
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

BRIAN FOX

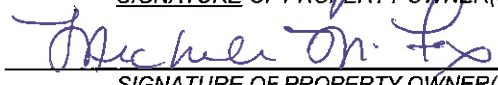
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

MICHELE M. FOX

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

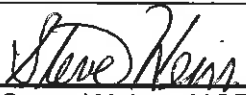
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

2.1

Agenda Item No.:  
Area Plan: REMAP  
Zoning Area: Cahuilla  
Supervisory District: Third  
Project Planner: Peter Lange  
Director's Hearing: May 9, 2016  
Continued From: April 18, 2016

PLOT PLAN NO. 25229  
CEQA Exempt  
Applicant: Victor Brickus  
Eng/Rep: Oz Bratene

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

  
Steve Weiss, AICP  
Planning Director

**PROJECT DESCRIPTION AND LOCATION:**

**PLOT PLAN NO. 25229** proposes to legalize an existing unpermitted Class III Dog Kennel (Evening Star Kennel). The proposed kennel will train between 26-40 golden retrievers which will act as companion dogs for returning military veterans. The proposed kennel facility will consist of an existing 9,545 square foot dog run, an existing 20x20 square foot puppy pen located within the southern portion of the project site, an existing 21x21 square foot puppy pen within the northern section of the project site, an existing 405 square foot shed structure, an existing converted 630 square foot residential dwelling to be used as the kennel's administrative office and a 1,944 square foot existing barn structure which will be used for puppy pens/runs and light storage. The project site also includes another existing single family residential dwelling which will remain on site. This primary residential dwelling is approximately 1,600 square feet. The project scope will not involve expanding the existing facility. Rather, the project will entitle the existing kennel facility including the 1,944 square foot barn structure and entitle and convert the existing 630 square foot residential structure into the administration office.

The project site is located northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Road.

**ISSUES OF POTENTIAL CONCERN:**

**Code Enforcement Case:**

The project site has a current Code Violation (CV1200346 for Neighborhood Enforcement- Kennel without a permit). This application to legalize the Class III Dog Kennel will resolve the violation if the project is approved.

**Unpermitted structures:**

Located within the southern section of the project site is an existing 1,944 square foot barn structure, a 630 square foot office structure, and pen structures which were constructed without applicable permits. This permit shall require appropriate building permits for the structures located on the project site.

**Further Planning Considerations:**

**April 24, 2016**

At the April 18, 2016 Director's Hearing, the applicant's representative, upon reviewing the proposed Conditions of Approval (COA), requested alterations to COA 90.FIRE.1 and 10.BSPLNCK.1. More specifically, with regards to COA 90.FIRE.1, the Condition of Approval required the driveway of the

*W*

facility to be surfaced with asphalt or concrete. The representative requested that since the driveway is currently native decomposed granite, that it remain as such. In addition, with regards to COA 10.BSPLNCK.1, the Condition of Approval required the facility to provide an ADA path that would connect onto an existing public right-of-way. The representative found this requirement inapplicable since the public street adjacent to the facility is without pavement or sidewalks.

The Hearing item was continued to the May 9, 2016 Director's Hearing to allow the applicant's representative to meet with the Riverside County Building and Safety Department and Fire Department and have the subject Conditions of Approval (COA) revised accordingly. The Building and Safety Department and the Fire Department agreed to the alterations of the subject Conditions of Approval (COA) and the revised COA are included in the staff report packet.

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Rural: Rural Residential (R-RR)   |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) to the north, south, east, and west.  |
| 3. Existing Zoning:                   | Rural Residential – 5 acre minimum (R-R-5)  |
| 4. Surrounding Zoning:                | Rural Residential – 5 acre minimum (R-R-5) to the north, south, and east, Residential Agriculture – 5 acre minimum (R-A-5) to the west. |
| 5. Existing Land Use:                 | Single Family Residence with a dog kennel facility  |
| 6. Surrounding Land Use:              | Vacant property to the west, and scattered single family residential to the east, south, and north.                                     |
| 7. Project Data:                      | Total Acreage: 5.55   |
| 8. Environmental Concerns:            | Exempt pursuant to State CEQA Guidelines Section 15303. See attached Notice of Exemption (NOE)  |

**RECOMMENDATIONS:**

**FIND** the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 25229**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Riverside Extended Mountain (REMAP) Area Plan.
2. The Rural: Rural Residential (R:RR) land use designation allows for single-family residence with a minimum lot size of 5 acres, limited animal keeping, agricultural uses, recreational uses, compatible resource development and associated uses and governmental uses. The proposed

kennel facility is consistent with the intent of the limited animal keeping use of the Rural Residential (R: RR) land use designation.

3. The project is surrounded by properties which are designated Rural: Rural Residential (R:RR) to the north, south, east, and west.
4. The zoning for the project site is Rural Residential- 5 Acre Minimum (R-R-5).
5. The proposed use, a Class III Kennel (26-40 dogs), is permitted within the Rural Residential-5 Acre Minimum (R-R-5) zoning classification subject to the approval of a Plot Plan application and the project has been determined to be consistent with Section 18.45 of Riverside County Ordinance No. 348.
6. The project site is surrounded by properties which are zoned Rural Residential- 5 Acre Minimum (R-A-5) to the north, south, and east, and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.
7. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries). More specifically, Class III facilities are permitted in the R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2 zoning classifications through the approval of a Plot Plan application and that the minimum lot size for a kennel facility to be located is one (1) acre.

As illustrated on the proposed site plan, the project site has a zoning classification of Rural-Residential (R-R) and is being processed under a Plot Plan application. In addition, the project site is approximately 5.55 acres. The project complies with the requirements of Section 18.45 of Riverside County Ordinance No. 348.

8. The project site is surrounded by scattered single family residential dwellings to the north, east, and south, and vacant property to the west.
9. The project is located in Criteria Cell 7018 within Cell Group E of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) and was subject to the Habitat Acquisition and Negotiation Strategy (HANS02060) as part of the entitlement process. As indicated by the County Biologist, portions of the project site were not called out for conservation and in result, the project is consistent with the MSHCP.
10. The project is not located within a City Sphere of Influence.
11. The project site is located within a very high fire hazard severity zone.
12. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, and minimum private water supply reserves for emergency fire use.



14. Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on July 10, 2015. AB 52 provides for a 30-day review period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Soboba Tribe within the 30-day period, requesting to initiate project consultation. Staff met with the Soboba representative on February 17, 2016 to discuss the proposed project. At the conclusion of the meeting, the Soboba representative indicated that there were no significant concerns with this project and that Tribal Monitoring would not be required.
15. The proposed 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. This Section includes the construction and location of limited number 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. In addition, the Class III CEQA exemption allows for the establishment of accessory structures including garages, carports, patios, swimming pools, and fences.

The project proposes to permit an existing Class III kennel facility and an existing 1,944 barn structure and a 630 square foot residential dwelling which will be converted into the administration office for the facility. The Class III exemption allows for the conversion of an existing structure from one use to another where only minor modifications are made to the exterior of the structure. In addition, the Class III exemption allows for the establishment of an office structure provided the use does not involve significant amounts of hazardous substances and will not exceed 2,500 square feet in floor area.

The existing single family dwelling has an approximate floor area of 630 square feet. The scope of work for the existing structure will consist of the installation of a 10x21 foot ADA accessible ramp and minor alterations to the interior wall layout to the existing structure. The floor area for the proposed office structure will not expand as part of the project scope and the ADA ramp will not increase the floor area ratio of the existing structure.

The Class III exemption allows for the establishment of accessory structures which include but are not limited to a garage, carport, patio, swimming pool, and fence. Although the exemption does not specifically list a barn structure, it can be considered as an accessory structure since it has a similar function as a garage. More specifically, both types of structures can be utilized for storage purposes. Improvements to the existing barn structure will not occur as part of the project scope. The existing barn structure is approximately 1,944 square feet and will not exceed the 2,500 square foot floor area requirement.

The project, as conditioned, requires noise levels be kept below levels prescribed in the Riverside County Noise Element and Riverside County Noise Ordinance No. 847. The closest single family residence is located approximately sixty (60) feet from the southern boundary of the project site; however, the closest structures that houses the dogs for the kennel facility is located 138 feet to the north (enclosed barn structure) and 358 feet to the northwest (dog run structure) from the neighboring single family dwelling to the south. If noise complaints are received, the project shall be required to submit a project specific Noise Study as required by the Department of Environmental Health.

Because all aspects of the project are exempt under Section 15303, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive project 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.

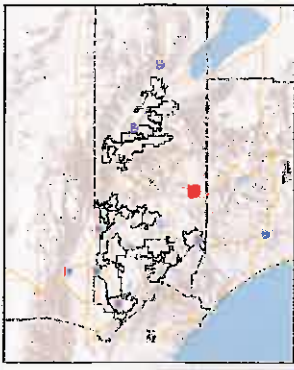
**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R: RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence area;
  - b. A Sphere of Influence;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. A Fault Zone;
  - e. A Flood Zone;
  - f. A County Service Area;
  - g. A Subsidence Area;
  - h. An area with potential for liquefaction; or
  - i. A 100 year flood plan area or dam inundation zone.
3. The project site is located within:
  - a. A High Fire and State Responsibility area;
  - b. The Boundaries of the Hemet Unified School District;
  - c. The Stephens Kangaroo Rat Fee Area; and,
  - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 580-020-046.

**PP25229**  
**Vicinity Map**



**Legend**

- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- 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.



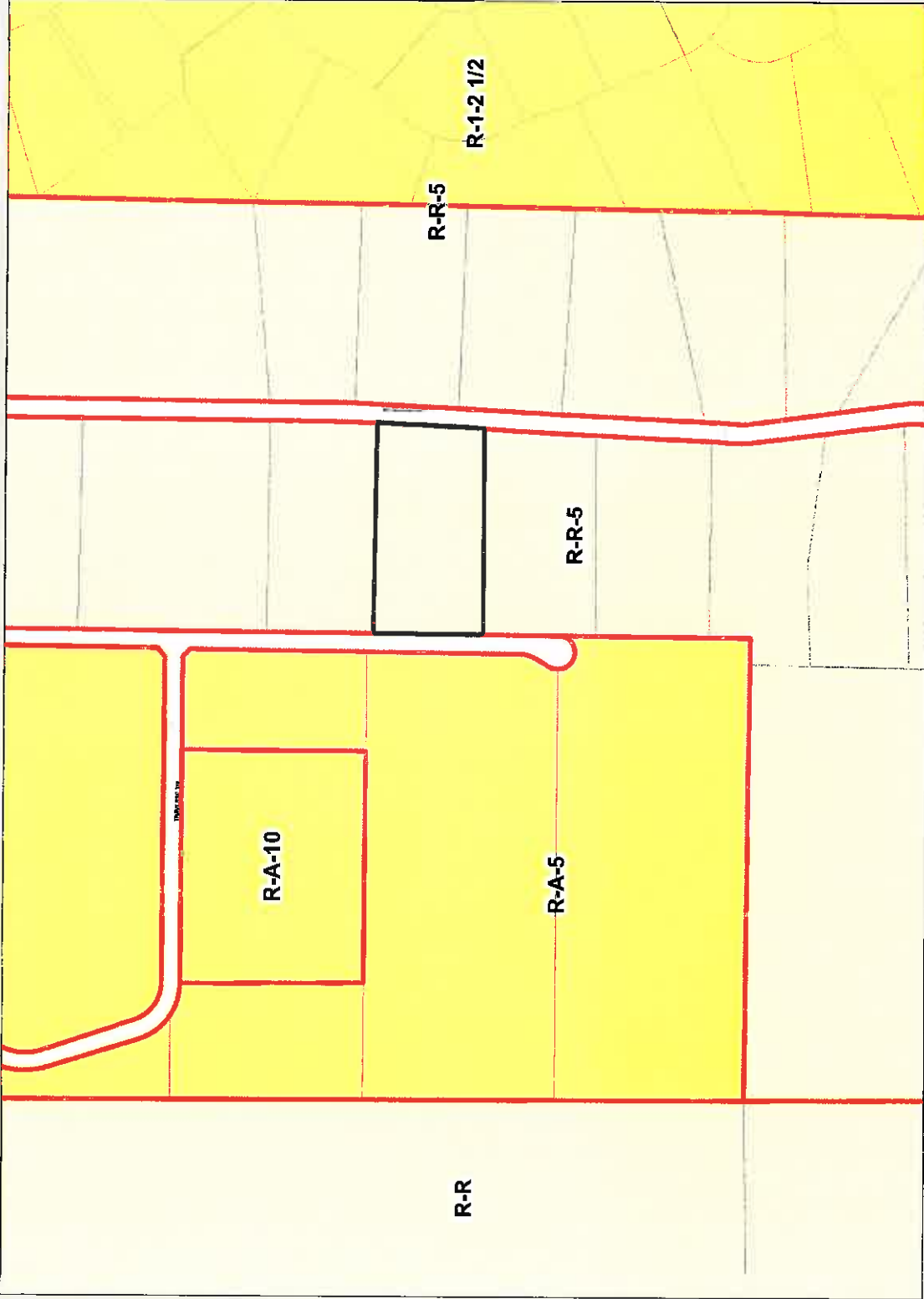
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PP25229

Zoning Classification



Legend

Display Parcels

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
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10



Notes

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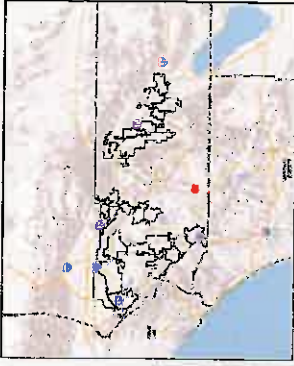
0 584 1,167 Feet



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**PP25229**  
Land Use




**Legend**


- Display Parcels
- roads
- anno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

**Notes**

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0 584 1,167 Feet



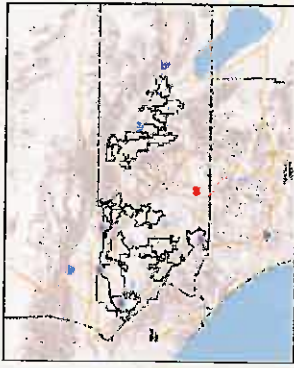
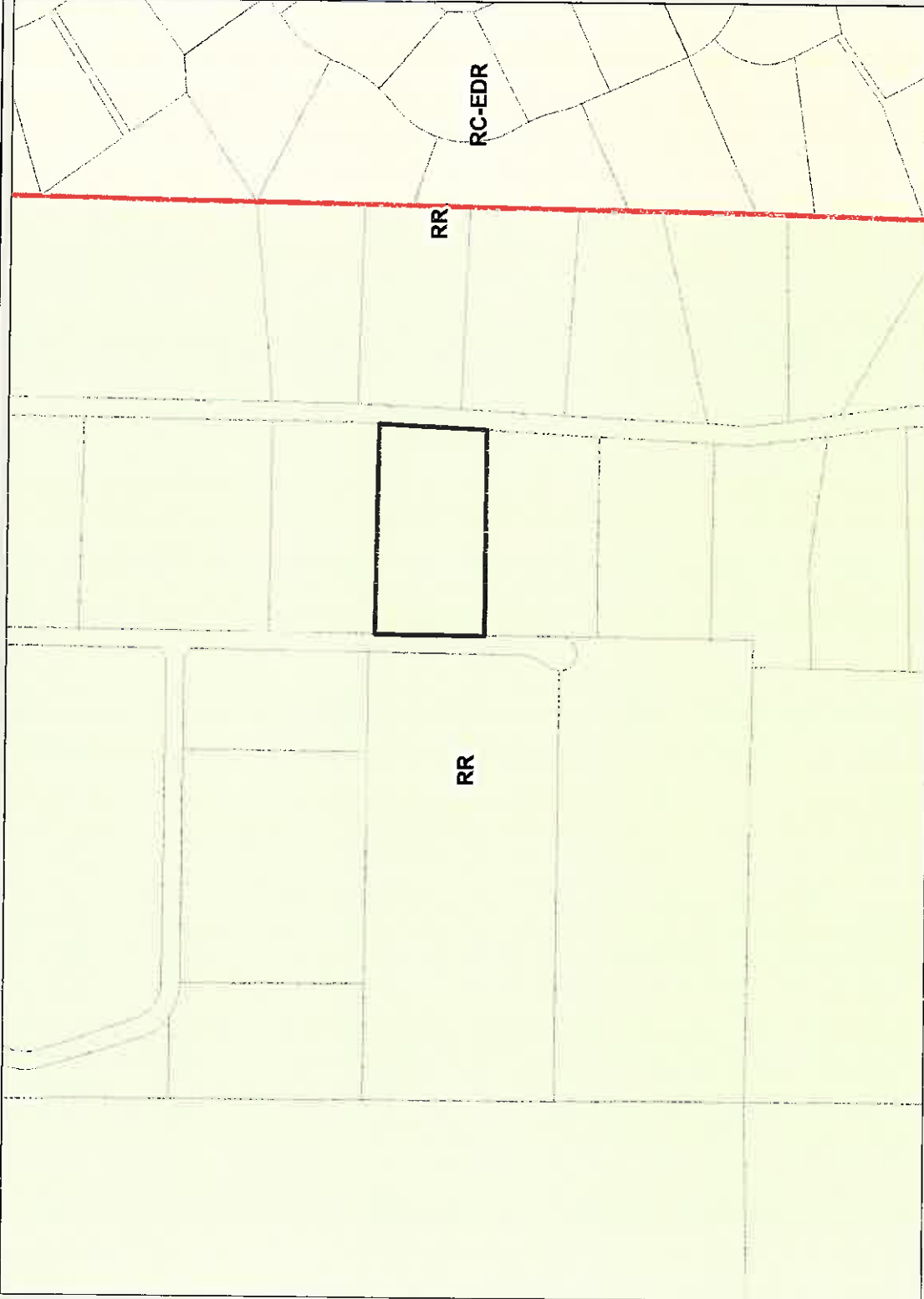
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PP25229

General Plan Designation



Legend

- Display Parcels
- Landuse
- <all other values>
- AG
- BP
- CC
- CO
- CR
- CT
- City
- EDR
- EDR-RC
- Freeway
- HDR
- HHDR
- HI
- IND
- LDR
- LDR-RC
- LI
- MDR
- MHDR
- MUPA
- OS-C
- OS-CH
- OS-MIN
- OS-R

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.



0 584

1,167 Feet



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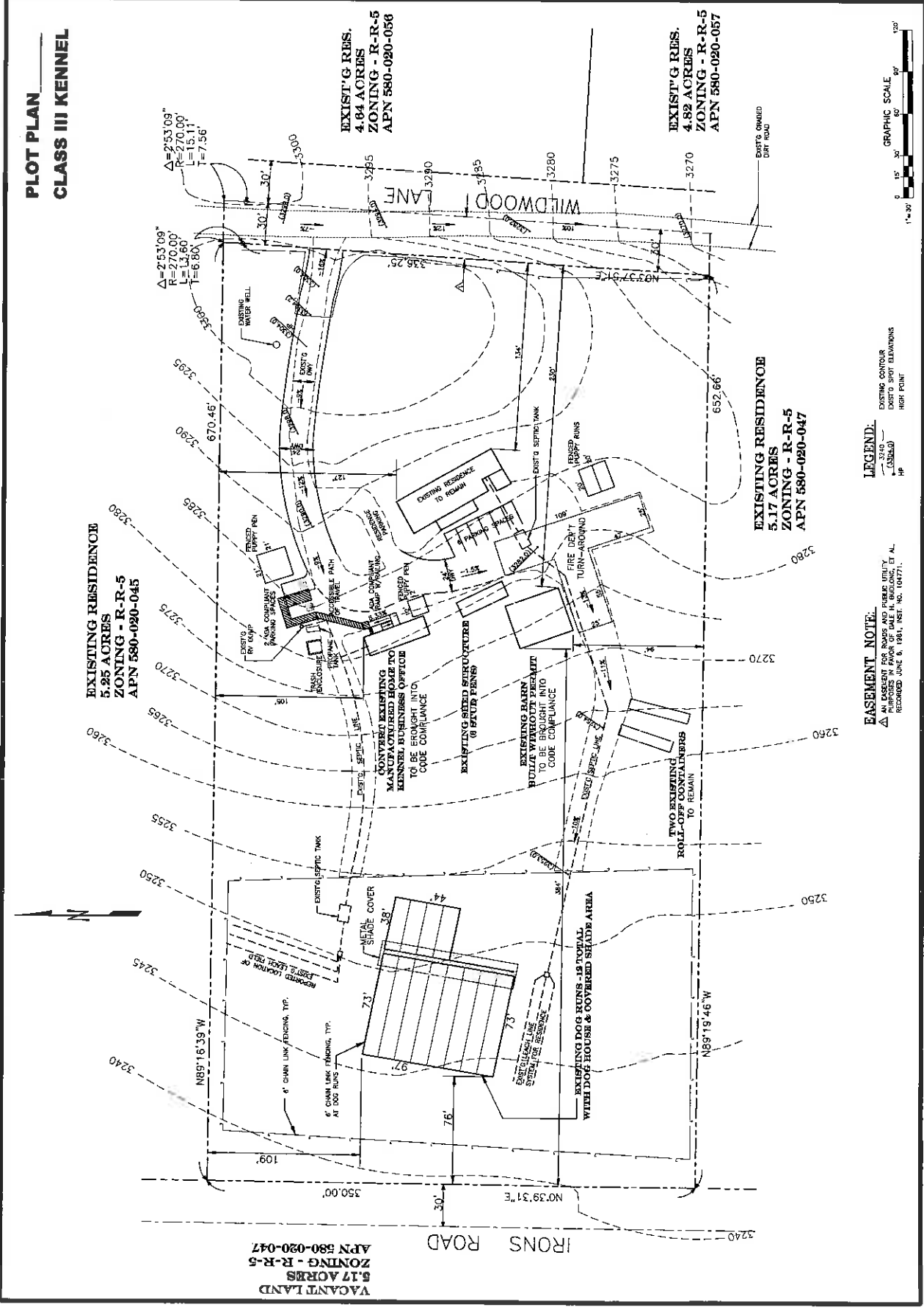
REVISIONS	BY

**SITE PLAN**  
**EVENING STAR KENNELS**  
**PCL 2 OF PARCEL MAP 17996**  
 42805 WILDWOOD LANE, AGUANGA, CA 92536

Civil Engineers - RCE 21873  
 General Contractors - Lic. 578242  
 41625 Interstate Circle South, #B-2  
 Torrance, CA 92590  
 (310) 296-5045  
 (310) 296-3711



DATE OF	2
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT	



**PLOT PLAN**  
**CLASS III KENNEL**

**EXISTING RESIDENCE**  
 5.25 ACRES  
 ZONING - R-R-5  
 APN 580-020-045

**EXIST'G RBS.**  
 4.84 ACRES  
 ZONING - R-R-5  
 APN 580-020-056

**EXIST'G RBS.**  
 4.82 ACRES  
 ZONING - R-R-5  
 APN 580-020-057

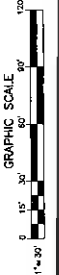
**EXISTING RESIDENCE**  
 5.17 ACRES  
 ZONING - R-R-5  
 APN 580-020-047

**EXISTING RESIDENCE**  
 5.25 ACRES  
 ZONING - R-R-5  
 APN 580-020-045

**VACANT LAND**  
 8.17 ACRES  
 ZONING - R-R-5  
 APN 580-020-047

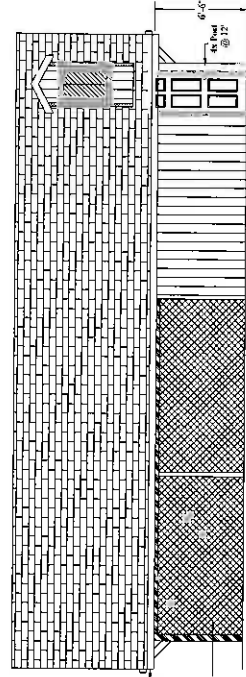
**LEGEND:**  
 --- EXISTING CONTOUR  
 --- EXISTING SPOT ELEVATIONS  
 HP HIGH POINT

**EASEMENT NOTE:**  
 AN EASEMENT FOR WATER AND PUBLIC UTILITY PURPOSES IN FAVOR OF STATE H. ENGINEERS, ET AL. RECORDED JUNE 8, 1981, INSTR. NO. 104771.

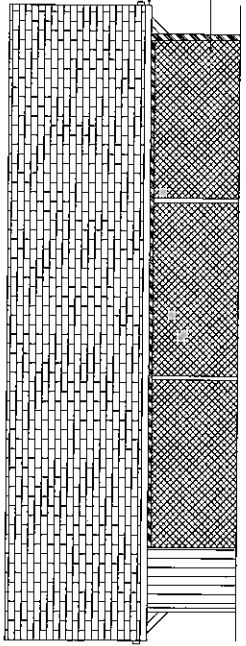




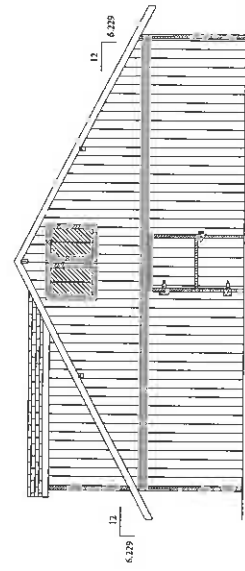
NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED COUNTY OF RIVERSIDE ORDINANCES AND



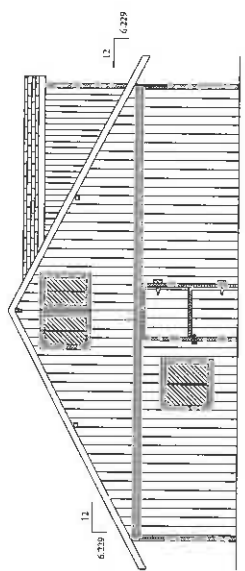
**LEFT SIDE ELEVATION**  
Scale: 1/4" = 1'



**RIGHT SIDE ELEVATION**  
Scale: 1/4" = 1'



**REAR ELEVATION**  
Scale: 1/4" = 1'



**FRONT ELEVATION**  
Scale: 1/4" = 1'

**ELEVATIONS**  
KENNEL BARN  
EVENING STAR KENNELS  
13805 WILDWOOD AVE. AVANGA, CA 92536

CR: 11/20/2009 - RICE 11/20/09  
Contract/Contractor - LCL 1/28/12  
41423 E. LINDEN C. - G. S. S. INC. B. 2  
Fresno, CA 93750  
F551 2805045  
F551 2963711



TRANSFORMATION  
UNDER SUPERVISION  
OF  
CONSTRUCTION  
DATE: SEPT. 10, 2013  
PAGE NO.: 1  
SHEET NO.: 1

**A-2**  
DRAWN BY: T. GARCIA  
CHECKED BY: J. GARCIA  
DATE: 10/1/12  
JOB NO.: 12-0001  
AS SHOWN:  
DATE: 10/1/12

ENGINEER: J. GARCIA

DATE	11/11/11
BY	...
CHECKED	...
SCALE	...

**FLOOR PLAN & ROOF PLAN**  
**KENNEL BARN**  
**EVENING STAR KENNELS**  
 12805 HILDWOOD, AGAWAM, CT 06256

**BRATENE CONSTRUCTION & ENGINEERING**  
 Civil Engineers - RCE 2187  
 General Contractors - Lic. 378213  
 4125 Interstate Center S., Ste. B-2  
 Torrington, CT 06790  
 Phone: (951) 756-3711

PROJECT NO.	11873
DATE	SEPT. 20, 2011
BY	...
CHECKED	...

NO.	1
DATE	11/11/11
BY	...
CHECKED	...

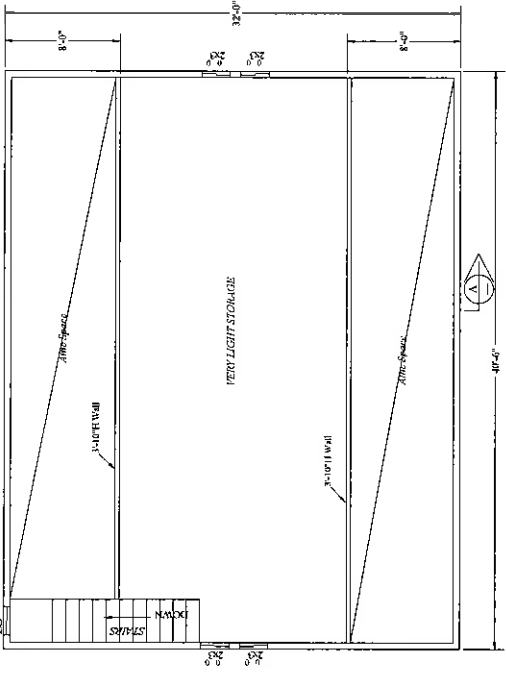
**A-1**

NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED ORDINANCES OF THE TOWN OF AGAWAM, CT AND COUNTY OF HARTFORD, CONNECTICUT.

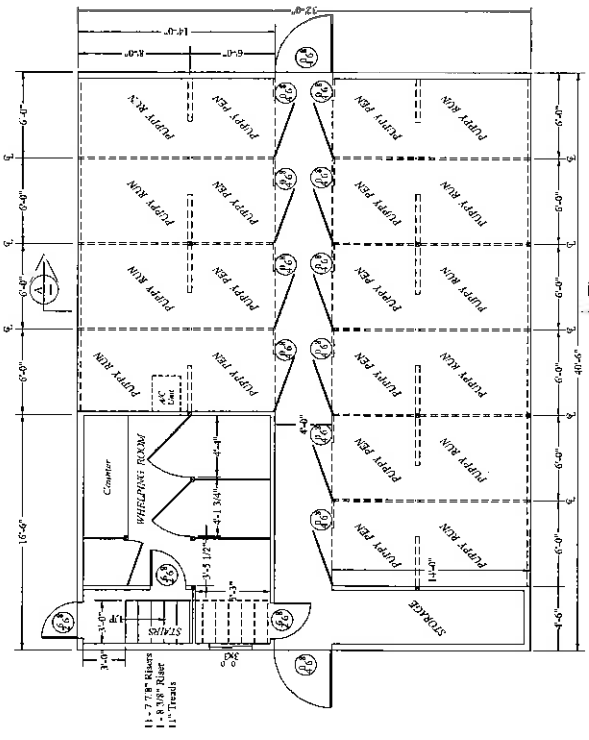
**OWNER INFORMATION**  
 VICTOR & GAILLY HICKS  
 12805 HILDWOOD, AGAWAM, CT 06256

**PROJECT INFORMATION**  
 EVENING STAR KENNELS  
 12805 HILDWOOD, AGAWAM, CT 06256

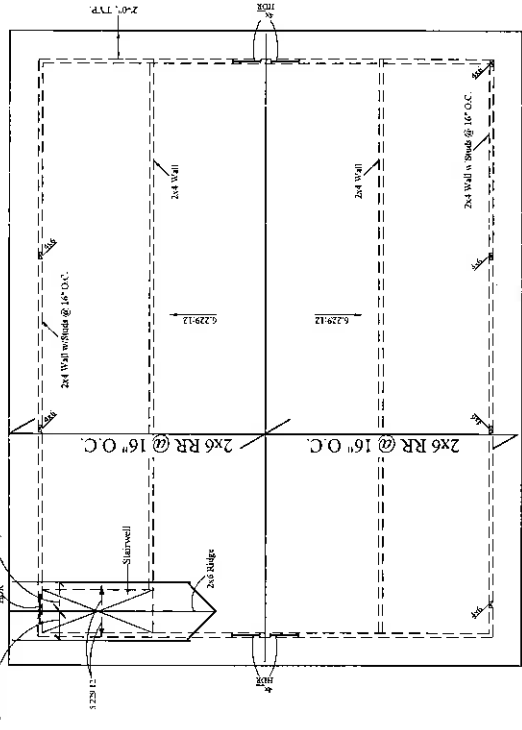
**AREA TABULATION**  
 Area Spans: 65.83 FT  
 Light Range: 64.80 FT  
 Total Area: 25,200 sq ft  
 Storage Room: 65.83 FT  
 Lower Storage: 38.82 FT  
 Paper Framing: 100.00 FT



**FLOOR PLAN - UPPER LEVEL**  
 Scale: 1/4" = 1'



**FLOOR PLAN - LOWER LEVEL**  
 Scale: 1/4" = 1'



**ROOF FRAMING PLAN**  
 Scale: 1/4" = 1'

BRATENE'S SEAL

REVISION:	NO.

**ELEVATIONS**

**KENNEL BARN**  
**EVENING STAR KENNELS**  
 12805 WILDWOOD AVENUE, CA 92536

**BRATENE CONSTRUCTION & ENGINEERING**

Civil Engineers - RCE 1873  
 4145 Emeryville Circle, Ste. 202  
 Emeryville, CA 94608  
 Tel: (925) 796-5111  
 Fax: (925) 796-5111

PLANS PREPARED UNDER SUPERVISION OF

CERRO/TRAFFIC

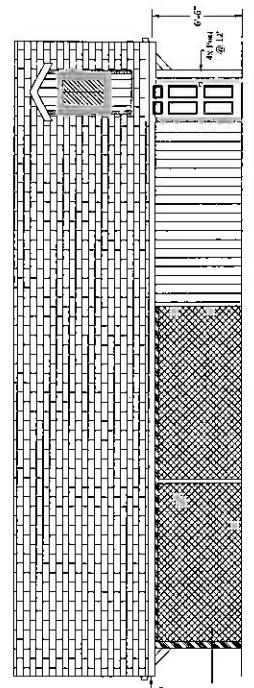
DATE: **SEPT 26, 2013**

PLOT NO: **12805**

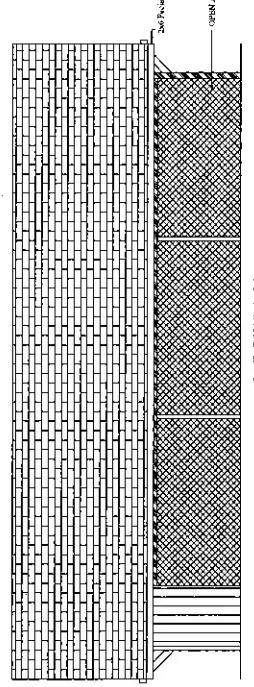
WORKS: **12805**

PROJECT:	12805
TITLE:	PLAN SET
DATE:	SEPT 26, 2013
PROJECT NO.:	12805
WORKS:	12805

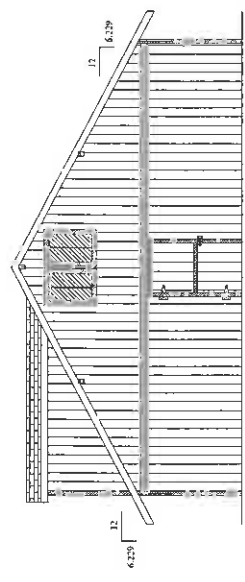
NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE BUILDING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE CODES, ORDINANCES, AND REGULATIONS OF THE COUNTY OF RIVERSIDE ORDINANCE 67.



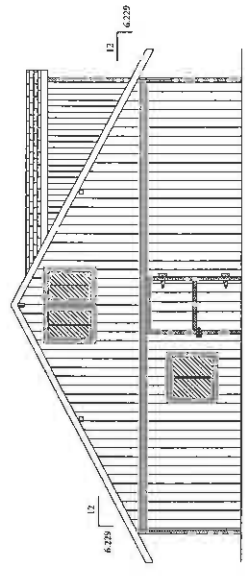
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**RIGHT SIDE ELEVATION**  
 Scale: 1/4" = 1'



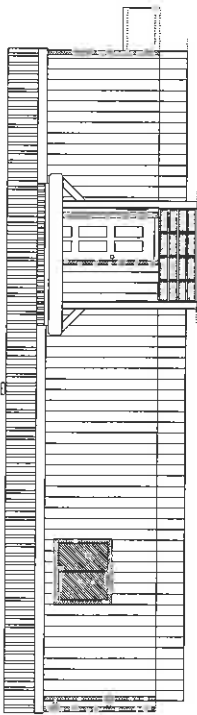
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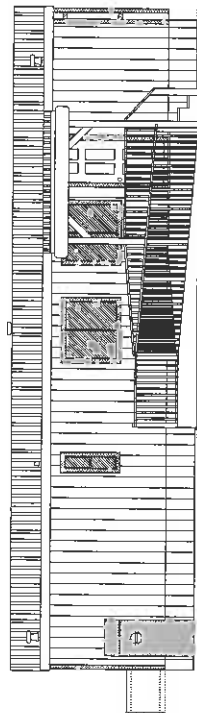
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 Scale: 1/4" = 1'

DISCREPANCY

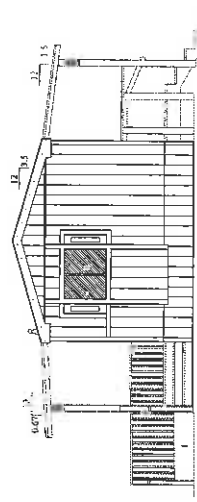
**A-2**



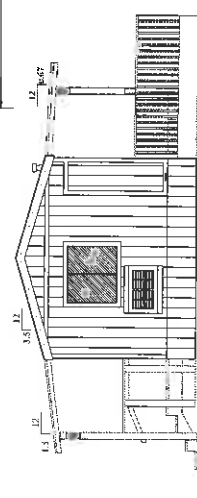
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Scale: 1/4" = 1'



**FRONT ELEVATION**  
Scale: 1/4" = 1'



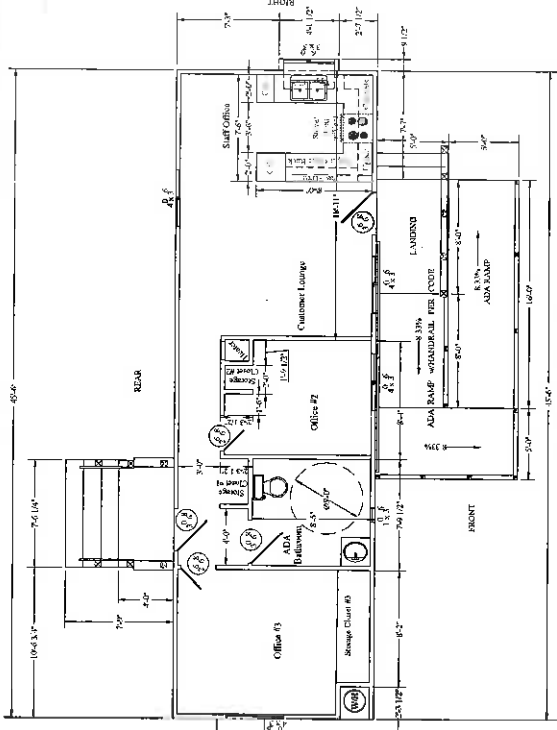
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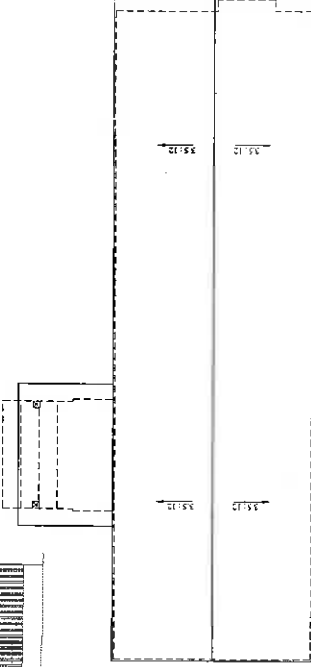
**LEFT SIDE ELEVATION**  
Scale: 1/4" = 1'

NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED  
CODES AND ORDINANCES OF THE CITY AND COUNTY OF  
SANTA CRUZ, CALIFORNIA.

**ABATELACION**  
Plan Case 63850-87



**FLOOR PLAN**  
Scale: 1/4" = 1'



**ROOF PLAN**  
Scale: 1/4" = 1'

**CONVERT EXISTING MANUFACTURED HOME  
INTO BUSINESS OFFICE**

BY:	
DATE:	
PROJECT:	
SCALE:	
REVISIONS:	

**FLOOR PLAN, ROOF PLAN,  
& ELEVATIONS**  
**KENNEL OFFICE**  
EVENING STAR KENNELS  
42805 WILDBOOD AVE., AGUNGA, CA 92316

**BRATENE CONSTRUCTION & ENGINEERING**  
Civil Engineers - RCB 21875  
4422 Bratene Circle, Suite 200, San Jose, CA 95128  
Tel: (408) 276-1711  
Fax: (408) 276-1711

REGISTERED PROFESSIONAL ENGINEER  
UNDER SUPERVISION OF  
REGISTERED PROFESSIONAL ARCHITECT  
OF  
CALIFORNIA  
DATE: 2/19/13  
SEPT. 30, 2013  
PROJECT NO.:  
A-3

REVISIONS	DATE

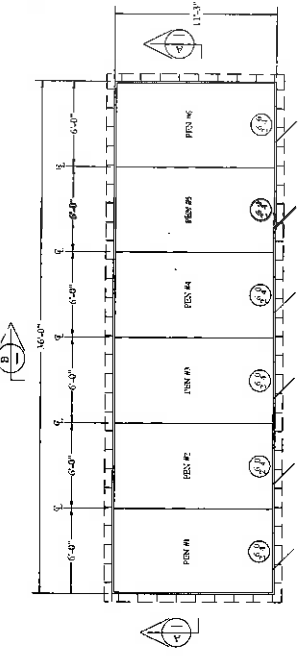
**FLOOR PLAN, ROOF PLAN**  
**KENNEL STUD PENS**  
 EVENING STAR KENNELS  
 12885 WILWOOD AVENUE, CA 92536

**BRAENE CONSTRUCTION & ENGINEERING**  
 4152 Edgemoor Court, Torrance, CA 90503  
 Phone: (310) 206-2948  
 Fax: (310) 206-2717

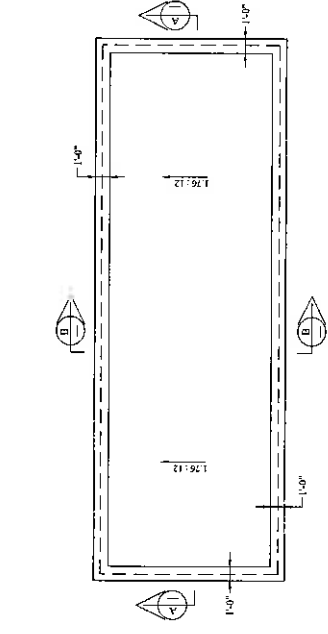
DATE: 2/18/03  
 SHEET NO. 21873  
 PROJECT NO. 020100010300  
 DRAWN BY: J. W. B. / J. W. B.  
 CHECKED BY: J. W. B. / J. W. B.

**A-4**

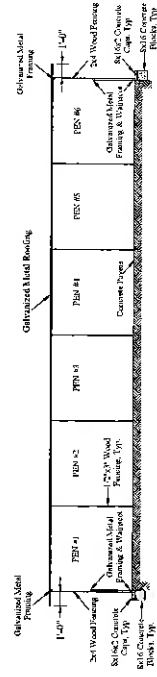
NOTE: ALL WORKS SHALL COMPLY WITH CURRENTLY ADOPTED  
 CALIFORNIA BUILDING CODES, AND CALIFORNIA AND  
 COUNTY OF SHERIDAN ORDINANCES.  
**AREA TABULATION**  
 Total Area: 465.93 SF.



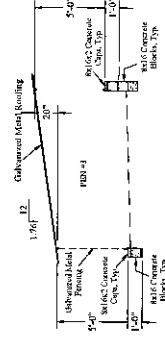
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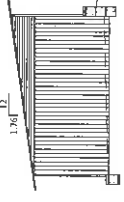
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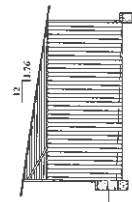
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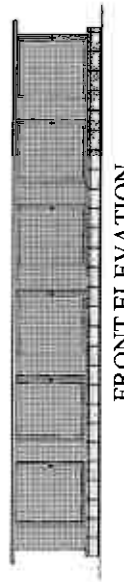
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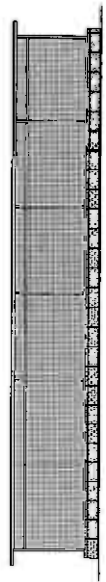
**LEFT SIDE ELEVATION**  
 Scale: 1/4" = 1'



**RIGHT SIDE ELEVATION**  
 Scale: 1/4" = 1'



**FRONT ELEVATION**  
 Scale: 1/4" = 1'



**REAR ELEVATION**  
 Scale: 1/4" = 1'

PRINTED PER SET.

DATE	2/13/23
PROJECT NO.	2023-001
CLIENT	EVERETT STAR KENNELS
PROJECT NAME	DOG RUN AREA FOOTPRINT
SCALE	AS SHOWN
DESIGNER	BRATENE ENGINEERING & CONSTRUCTION
CHECKER	
APPROVER	

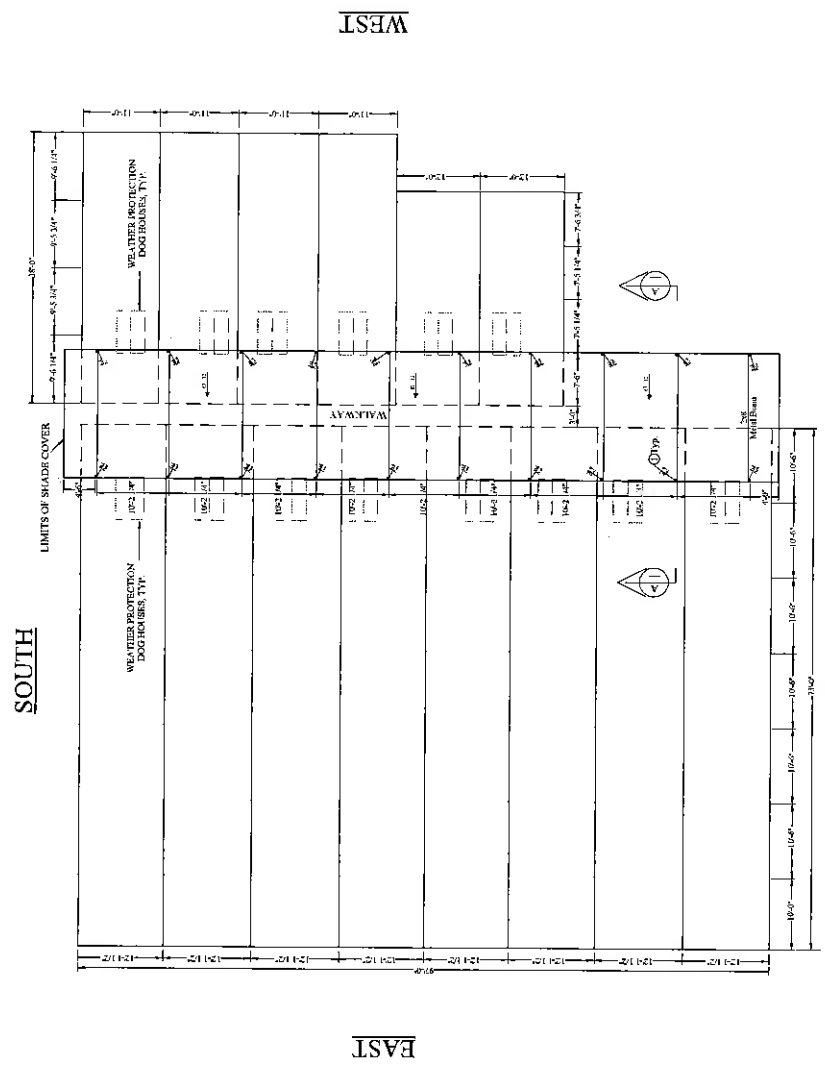
**DOG RUN AREA FOOTPRINT & SECTION**  
**KENNEL DOG RUNS**  
**EVERETT STAR KENNELS**  
 41885 WILWOOD AVENUE, CA 92536

**BRATENE ENGINEERING & CONSTRUCTION**  
 41825 E. Highway 92  
 Temecula, CA 92590  
 (951) 296-9485  
 Fax: (951) 296-3711  
 Civil Engineers - License 21873  
 General Contractors - License 37622

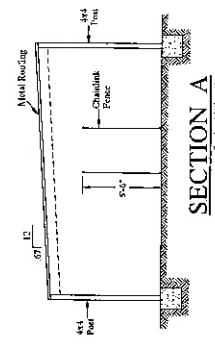
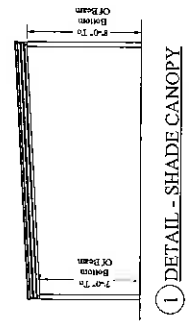
PLANS PERMANENT UNDER SUBDIVISION  
 JOB SHEET NO. 3  
 DATE 2/13/23  
 SHEET NO. 2013  
 SHEET OF 2013

**A-5**

NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED PROVISIONS OF THE CALIFORNIA BUILDING CODE, 2019 IBC AND COUNTY OF RIVERSIDE ORDINANCE 017.



**DOG RUN AREA FOOTPRINT**  
 Scale: 1/8" = 1'



BRATENE ENGINEERING & CONSTRUCTION

REVISIONS:	BY:

**ELEVATIONS**

**KENNEL DOG RUNS**  
**EVENING STAR KENNELS**  
 12805 WILDMOOD AVE/ANGLA, CA 92556

**BRATENE**  
 CONSTRUCTION &  
 ENGINEERING

41822 Enterprise Ct, Suite 200, San Jose, CA 95131  
 (408) 261-2611  
 Fax: (408) 261-2611

Civil Engineers - RICE 21875

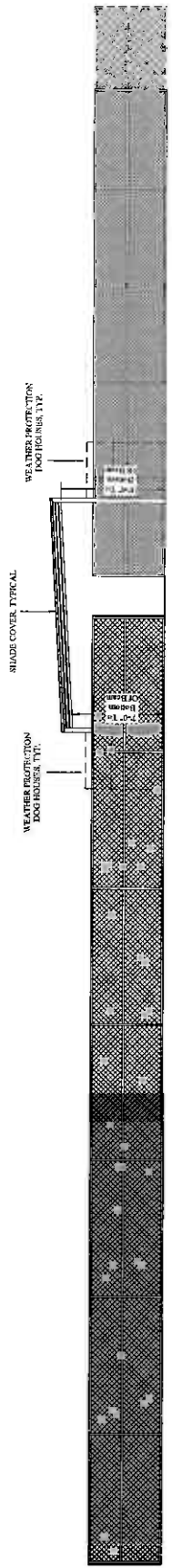
PLANS AND SECTIONS  
 UNDER REVISION #10

CONTRACT DATE: 06  
 DATE: SEPT. 20, 2010  
 SHEET NO. 9-6  
 PROJECT NO. 08-0188

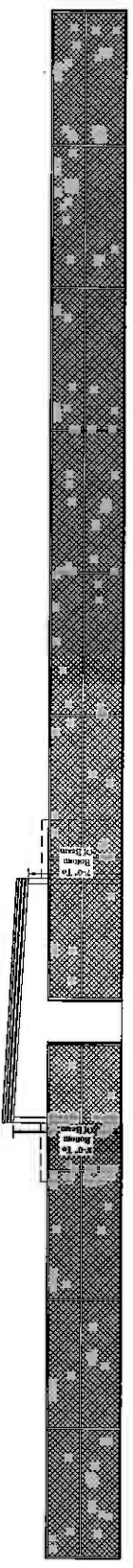
**A-6**

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 AS SEEN AT: \_\_\_\_\_

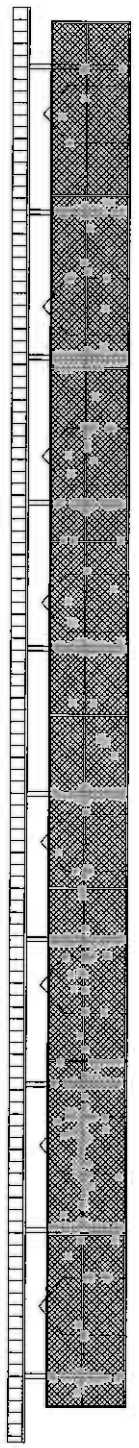
NOTE: ALL WORK SHALL COMPLY WITH CURRENTLY APPLICABLE  
 2008 CBC, SPECIFIC SUPPLEMENTARY SPECIFICATIONS, AND  
 COUNTY OF SHERBORN'S ORDINANCES.



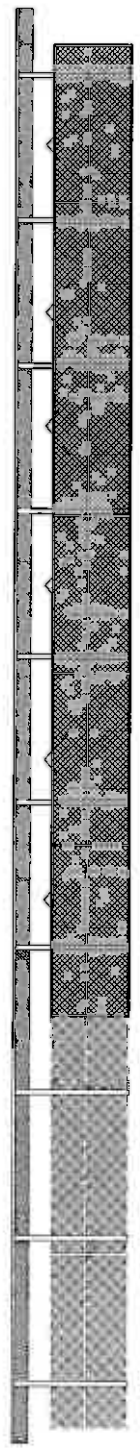
**NORTHELEVATION**  
 Scale: 1/4" = 1'



**SOUTHELEVATION**  
 Scale: 1/4" = 1'



**EAST ELEVATION**  
 Scale: 1/4" = 1'



**WEST ELEVATION**  
 Scale: 1/4" = 1'

OWNER'S SEAL

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is to permit an existing unpermitted kennel as Class III Dog Kennel (Evening Star Kennels) that houses between 26-40 dogs.

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

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

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

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

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

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

10. EVERY. 3                    PPA - CONFORM TO EXHIBIT                    RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25229, Exhibit A, dated



PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - CONFORM TO EXHIBIT (cont.) RECOMMND

10/02/2012 and Exhibit B, dated 3/27/2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building 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

PLOT PLAN: TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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

BS PLNCK DEPARTMENT

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

The current plot plan is for the approval dog kennel to be used as a breeding and training facility. The kennel is not open to the public.

There is one stick built structure used for the animals and one mobile home modular unit used as the office. These structures have been constructed and placed on the property without permit. The applicant has agreed with the requirement to obtain the required building permit(s) and

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

RECOMMND

approved final building inspections.

The structures on the property without permits should not be occupied or in use until the required final approved inspection from the building department has been received.

CWP

Where any building, structure, equipment, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

ACCESSIBLE PATH OF TRAVEL:

Included with the building plan submittal to the building department, the applicant shall include a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.(Not applicable where no street improvement (Paved sidewalk) exists.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including viewing areas).
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

PLOT PLAN: TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE LEVELS RECOMMND

Since PP25229 is located on 5.31 acres and the majority of the kennel operation is at the rear of the property, a Noise Study will not be required for entitlement. Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinance No. 847. If noise complaints are received, the project will be required to have a Noise Study evaluated by the appropriate agency. Please call (951)955-8980 for any additional details.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25229 is a proposal to legalize a Class III Kennel to house 26-40 dogs in the Anza area. The site is located on the northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood lane.

The site appears to be on a ridge and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure.

Even though no new impervious area is proposed, it appears

PLOT PLAN:TRANSMITTED Case #: PP25229

Parcel: 580-020-046

10. GENERAL CONDITIONS

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

from the exhibit that the existing buildings were not permitted and shall assume that as impervious surface; combine buildings, parking spaces and other impervious area creates more than 5000 sq. ft of impervious area, therefore a preliminary Water Quality Management Plan (WQMP) will be required. The preliminary WQMP shall be reviewed and approved by The Transportation Department prior to the issuance of the permit.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND

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

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10. GENERAL CONDITIONS

10. PLANNING. 2

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

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10. GENERAL CONDITIONS

10. PLANNING. 3 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. 4 PPA - COMPLY WITH ORD./CODES RECOMMND

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

10. PLANNING. 5 PPA - COMPLY BUILDING & SAFETY RECOMMND

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

10. PLANNING. 6 PPA - EXERCISE SPACE/SHELTER RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 7 PPA - FOOD/WATER RECOMMND

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

10.PLANNING. 8 PPA- FOOD STORAGE/SANITATION RECOMMND

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

10.PLANNING. 9 PPA- ANIMAL CONFINEMENT RECOMMND

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

10.PLANNING. 10 PPA - CARETAKER RECOMMND

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

10.PLANNING. 11 PPA- KENNEL/CATTERY RECOMMND

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

10.PLANNING. 12 USE - BUSINESS LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 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. 14 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Wildwood Lane (60' right-of-way) since adequate right-of-way exists per PM17996.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

20.PLANNING. 2 USE- 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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

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.

20.PLANNING. 3 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

60.PLANNING. 1 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25229, the Planning Department shall determine the status of the deposit based fees. If the fees are in a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE- FEE STATUS (cont.) RECOMMND

negative status, the permit holder shall pay the outstanding balance.

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

BS GRADE DEPARTMENT

80.BS GRADE. 1 WQMP REQUIREMENTS RECOMMND

Prior to the issuance of a building permit, the owner / applicant shall obtain clearance from the Building & Safety Department Environmental Compliance Division or Grading Division. If a site proposes the addition or creation of 5,000 or more square feet of impervious surface a site-specific Water Quality Management Plan (WQMP) is required.

The applicant shall contact the Riverside County Flood Control District for further information when a WQMP is required.

E HEALTH DEPARTMENT

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

Prior to the Issuance of a Building Permit, the applicant shall submit to the Department of Environmental Health (DEH) for review an original copy of a complete C42 Certification along with a scaled (1"=10' to 1"=40') detailed contoured plot plan wet signed by the C42 Licensed Contractor showing the location of all required detail as specified in the DEH Technical Guidance Manual.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your building permits from Building and Safety. A private water storage/well system must be installed. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

PLANNING DEPARTMENT

80.PLANNING. 1 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25229, 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.

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 WELL EVALUATION REQUIRED RECOMMND

Since this project is to be served water by an existing well(s), pumps, and water tanks, a water well evaluation shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 WELL EVALUATION REQUIRED (cont.) RECOMMND

The requirements for a water well evaluation are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity (to include fire flow) and available for intended development.
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.
- 5) Applicable fees shall apply.

FIRE DEPARTMENT

90.FIRE. 1 USE-FIRE ACCESS RECOMMND

Gate Entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.

All driveways shall provide a minimum 10 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end. Turnarounds are required on driveways and dead-end roads as specified in CCR Title 14, Div. 1.5, Ch 7, SubCh 2. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE-FIRE ACCESS (cont.) RECOMMND

used, the top of the  $\delta T\delta$  shall be a minimum of 60 feet in length.

All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent.

90.FIRE. 2 USE-#83-AUTOMATIC FIRE ALARM RECOMMND

(STUD PENS BUILDING)

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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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



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

DATE: October 2, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
Hemet Unified School District  
Rancho California Water District

**PLOT PLAN NO. 25229** – EA42551 – Applicant: Victor Brickus – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District – Cahuilla Zoning Area - Remap Plan: Rural Community: Rural Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane – 5.55 Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Plot Plan proposes to legalize a Class III Kennel that will house 26 to 40 dogs. – APN: 580-020-046. Related Cases: CV1203346, PAR01309 (HANS 2060), PP14979

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on October 25, 2012**. All LDC/DRT 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 **H.P. Kang**, Project Planner, at (951) 955-1888 or email at [hpkang@rctlma.org](mailto:hpkang@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

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

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

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

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

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

DATE: April 3, 2013

TO:

Riv. Co. Transportation Dept.	Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Division	3rd District Supervisor
Riv. Co. Public Health – Industrial Hygiene	P.D. Geology Section	3rd District Planning Commissioner
Riv. Co. Flood Control District	P.D. Landscaping Section	Hemet Unified School District
Riv. Co. Fire Department	P.D. Archaeology Section	Rancho California Water District
Riv. Co. Building & Safety – Grading	Riverside Transit Agency	
Riv. Co. Building & Safety – Plan Check	Riv. Co. Sheriff's Dept.	

**PLOT PLAN NO. 25229, AMENDED NO. 1 – EA42551 – Applicant: Victor Brickus – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District – Cahuilla Zoning Area - Remap Plan: Rural Community: Rural Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane – 5.55 Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Plot Plan proposes to legalize a Class III Kennel that will house 26 to 40 dogs. – APN: 580-020-046. Related Cases: CV1203346, PAR01309 (HANS 2060), PP14979**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on April 25, 2013**. All LDC/DRT 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 **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hp kang@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

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

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

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

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



COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

**Date:** December 5, 2014

**To:** Lisa Edwards  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:** *Sto Hinde*  
Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist  
County of Riverside  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Suite 200  
Riverside, California 92502  
Phone: (951) 955-8980



**Project Reviewed:** Plot Plan No. 25229 (Evening Star Kennels located at 42805 Wildwood Lane, Aguanga, CA)

**SR Number:** 28256

**Applicant:** Oz Bratene  
Bratene Construction & Engineering  
41625 Enterprise South Circle, Suite B-2  
Temecula, CA 92590

**Noise Consultant:** Ldn Consultants, Inc.  
446 Crestcourt Lane,  
Fallbrook, CA 92028

**Review Stage:** First Review

**Information Provided:** "Evening Star Kennel Facility Noise Evaluation, County of Riverside, California" dated November 5, 2014."

**Noise Standards:**

**For Stationary Noise Sources:**

**A. Standards:**

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

**B. Requirement for Determination of Community Noise Impact:**

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
  - i. Stationary sources are to be modeled as "point" sources.
  - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
  - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
  - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent

continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

### **Findings:**

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

### **Recommendations:**

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

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).

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Victor J. Brickus and Gailute G. Brickus (“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 580-020-046 (“PROPERTY”); and,

**WHEREAS**, on September 24, 2012, PROPERTY OWNER filed an application for Plot Plan No. 25229 (“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:  
Victor & Gailute Brickus  
42805 Wildwood Lane  
Aguanga, CA 92536

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

Dated: 3-21-16

**PROPERTY OWNER:**  
Victor J. Brickus and Gailute G. Brickus

By: Victor J. Brickus  
Victor J. Brickus

Dated: 1/25/16

By: Gailute G. Brickus  
Gailute G. Brickus

Dated: 1/25/2016

\*see attached Notary Acknowledgment 1/25/16

FORM APPROVED COUNTY COUNSEL

BY: Michelle Clack 2/4/16  
MICHELLE CLACK DATE

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 01/25/2016 before me, Hajnalka Gold Calihan, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Victor J. Brickus and Gailute G. Brickus  
*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 Hajnalka Gold Calihan  
*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

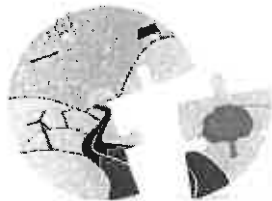
Title or Type of Document: Indemnification Agreement Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

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: \_\_\_\_\_

CV 1203346



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: CLASS III KENNEL

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 18.45

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: PP2522A

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

APPLICATION INFORMATION

Applicant's Name: VICTOR BRICKUS E-Mail: evestar1@earthlink.net

Mailing Address: 42805 WILDWOOD LANE  
AGUANGA CA 92536  
City State ZIP

Daytime Phone No: (951) 763-0433 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: OZ BRATENE E-Mail: brateneconst@prodigy.net

Mailing Address: 41625 ENTERPRISE CIRCLE SOUTH, #B-2  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 201-2542 Fax No: (951) 296-3711

Property Owner's Name: VICTOR & GAILUTE BRICKUS E-Mail: evestar1@earthlink.net

Mailing Address: 42805 WILDWOOD LANE  
AGUANGA CA 92536  
City State ZIP

Daytime Phone No: (951) 763-0433 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"

EA 42551 CF 05928





**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 5.55 Ac

General location (nearby or cross streets): North of Hwy 371, South of SURVEYOR LANE, East of IRONS RD., West of WILDWOOD LANE

Thomas Brothers map, edition year, page number, and coordinates: 2006, Pg. 963, B-5

Project Description: (describe the proposed project in detail)

CLASS III KENNEL (26 TO 40 DOGS)

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). PAR 1309, PP 14979 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No  WELL ONLY

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  SEPTIC ONLY

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: NO GRADING

**APPLICATION FOR LAND USE PROJECT**

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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?     N/A    

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

How many anticipated truckloads?     N/A     truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

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

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

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

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

APPLICATION FOR LAND USE PROJECT

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

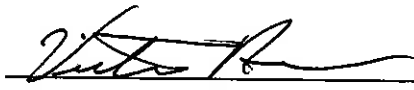
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

9/20/12

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


**APPLICATION FOR LAND USE PROJECT**

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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 9/20/12  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
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 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 type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> 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 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 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 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 <sup>3</sup> 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 <sup>4</sup> . "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 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 type="checkbox"/>

<sup>1</sup>Includes San Jacinto River watershed.

<sup>2</sup>Land area is based on acreage disturbed.

<sup>3</sup>The 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](http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml).

<sup>4</sup>The most recent CWA Section 303(d) list can be found at [http://www.waterboards.ca.gov/rwqcb8/water\\_issues/programs/tmdl/303d.shtml](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**

<b>Project File No.</b>	
<b>Project Name:</b>	<i>EVENING STAR KENNELS</i>
<b>Project Location:</b>	<i>42805 WILDWOOD LANE, AGUANGA, CA</i>
<b>Project Description:</b>	<i>CLASS III KENNEL</i>
<b>Project Applicant Information:</b>	

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
<b>Significant Redevelopment:</b> 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"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> (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"/>
<b>Restaurants.</b> (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"/>
<b>All Hillside development greater than 5,000 square feet.</b> 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"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> 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"/>
<b>Parking lots of 5,000 sq. ft. or more.</b> 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"/>
<b>Streets, roads, highways, and freeways.</b> 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"/>
<b>Retail Gasoline Outlets (RGOs).</b> 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"/>

<sup>1</sup>Areas 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](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](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.





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and VICTOR BRUCKUS hereafter "Applicant" and VICTOR BRUCKUS Property Owner".

Description of application/permit use:

PLOT PLAN APPLICATION FOR CLASS III KENNEL

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): 580-020-046

Property Location or Address:

42805 WILDWOOD LANE, AGUANGA, CA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: VICTOR & GAILUTE BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address: 42805 WILDWOOD LANE  
AGUANGA, CA 92536

**3. APPLICANT INFORMATION:**

Applicant Name: VICTOR BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address (if different from property owner)

\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 9/20/12

Print Name and Title: VICTOR BRICKUS, OWNER

Signature of Property Owner: [Signature] Date: 9/20/12

Print Name and Title: VICTOR BRICKUS / GAILUTE BRICKUS, OWNERS

Signature of the County of Riverside, by [Signature] Date: 9/24/12

Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>PR25229</u>	
Set #: <u>CC00 4405</u>	Application Date: <u>9/24/12</u>



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

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- 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.

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Property Location or Address:  
42805 WILDWOOD LANE, AEUANGA, CA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: VICTOR & GAILUTE BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address: 42805 WILDWOOD LANE  
AEUANGA, CA 92536

**3. APPLICANT INFORMATION:**

Applicant Name: VICTOR BRICKUS Phone No.: (951) 763-0433

Firm Name: \_\_\_\_\_ Email: evestar1@earthlink.net

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 9/20/12  
Print Name and Title: VICTOR BRICKUS, OWNER

Signature of Property Owner: [Signature] Date: 9/20/12  
Print Name and Title: VICTOR BRICKUS / GAILUTE BRICKUS, OWNERS

Signature of the County of Riverside, by [Signature] Date: 9/24/12  
Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN, II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PR25229</u>
Set #:	<u>CC00 4405</u>
Application Date:	<u>9/24/12</u>

## 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. 25229** – CEQA Exempt – Applicant: Victor Brickus – Engineer/Representative: Oz Bratene – Third/Third Supervisorial District – Cahuilla Zoning Area – Remap Plan: Rural Community: Rural Residential (R-R) – Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane – 5.55 Gross Acres - Zoning: Rural Residential – 5 Acre Minimum (R-R-5) - **REQUEST:** The Plot Plan proposes to legalize a Class III Kennel facility that will house 26 to 40 dogs.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: APRIL 18, 2016  
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 Peter Lange, Project Planner at 951-955-1417 or e-mail [plange@rctlma.org](mailto:plange@rctlma.org), or 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: Peter Lange  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/06/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25229 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

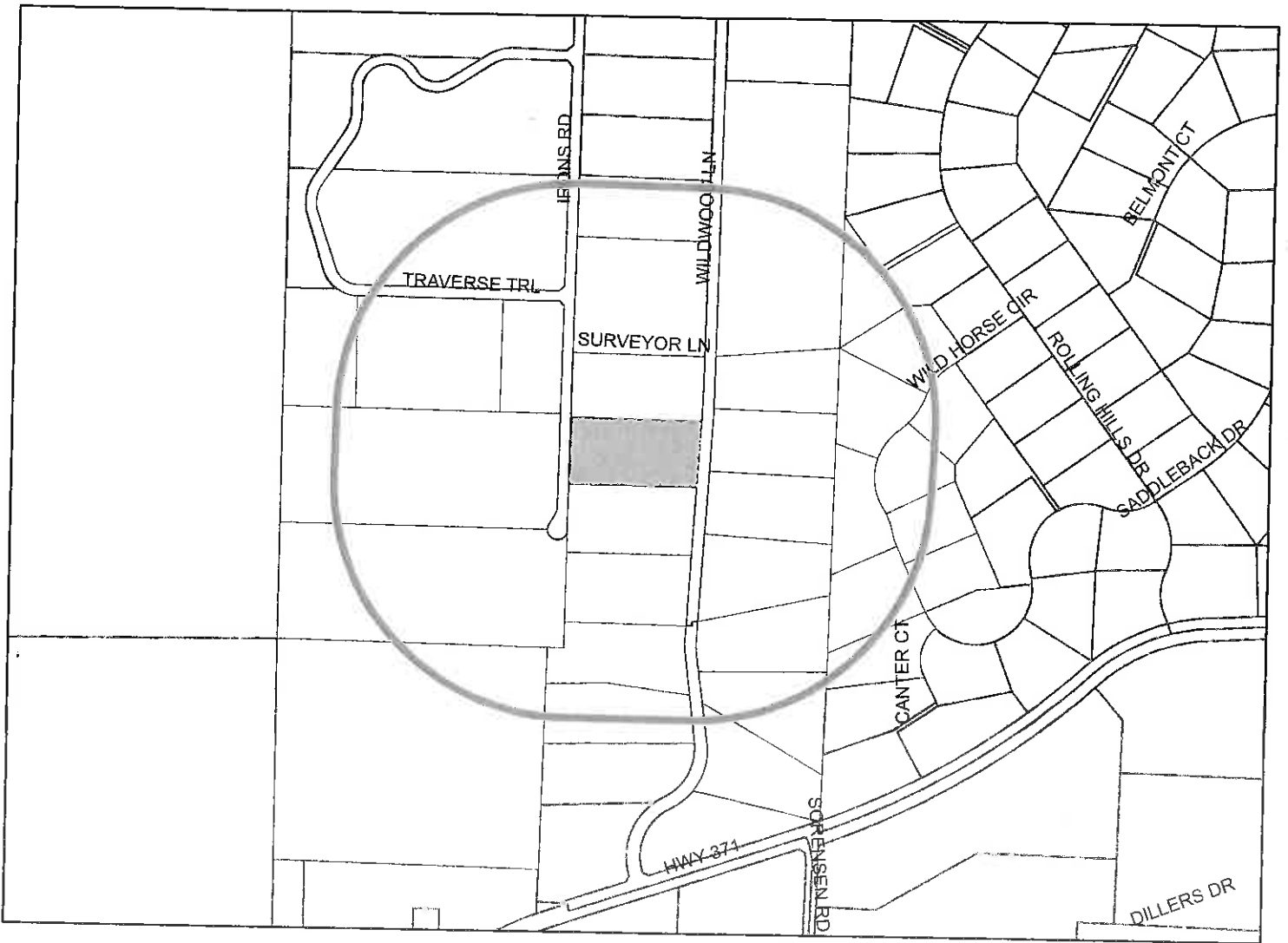
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25229 (1200 feet buffer)**



**Selected Parcels**

580-080-048	580-300-030	580-020-082	580-020-083	580-020-084	580-020-048	580-310-011	580-020-055	580-020-081	580-020-080
580-080-051	580-080-050	580-310-028	580-310-006	580-020-045	580-020-060	580-310-007	580-310-012	580-020-058	580-310-009
580-310-004	580-080-047	580-020-057	580-310-005	580-020-047	580-020-056	580-020-061	580-020-050	580-080-049	580-020-064
580-020-046	580-310-010	580-080-012							



930 465 0 930 Feet

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



3/16/2016 12:42:41 PM

Victor Brikus  
805 Wildwood Lane  
Aguanga, CA 92536

Oz Bratene  
41625 Enterprise Circle South B-2  
Temecula, CA 92590

3/1/2016 9:04:13 AM

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

Rancho California Water District  
42135 Winchester Road  
Temecula, CA 92590

Waste Resources Management  
Riverside County  
Mail Stop 5950

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

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

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

Hemet Unified School District  
1791 W. Acacia Avenue  
Hemet, CA 92545

Soboba Band of Luiseno Indians  
23904 Soboba Road  
San Jacinto, CA 92583

ASMT: 580020084, APN: 580020084  
GLORIA NICK, ETAL  
15711 S BROADWAY  
GARDENA CA 90248

ASMT: 580300030, APN: 580300030  
AXEL BIERINGER  
42705 ROLLING HILLS DR  
AGUANGA, CA. 92536

ASMT: 580080012, APN: 580080012  
WESTERN RIVERSIDE CO REG CONSERV AUT  
C/O DEPT OF FAC MGMT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 580310004, APN: 580310004  
FELICIA MELTON, ETAL  
P O BOX 463  
AGUANGA CA 92536

ASMT: 580080047, APN: 580080047  
CAROL BETZER, ETAL  
43097 WILDWOOD LN  
AGUANGA CA 92536

ASMT: 580310005, APN: 580310005  
TRACI HO, ETAL  
542 BLACK HORSE RD  
CHESTER SPRINGS PA 19425

ASMT: 580080048, APN: 580080048  
ANNETTE GILLIAM  
PO BOX 758  
AGUANGA CA 92536

ASMT: 580310006, APN: 580310006  
DOROTHY JOHNSTON  
3653 PRINCE ST  
ESCONDIDO CA 92025

ASMT: 580080049, APN: 580080049  
STEPHEN OMARAH  
42960 WILDWOOD LN  
AGUANGA CA 92536

ASMT: 580310007, APN: 580310007  
KAREN CENTER, ETAL  
39493 HWY 79  
WARNER SPRINGS CA 92086

ASMT: 580080050, APN: 580080050  
LAURA SNYDER, ETAL  
P O BOX 521  
AGUANGA CA 92536

ASMT: 580310009, APN: 580310009  
PONCIANO NAVARRO  
48550 WILD HORSE CIR  
AGUANGA, CA. 92536

ASMT: 580080051, APN: 580080051  
YOUNG LEE, ETAL  
1921 W SNEAD ST  
LA HABRA CA 90631

ASMT: 580310010, APN: 580310010  
MEI QIW HO, ETAL  
21725 ALLONBY CR  
YORBA LINDA CA 92887



Bend along line to  
expose Pop-up Edge™



Easy Peel® Labels  
Use Avery® Template 5162®

ASMT: 580020045, APN: 580020045  
LORETTA SIERRAS, ETAL  
PO BOX 181  
AGUANGA CA 92536

ASMT: 580020057, APN: 580020057  
KATHLEEN LOPEZ, ETAL  
704 DONA AVE  
SUNNYVALE CA 94087

ASMT: 580020046, APN: 580020046  
GAILUTE BRICKUS, ETAL  
42805 WILDWOOD LN  
AGUANGA, CA. 92536

ASMT: 580020058, APN: 580020058  
WANDA KING, ETAL  
2206 GUMTREE LN  
FALLBROOK CA 92028

ASMT: 580020047, APN: 580020047  
ESTELA VASQUEZ, ETAL  
42877 WILDWOOD LN  
AGUANGA, CA. 92536

ASMT: 580020060, APN: 580020060  
MEGAN HALEY, ETAL  
P O BOX 391578  
ANZA CA 92539

ASMT: 580020048, APN: 580020048  
CHRISTINE FLETCHER, ETAL  
42947 WILDWOOD  
AGUANGA, CA. 92536

ASMT: 580020061, APN: 580020061  
SEAN MALEKZADEH  
43905 MARGARITA RD  
TEMECULA CA 92592

ASMT: 580020050, APN: 580020050  
SRINIVAS KAMMILI  
88 PIERCE BLV  
WINDSOR CT 6095

ASMT: 580020064, APN: 580020064  
STEVEN BRAFF  
3440 E BOGART TRAIL  
PALM SPRINGS CA 92264

ASMT: 580020055, APN: 580020055  
CORY FRANKS  
40310 BEAVER AVE  
AUGUANGA CA 92536

ASMT: 580020080, APN: 580020080  
KELLEY GROESSER, ETAL  
P O BOX 428  
AGUANGA CA 92536

ASMT: 580020056, APN: 580020056  
SCOTT WATERBURY  
PO BOX 505  
AGUANGA CA 92536

ASMT: 580020081, APN: 580020081  
DALE CROWLEY  
P O BOX 6312  
LAGUNA NIGUEL CA 92607



ASMT: 580310011, APN: 580310011  
CONSTANCE LAMAIDA  
13 SWALLOWTAIL  
IRVINE CA 92714

ASMT: 580310012, APN: 580310012  
DEBRA SHERIDAN, ETAL  
P O BOX 391306  
ANZA CA 92539

ASMT: 580310028, APN: 580310028  
HOLLY LUDWIG, ETAL  
43050 CANTER CT  
AGUANGA, CA. 92536







# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim 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.:** Plot Plan No. 25229

**Project Location:** In the unincorporated area of Riverside County, more specifically located northerly of Highway 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Road.

**Project Description:** Plot Plan No. 25229 proposes to legalize an existing unpermitted Class III Dog Kennel.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Victor Brickus, 805 Wildwood Lane, Aguanga CA 92536

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** A Class III exemption from CEQA allows for the construction and location of limited number of new, small facilities or structures, the converting of small structures from one use to another where only minor changes are made to the exterior, and the establishment of accessory structures. The project scope proposes to permit an existing Class III kennel facility, convert an existing 630 square foot single family residential home into the managerial office of the kennel facility, and to entitle a barn structure which was constructed without applicable permits.

Peter Lange County Contact Person 951-955-1417 Phone Number

\_\_\_\_\_  
Signature Title Date 1/26/16

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 02/01/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA 42551 ZCFG No. 05928

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1208547

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: BRICKUS VICTOR \$64.00  
paid by: CK 2555  
paid towards: CFG05928 CALIF FISH & GAME: DOC FEE  
CAL FISH & GAME FOR EA42551 (PP25229)  
at parcel #: 42805 WILDWOOD LN AGUA  
appl type: CFG3

By \_\_\_\_\_ Sep 24, 2012 15:09  
MGARDNER posting date Sep 24, 2012

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

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

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


Additional info at [www.rctlma.org](http://www.rctlma.org)



3.1

Agenda Item No.:  
Area Plan: Temescal Canyon  
Zoning District: El Cerrito  
Supervisory District: Second  
Project Planner: Peter Lange  
Directors Hearing: May 9, 2016

PLOT PLAN NO. 25866  
SETBACK ADJUSTMENT NO. 06047  
ENVIRONMENTAL ASSESSMENT NO. 42825  
Applicant: Sukut Development  
Engineer/Representative: KWC Engineers

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**PLOT PLAN NO. 25866** proposes to establish an approximately 202 parking stall recreational vehicle (RV) storage facility. The facility will have approximately thirty eight (38) 10x20 foot stalls, five (5) 12x30 foot stalls, forty four (44) 12x35 foot stalls, one (1) 12x40 foot stall, one hundred and eleven (111) 12x45 foot stalls, and three (3) 12x50 foot stalls. A majority of the parking stalls will be covered by canopy structures (Canopy A-D) which will be affixed with solar panels on the rooves of each canopy structure.

The project site is located northerly of Cajalco Road and easterly of Temescal Canyon Road.

### BACKGROUND:

The proposed 202 unit recreational vehicle storage facility will be operated in conjunction with the previously approved RV and storage facility located to the south of the project site (PP24075). The project scope does not include the establishment of a managerial office but rather, the established RV management office to the south will operate and maintain the proposed facility. The management office located on the neighboring facility will have operational hours from 9:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m., Saturday and Sunday. In total, there will be six (6) full time employees servicing the existing and proposed RV storage facilities. Tenants will be allowed access after-hours to the proposed facility through key pad entry. Both landscaping and other routine maintenance facilities will be handled by a third party contractor on a weekly and as-needed basis.

### ISSUES OF POTENTIAL CONCERN:

#### **Riparian/Riverine Conservation Areas:**

The project site is located within Cell Group C, Cell Number 2400 of the Western Riverside County Multi-Habitat Conservation Plan (MSHCP). Overall, the proposed parcels of the project site are not described for conservation under the MSHCP but the riparian and riverine areas located along the northwestern portion of the project site are defined as conservation areas. The Riverside County Environmental Programs Division (EPD) has incorporated Conditions of Approval which will require development of this area to be avoided and conserve it as a no disturbance area through Jurisdictional Delineation. Through the incorporation of the EPD mitigation measures, the impacts to biological resources are expected to be less than significant.

**M-SC Setback Requirement:**

The project site has a zoning classification of Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R). As indicated in Riverside County Ordinance No. 348, a proposed development zoned M-SC shall have a minimum rear setback of 25 feet if the project site is located adjacent to a residential zoned property (R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M). The property located directly behind the project site has a zoning classification of Residential Agricultural-2 ½ Acre Minimum (R-2-1/2) and in result, the project site shall have a minimum rear setback of 25 feet from the property line.

Illustrated on the proposed site plan, canopy structure "B" is located on the rear half of the project site and has a ten (10) foot setback from the rear property line. Staff has determined that the proposed ten (10) foot setback will act as an adequate buffer for the proposed storage facility and the neighboring residential zoned property. More specifically, the property zoned Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) is currently undeveloped and through a records search, staff has determined that the residential zoned property is part of a previously approved Soil Reclamation project (RCL00136). In addition, there is an existing 80 foot MWD easement that would further buffer the RV storage facility from any future residential lots. If development were to occur on the residential zoned property, the impact from the deviation in the rear setback requirement from the RV storage facility would be less than significant. Noise impacts generated by this storage facility will be minimal based on the varying time in which future tenants will access the facility and the project will not have a significant aesthetic impact due to the project site being surrounded by similar uses (RV storage facility), vacant property, and commercial uses. The impact will be less than significant.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI)(0.25-0.60 FAR)
2. Surrounding General Plan Land Use (Ex. #5): City of Corona to the west, Community Development: Light Industrial (CD:LI)(0.25-0.60 FAR) to the south and east, and Rural: Rural Residential (R:RR) and Rural: Rural Mountainous (R:RM) to the north.
3. Existing Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R)
4. Surrounding Zoning (Ex. #2): City of Corona to the west, Manufacturing-Service Commercial (M-SC) to the south, Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to the east, and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) and Controlled Development Areas- 10 Acre Minimum (W-2-10) to the north.
5. Existing Land Use (Ex. #1): The project site is currently vacant
6. Surrounding Land Use (Ex. #1): Vacant property to the north and east, City of Corona to the west, and an existing RV storage facility to the south.
7. Project Data: Total Acreage: 7.2

8. Environmental Concerns:

See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42825**, 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 NO. 25866**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The Light Industrial (LI) land use designation allows for the development of industrial and related uses, including assembly and light manufacturing, repair, and other service facilities, warehousing, distribution centers, and supporting retail uses.
3. The project is surrounded by properties which are designated Community Development: Light Industrial (CD:LI)(0.25-0.60 FAR) to the south and east, and Rural: Rural Residential (R:RR)(5 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) to the north.
4. The zoning for the project site is Manufacturing-Service Commercial (M-SC) and Mineral-Resource (M-R).
5. The proposed use, vehicle storage facility, is a permitted use within the Manufacturing-Service Commercial (M-SC) zoning classification through the approval of a Plot Plan application. The northwestern portion of the project site has a zoning classification of Mineral-Resource (M-R) which permits mining, agricultural, commercial recreational and public facility development. The Mineral Resource (M-R) zoning classification does not specifically list a recreational vehicle storage facility as a permitted use through either the approval of a Plot Plan application or Conditional Use Permit (CUP). Development will only occur within the area zoned as Manufacturing-Service Commercial (M-SC).
6. The proposed project, as designed and conditioned, complies with the development standards set forth in the Manufacturing-Service Commercial (M-SC) zoning classification. More specifically:

**Minimum Lot Size:** The minimum lot size for a project within the M-SC zoning classification is 10,000 square feet.

- As indicated on the proposed site plan exhibit, the project site is approximately 7.2 acres and in result, the project meets the minimum lot size requirements of the Manufacturing-Service Commercial (M-SC) zoning classification.

**Setbacks:** Within the M-SC zoning classification, where the front, side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, there is no minimum setback. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.

- As indicated on RCLIS, located to the east and west of the project site are properties zoned Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to the east and the City of Corona Sphere of Influence to the west and south. In result, the project does not have a minimum side or front yard setback requirement. As previously addressed, the rear property line of the project site is located adjacent to a property zoned R-A-2 ½) and in result, would require a rear setback of twenty five (25) feet. Staff has determined that the residential zoned property is currently undeveloped and through a records search, staff has determined that the residential zoned property is part of a previously approved Soil Reclamation project (RCL00136). In addition, there is an existing 80 foot MWD easement that would further buffer the RV storage facility from any future residential lots. If development were to occur on the residential zoned property, the impact from the deviation in the rear setback requirement from the RV storage facility would be less than significant. Noise impacts generated by this storage facility will be minimal based on the varying time in which future tenants will access the facility and the project will not have a significant aesthetic impact due to the project site being surrounded by similar uses (RV storage facility), vacant property, and commercial uses.

**Height Requirement:** Within the M-SC zoning classification, structures shall not exceed 40 feet at the yard setback line and structures not located adjacent to yard setback shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Riverside County Ordinance No. 348. In addition, building shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Riverside County Ordinance No. 348.

- As illustrated on the proposed elevation exhibits, the canopy structures will be approximately fourteen (14) feet in height and the equipment storage building on the project site will be approximately fourteen (14) feet. The project site does not contain any other structures or buildings and the proposed canopy structures and equipment building do not exceed the height requirements of the M-SC zone. In result, the proposed project complies with the development standards of Ordinance No. 348.
7. The project is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) to the east, and Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) and Controlled Development Areas- 10 Acre Minimum (W-2-10) to the north.
  8. The project site is located within Cell Group C, Cell Number 2400 of the Western Riverside County Multi-Habitat Conservation Plan (WRCMSHCP). Overall, the proposed parcels are not described for conservation under the WRCMSHCP but the riparian and riverine areas located along the northwestern portion of the project site has been identified for conservation. Through consistency with the Conditions of Approval incorporated by the Riverside County Environmental Programs Division (EPD), the project will be consistent with the MSHCP.

9. The project is within the City Sphere of Influence of the City of Corona. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Corona on or before December 3, 2015 with a request for comments. No comments had been received from the City of Corona regarding this project. This project has conformed to the MOU.
10. Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on December 17, 2015. AB 52 provides for a 30-day review period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Soboba Tribe within the 30-day period, requesting to initiate project consultation. Staff met with the Soboba representative on February 17, 2016 to discuss the proposed RV storage facility development. At the conclusion of the meeting, the Soboba representative requested that a Tribal Monitor be onsite during all ground disturbing activities. Per the representative's request, staff has added a Condition of Approval (COA) which requires the developer/permit applicant to enter into a contract with a tribal monitor(s) from the appropriate Tribe(s) prior to the issuance of grading permits.
11. The proposed project is located within a CAL FIRE state responsibility area.
12. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
13. Environmental Assessment No. 42825 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources

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

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

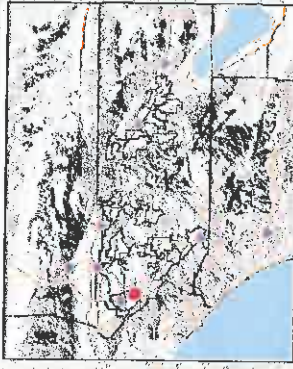
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence Area;
  - b. A High Fire Area;
  - c. A Fault Zone;
  - d. A drainage plan or dam inundation area; or
  - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The city of Corona sphere of influence;
  - b. A 100-year flood plain;
  - c. The boundaries of the Corona-Norco Unified School District; and
  - d. A WRCMSHCP Criteria Cell.
4. The subject site is currently designated as Assessor's Parcel Numbers 279-231-054 and 279-231-075.



**PP25866**  
Vicinity Map



- Legend**
- Display Parcels
  - City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - 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.



3,385 Feet

1,693

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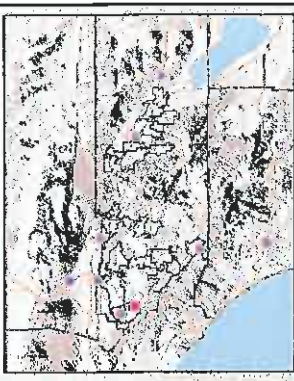
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# PP25866

## Land Use Designation



### Legend

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

### Notes

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1,693 Feet



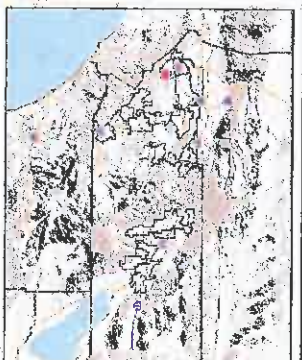
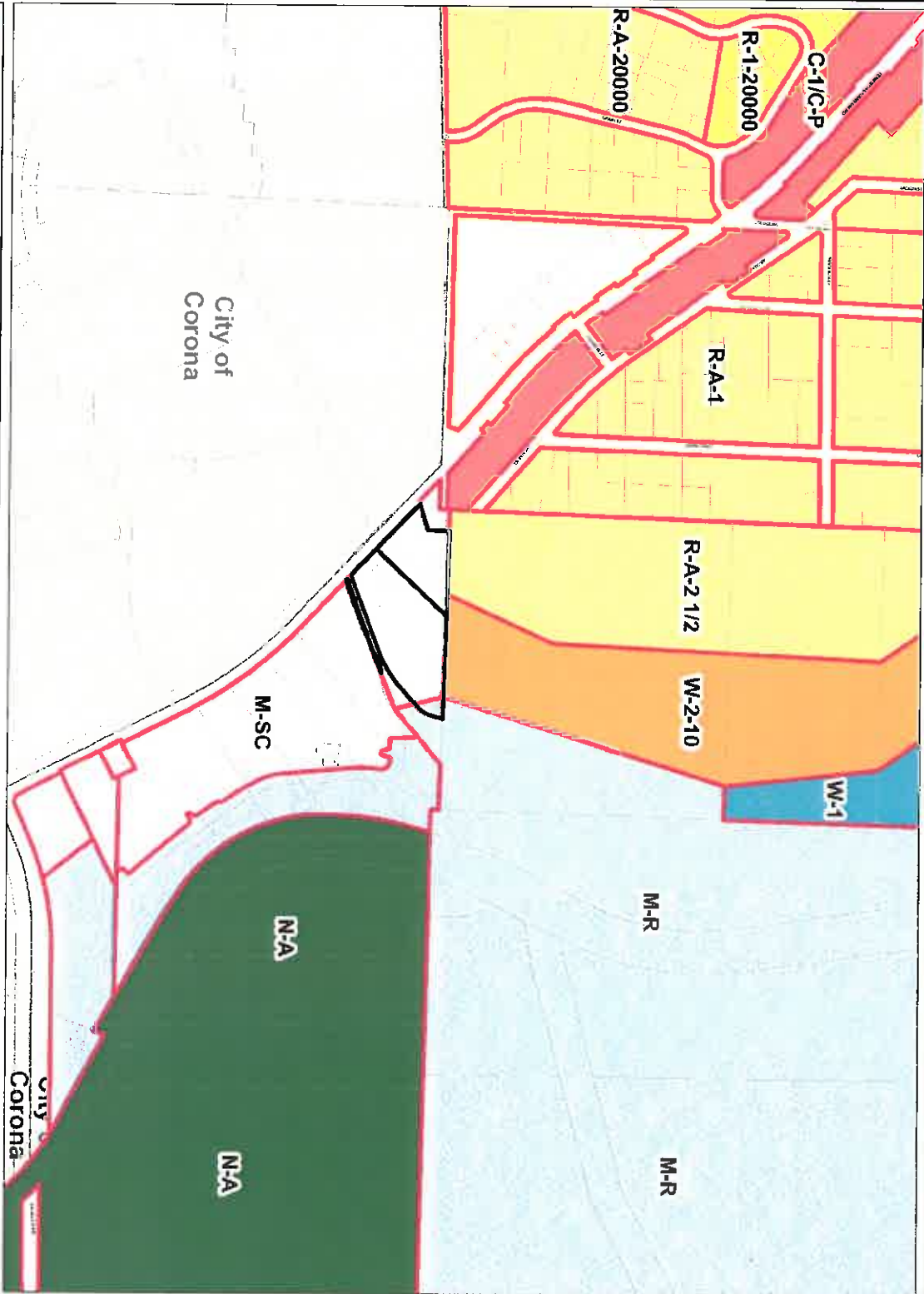
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# PP25866

## Zoning Classification



**Legend**

- Display Parcels
- 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-1-300000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

**Notes**

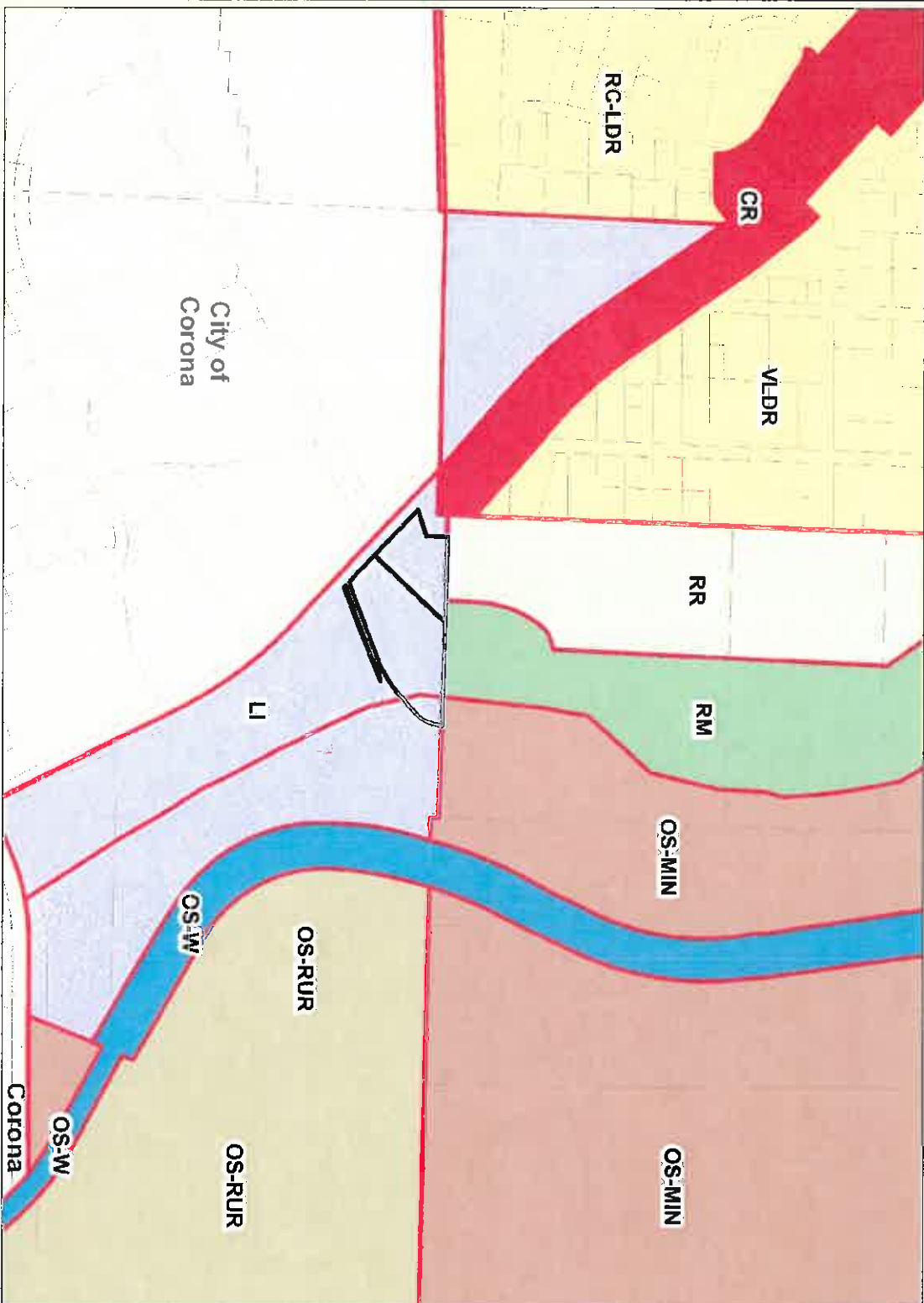
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# PP25866 General Plan Designation



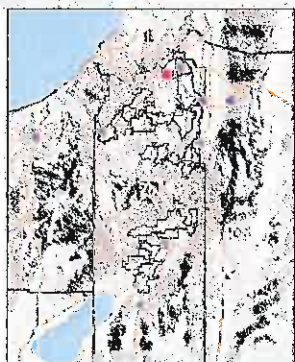
0 846 1,693 Feet



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**Legend**

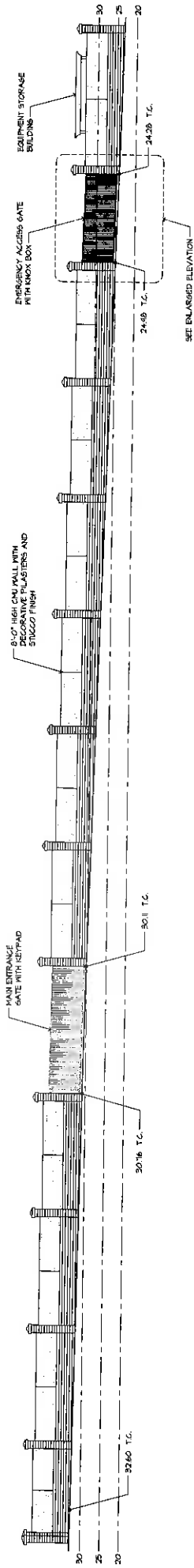
- Display Parcels
- Landuse
- <all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R
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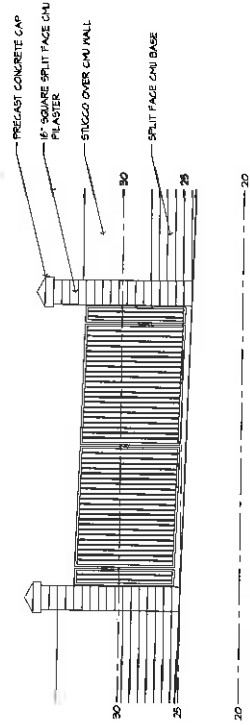
**Notes**



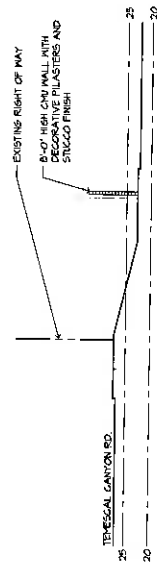




WESTERLY WALL (OVERALL ELEVATION)  
SCALE: 1" = 10'-0"



EMERGENCY ACCESS GATE (ENLARGED ELEVATION)  
SCALE: 1/8" = 1'-0"



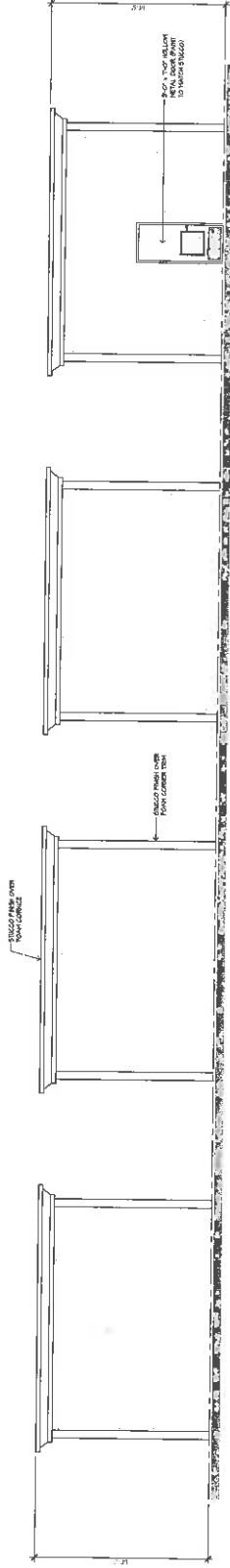
SITE SECTION  
SCALE: 1" = 10'-0"

- COLOR LEGEND:
- 1. STUCCO PAINT FINISH: SHERWIN WILLIAMS #6091 "SAND DOLLAR"
  - 2. CLEAR SEALER OVER ANSELUS BLOCK "HARVEST"
  - 3. SHERWIN WILLIAMS #6102 "FORTABELLO"

TEMESCAL CANYON RV PARKING EXPANSION  
RIVERSIDE COUNTY, CA

STREET SECTIONS AND ELEVATIONS

11.8.23  
10:26

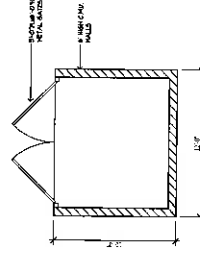


**NORTH ELEVATION**  
SCALE 1/4"=1'-0"

**WEST ELEVATION**  
SCALE 1/4"=1'-0"

**SOUTH ELEVATION**  
SCALE 1/4"=1'-0"

**EAST ELEVATION**  
SCALE 1/4"=1'-0"



**TRASH ENCLOSURE DETAIL**  
SCALE 1/4"=1'-0"

**COLOR LEGEND:**

1. STUCCO PAINT FINISH: SHERWIN WILLIAMS #6097 "SAND DOLLAR"
2. CLEAN SEALER OVER ANSELUS BLOCK "HARVEST"
3. CORNICE AND TRIM: SHERWIN WILLIAMS #602 "PORTABELLO"

**TEMESCAL CANYON RV PARKING EXPANSION**  
RIVERSIDE COUNTY, CA

**STORAGE BUILDING ELEVATIONS**

1/18/22  
1/18/22



**LANDSCAPE LEGEND**

**TREES**

SYMBOLS: **GENERAL NAME** | **SIZE** | **QUANTITY** | **MATERIALS**

- 10" DBH TREE
- 12" DBH TREE
- 14" DBH TREE
- 16" DBH TREE
- 18" DBH TREE
- 20" DBH TREE
- 24" DBH TREE
- 30" DBH TREE
- 36" DBH TREE
- 42" DBH TREE
- 48" DBH TREE
- 54" DBH TREE
- 60" DBH TREE
- 66" DBH TREE
- 72" DBH TREE
- 78" DBH TREE
- 84" DBH TREE
- 90" DBH TREE
- 96" DBH TREE
- 102" DBH TREE
- 108" DBH TREE
- 114" DBH TREE
- 120" DBH TREE

**PLANTER NOTES:**

1. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.
2. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.
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10. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.

**GENERAL PLANTING & IRRIGATION NOTES:**

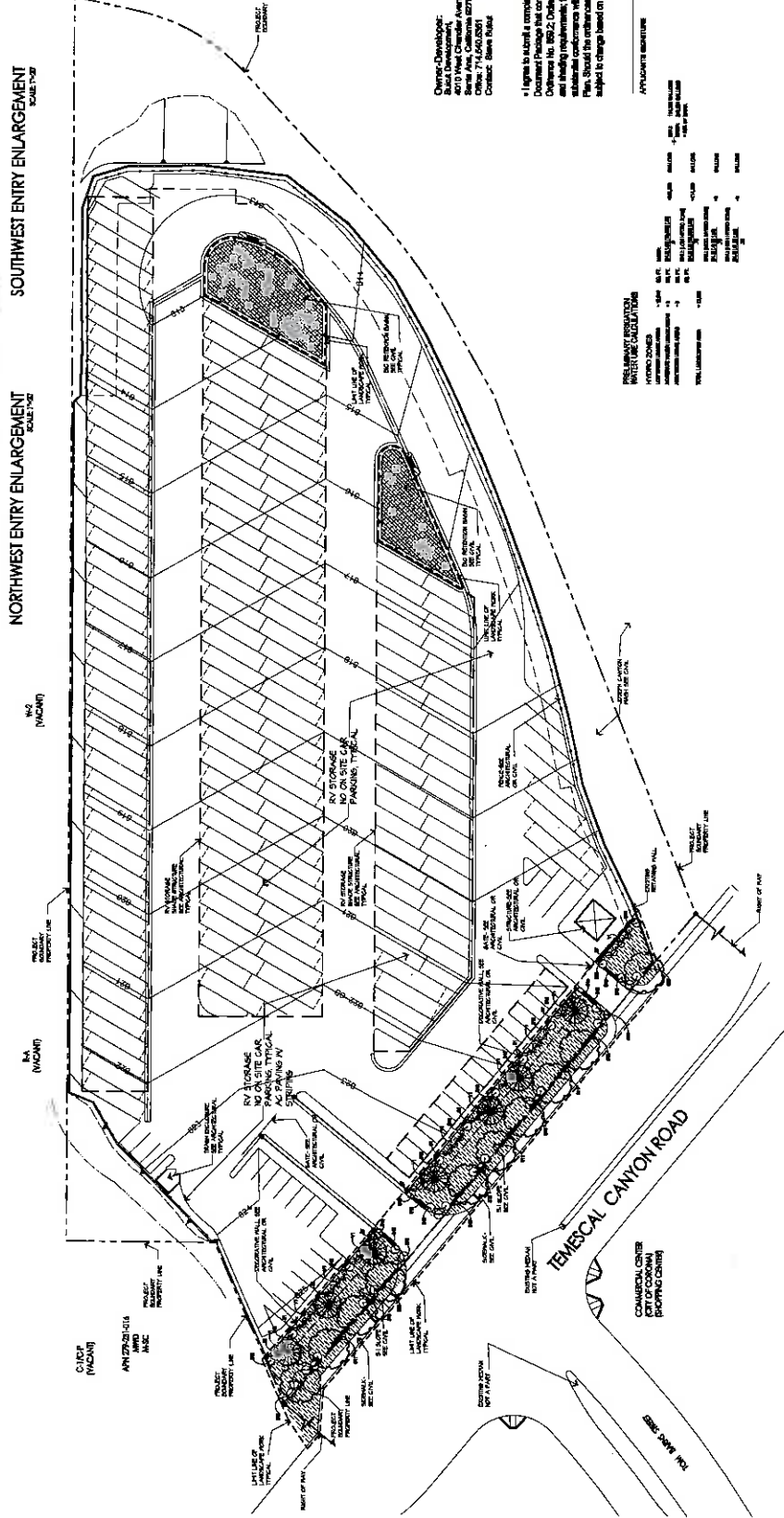
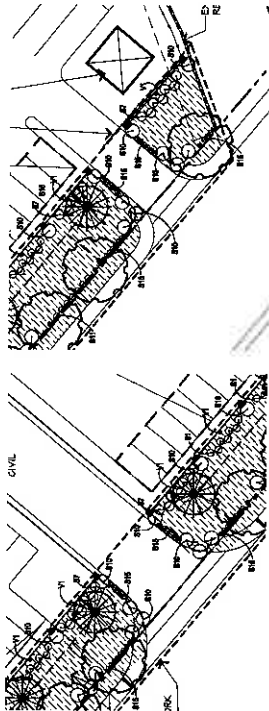
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**LANDSCAPE MAINTENANCE NOTE:**

1. ALL TREES TO BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.
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10. ALL TREES TO BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.

**WATER COMMENTARY STATEMENT:**

1. ALL TREES TO BE WATERED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.
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9. ALL TREES TO BE WATERED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.
10. ALL TREES TO BE WATERED IN ACCORDANCE WITH THE CALIFORNIA TREE CARE ACT AND THE CALIFORNIA TREE TRIMMING ACT.

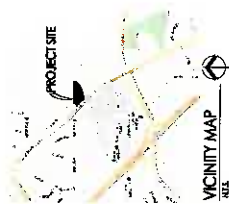


Client/Developer:  
4013 West Cimarron Avenue,  
Brentwood, California 92714-0023  
Contract: Brentwood

This plan is subject to a separate Landscape Construction Agreement. The landscape construction shall be in accordance with the approved Landscape Concept Plan. Should the contractor be required to change based on the updated construction.

**PROPOSED REMOVAL**

SYMBOL	QUANTITY	REMARKS
○ 10" DBH TREE	1	REMOVED
○ 12" DBH TREE	1	REMOVED
○ 14" DBH TREE	1	REMOVED
○ 16" DBH TREE	1	REMOVED
○ 18" DBH TREE	1	REMOVED
○ 20" DBH TREE	1	REMOVED
○ 24" DBH TREE	1	REMOVED
○ 30" DBH TREE	1	REMOVED
○ 36" DBH TREE	1	REMOVED
○ 42" DBH TREE	1	REMOVED
○ 48" DBH TREE	1	REMOVED
○ 54" DBH TREE	1	REMOVED
○ 60" DBH TREE	1	REMOVED
○ 66" DBH TREE	1	REMOVED
○ 72" DBH TREE	1	REMOVED
○ 78" DBH TREE	1	REMOVED
○ 84" DBH TREE	1	REMOVED
○ 90" DBH TREE	1	REMOVED
○ 96" DBH TREE	1	REMOVED
○ 102" DBH TREE	1	REMOVED
○ 108" DBH TREE	1	REMOVED
○ 114" DBH TREE	1	REMOVED
○ 120" DBH TREE	1	REMOVED



**Land Perspective**  
CORONA, CALIFORNIA

Project Number:  
Temescal Canyon RV Parking Expansion  
Landscape Concept Plan

Project Name:  
Landscape Submittal

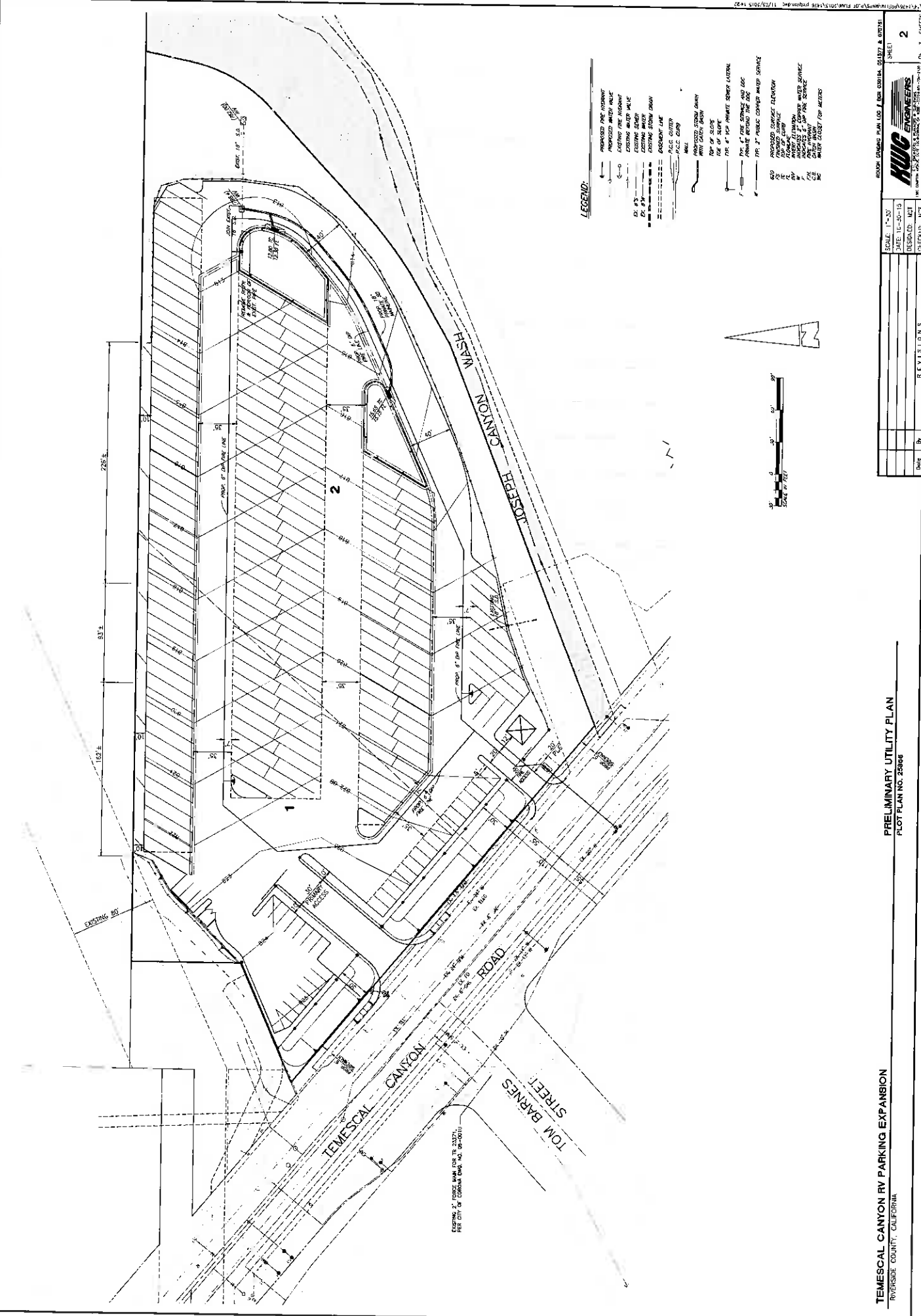
**TEMESCAL CANYON RV PARKING EXPANSION**

**LANDSCAPE CONCEPT PLAN**

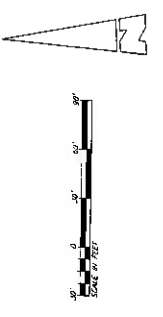
DATE: 08.19.13  
REVISED: 07.17.13  
SCALE: 1/8" = 1'-0"







- LEGEND:**
- PROPOSED POE UTILITY
  - PROPOSED WATER MAIN
  - EXISTING FIRE MAIN
  - EXISTING WATER MAIN
  - EXISTING SEWER
  - EXISTING STORM DRAIN
  - EASEMENT LINE
  - P.U.C. CUTTER
  - P.U.C. CURB
  - PROPOSED STORM DRAIN WITH CHUTE BACK
  - TOP OF SLOPE
  - TOP OF FINISH
  - TOP OF FINISH SLOPE UTILITY
  - PROPOSED AND EXISTING
  - PROP. ST. PUBLIC CATCH BASIN SERVICE
  - PROPOSED SERVICE ELEVATION
  - PROPOSED SERVICE
  - PROPOSED 2" COVERED WATER SERVICE
  - PROPOSED 4" COVERED WATER SERVICE
  - PROPOSED 6" COVERED WATER SERVICE
  - PROPOSED 8" COVERED WATER SERVICE
  - PROPOSED 12" COVERED WATER SERVICE
  - PROPOSED 18" COVERED WATER SERVICE
  - PROPOSED 24" COVERED WATER SERVICE
  - PROPOSED 30" COVERED WATER SERVICE
  - PROPOSED 36" COVERED WATER SERVICE
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  - PROPOSED 156" COVERED WATER SERVICE
  - PROPOSED 162" COVERED WATER SERVICE
  - PROPOSED 168" COVERED WATER SERVICE
  - PROPOSED 174" COVERED WATER SERVICE
  - PROPOSED 180" COVERED WATER SERVICE
  - PROPOSED 186" COVERED WATER SERVICE
  - PROPOSED 192" COVERED WATER SERVICE
  - PROPOSED 198" COVERED WATER SERVICE
  - PROPOSED 204" COVERED WATER SERVICE
  - PROPOSED 210" COVERED WATER SERVICE
  - PROPOSED 216" COVERED WATER SERVICE
  - PROPOSED 222" COVERED WATER SERVICE
  - PROPOSED 228" COVERED WATER SERVICE
  - PROPOSED 234" COVERED WATER SERVICE
  - PROPOSED 240" COVERED WATER SERVICE
  - PROPOSED 246" COVERED WATER SERVICE
  - PROPOSED 252" COVERED WATER SERVICE
  - PROPOSED 258" COVERED WATER SERVICE
  - PROPOSED 264" COVERED WATER SERVICE
  - PROPOSED 270" COVERED WATER SERVICE
  - PROPOSED 276" COVERED WATER SERVICE
  - PROPOSED 282" COVERED WATER SERVICE
  - PROPOSED 288" COVERED WATER SERVICE
  - PROPOSED 294" COVERED WATER SERVICE
  - PROPOSED 300" COVERED WATER SERVICE



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42825  
**Project Case Type (s) and Number(s):** Plot Plan No. 25866  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Peter Lange  
**Telephone Number:** 951-955-1417  
**Applicant's Name:** Sukut Development, Inc.  
**Applicant's Address:** 1880 Compton Avenue, Suite 1, Corona CA, 92881

### I. PROJECT INFORMATION

#### Project Description:

**A. PLOT PLAN NO. 25866** proposes to establish an 202 parking stall recreational vehicle (RV) storage facility on 7.2 acres. The facility will have thirty eight (38) 10x20 foot stalls, five (5) 12x30 foot stalls, forty four (44) 12x35 foot stalls, one (1) 12x40 foot stall, one hundred and eleven (111) 12x45 foot stalls, and three (3) 12x50 foot stalls. A majority of the parking stalls will be covered by canopy structures (Canopy A-D) which will be affixed with solar panels on the roofs of each canopy structure. In addition, the Project includes a setback adjustment modifying the rear yard minimum setback from 25 feet to 10 feet.

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

**B. Total Project Area:** 7.2

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 7.2	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**C. Assessor's Parcel No(s):** 279-231-054 and 279-231-075.

**D. Street References:** Northerly of Cajalco Road and easterly of Temescal Canyon Road

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
T4SR6W Sec 16 and T4SR6W Sec 9

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and surrounded by land uses which consist of vacant property to the north and east, a commercial shopping center within the Sphere of Influence for the City of Corona to the west, and an industrial facility to the south.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The Light Industrial (LI) land use designation allows for storage uses such as warehousing and distribution facilities. Although the proposed project cannot be characterized as a warehouse facility, the overall impact of the use, RV storage facility, is similar in character and intensity to that of a warehouse. The proposed project is consistent

with the Community Development: Light Industrial (CD: LI) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The 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:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all other Healthy Community element policies.

**B. General Plan Area Plan(s):** Temescal Canyon

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

**D. Land Use Designation(s):** Light Industrial

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon
2. **Foundation Component(s):** Community Development to the south, Rural and Open Space to the north, and Open Space to the east.
3. **Land Use Designation(s):** Rural Residential, Rural Mountainous, and Open Space-Mineral to the north, Light Industrial to the south. Open Space-Water to the east, and the City of Corona to the west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

**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:** Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R)

**J. Proposed Zoning, if any: N/A**

**K. Adjacent and Surrounding Zoning:** Residential Agricultural-2 ½ Acre Minimum (R-A-21/2) and Controlled Development Areas-10 Acre Minimum (W-2-10) and Mineral Resources (M-R) to the north, City of Corona to the west, Manufacturing-Service Commercial (M-SC) to the south, and Mineral Resources (M-R) to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

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

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

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

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

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

I find that although all potentially significant effects have been adequately analyzed in an earlier

EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

*Peter Lange*

Signature

3-17-16

Date

Peter Lange, Contract Planner

Printed Name

For Steven Weiss, AICP, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Temescal Canyon Area Plan, the project site is not located within close proximity to a County or State Eligible or State Designated Scenic highway. The project site is located approximately, half a mile to the west of the 15 Highway which is a State Eligible Scenic Highway. Since this project is not located directly adjacent to this Scenic Eligible Highway, the project will have no impact.

b) The topography surrounding the project site is relatively flat with elevations ranging from 784-828 feet and is not located within an area that has scenic vistas or resources. As a result, the 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 project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is not located within Zone A or B and is outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No 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 limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Although the project adjoins a residential zoned property, the property is currently undeveloped. Overall, the impact to future residential developments will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

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

d) Involve other changes in the existing environment

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

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

Findings of Fact:

a) As indicated through RCLIS (GIS Database), the project site has a farmland designation of "Urban Built Up Land", and as a result the project will not convert land that is designated as 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 Residential Agricultural-2 1/2 Acre Minimum (R-A-21/2) and Controlled Development Areas-10 Acre Minimum (W-2-10) and Mineral Resource (M-R) to the north, City of Corona to the west, Manufacturing-Service Commercial (M-SC) to the south, and Mineral-Resource (M-R) to the east. Although the project site is surrounded by properties which have a zoning classification that allows for agricultural production (R-A), these properties have either developed single family residential dwellings or are currently vacant. The project site is not located within close vicinity to existing agricultural production facilities and is located approximately 1.5 miles to the west of the Lake Mathews Agricultural Preserve. The impact will be less than significant.

c) Addressed in finding no. 4b, the project is located directly to the south of property that has a zoning classification of Residential Agricultural-2 1/2 Acre Minimum (R-A-2 1/2). Although the neighboring property has a zoning classification of Residential Agricultural (R-A), the properties are either vacant or developed with single family residential dwellings. The project site is not located within close vicinity to any existing agricultural production facilities; therefore, the project will comply with Ordinance No. 625 (Right-to-Farm) and in result, there will be no impact.

d) The project will not result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

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

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest to non-forest; therefore, no impact will occur as a result of the proposed project.

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

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

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

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality Study prepared by Rincon Consultants dated October 9, 2013

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Overall, the project site will be paved and during the operational phase, the project will not generate a significant amount of particulate matter. The proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations.

Impacts are anticipated to be less than significant.

d) The SCAQMD defines a sensitive receptor as a person in the population who is particularly susceptible to health effects due to the exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors that are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial 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.

According to RCLIS (GIS Database), the project site is located within 0.14 miles to the southeast of an existing single family residential home. Although the project is located within less than a one mile from a residential dwelling, the proposed use, RV storage facility, will not cause a significant impact on the neighboring residential home. More specifically, once constructed, levels of activity will vary depending on when patrons of the facility travel to and from the facility to acquire or drop off their recreational vehicles. Neither the construction nor operational phase of this project will generate a significant amount of air contaminants that could significantly affect a sensitive receptor. The project will have a less than significant impact.

e) The proposed project, RV storage facility, is not defined as a sensitive receptor by the SCAQMD and in result, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The project will have no impact.

f) The potential for the Project to generate objectionable odors has been analyzed as part of this Environmental Assessment. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants, food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt during the construction phase. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the construction phase of the project and is this considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site lies within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The MSHCP covers impacts to certain species of concern resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation of lands.

The project site is located within Cell C, Cell Number 2400 of the MSHCP. According to the review from the County Biologist, the eastern parcel (APN: 279-231-075) of the project site was evaluated as part of the Habitat Assessment and Negotiation Strategy (HANS) under the previous entitlement

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(PP25348) of the project site. The HANS process was not initiated for the western parcel of the project site (APN: 279-231-054) due to grading permits previously being issued and the site graded.

Overall, the HANS process for the previous entitlement did not describe a portion of the project site for conservation; however, mitigation measures have been added to the project which ensure that the project is consistent with the MSHCP (10.EPD.1, 60.EPD.1, 60.EPD.2, 60.EPD.3) with respects to drainage, toxics, lighting, noise, invasive species, barriers, grading, and land development. Jurisdictional Delineation limits have been established for this project site to protect certain areas by creating "no disturbance areas" (60.EPD.1 and 60.EPD.3). Therefore, impacts are considered less than significant with mitigation measures incorporated.

b) According to the Riverside County Conditions of Approval for Plot Plan No. 25866 (60.EPD.1), pre-construction presence/absence surveys for burrowing owls must be conducted within 30 days of the issuance of grading permits. In addition, according to the Migratory Bird Treaty Act (MBTA) Condition of Approval (COA 60.EPD.5), since the project site supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. However, if habitat must be cleared during nesting season, a preconstruction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. In addition, per COA 60.EPD.3, biological monitoring will be performed at the project site during grading and construction activities in order to minimize impacts to sensitive species and habitats. Through the incorporation of mitigation measures, the impact will be less than significant.

c) A review from the County Biologist has indicated that the riparian and riverine areas along the northern and northwestern portion of the site shall be avoided from all development. The project has been conditioned to avoid the potential areas through the incorporation of Jurisdictional Delineation lines to the grading plans which will delineate these areas as "no disturbance areas" (60.EPD.1 and 60.EPD.3). Through the incorporation of these mitigation measures, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) There is a creek on the eastern boundary of the project site and riparian riverine areas along the northwestern and western limits of the project site. The project development footprint will not be intruding in either of these areas. Therefore, impacts are considered less than significant.

e) A review by the County Biologist has indicated the riparian and riverine areas along the northern and northwestern portion of the project site shall be avoided from all development. The project has been conditioned to avoid the potential areas through the incorporation of Jurisdictional Delineation lines to the grading plans which will delineate these areas as "no disturbance areas" (60.EPD.1 and 60.EPD.3). Through the incorporation of these mitigation measures, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore, impacts are considered less than significant with mitigation measures incorporated.

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

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from the County Biologist has indicated that conservation is required to avoid impacts to riparian riverine habitat located within the northern portion of the project site. The project has been conditioned to avoid the potential areas through the incorporation of Jurisdictional Delineation lines to the grading plans which will delineate these areas as "no disturbance areas" (60.EPD.1 and 60.EPD.3). Through the incorporation of these mitigation measures, the project will have a less than significant impact.

g) Based on a review by the County Biologist the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

Mitigation:

BIO-1 Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. (COA 60.EPD.1)

BIO-2 Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, for the County Biologist for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted. (COA 60.EPD 5)

BIO-3 Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the County Biologist to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities

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to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The County Biologist may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. (COA 60.EPD.3)

**BIO-4** The areas mapped as "JD limits" will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A Report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in Section 6.1.2 of the MSHCP. The document must be prepared by a biologist who holds a MOU with the County of Riverside. In addition, the Riverside County Planning Department may also inspect the site prior grading permit issuance. (COA 60.EPD.3)

**BIO-5** Prior to the issuance of a building permit, the area beyond the daylight line, mapped as "JD Limits as identified by Rincon Consultants, Inc." on map titled Jurisdictional Delineation Limits Exhibit PP25348 – Temescal Canyon Apartments" will be permanently fenced for protection as open space according to the fencing plan approved by the County Biologist. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. County Biology staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan. (COA 80.PLANNING.2)

**Monitoring:** The project monitoring will be administered through the Building and Safety Plan Check process.

**CULTURAL RESOURCES** Would the project --

**8. Historic Resources**

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

**Source:** On-site Inspection, Project Application Materials, and County Archaeological Report (PDA) No. 4807 submitted for PP25348 prepared by Rincon and is entitled: "Phase I Cultural Resources Assessment for the Temescal Canyon Apartments Project, Riverside County, California", dated October 24, 2013.

**Findings of Fact:**

a-b) The Phase I Cultural Assessment (PDA 4807) drafted in October 24, 2013 has been approved by the Riverside County Archaeologist and was utilized to analyze the potential cultural impacts that have or may be discovered within the project site. Although the report was not prepared for the RV storage facility, the report was prepared for an apartment complex that was proposed on the project site (PP25348).

The Cultural Assessment prepared by Rincon identified that the project site has been severely impacted by previous construction activities. The consultants identified one hammerstone and a lithic

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flake of the project site. Both artifacts were discovered in disturbed areas in or adjacent to a previously recorded site (P-33-000883). The identified site had been destroyed by previous construction activities. In addition, the Phase I investigation identified a small historic refuse dump of the project site. Artifacts identified within this area included ceramic fragments, glass bottles, cans, cow bones, and a frying pan. The site has been clearly disturbed by looters and/or artifact collectors.

The Phase I investigation identified that neither of the two (2) sites identified within the report qualify under a CRHR listing.

Overall, the project will not alter or destroy a historic site nor cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b> Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials and County Archaeological Report (PDA) No. 4807 submitted for PP25348 prepared by Rincon and is entitled: "Phase I Cultural Resources Assessment for the Temescal Canyon Apartments Project, Riverside County, California", dated October 24, 2013.

Findings of Fact:

a) The Phase I Cultural Assessment (PDA 4807) drafted in October 24, 2013 has been approved by the Riverside County Archaeologist and was utilized to analyze the potential cultural impacts that have or may be discovered within the project site. Although the report was not prepared for the RV storage facility, the report was prepared for an apartment complex that was proposed on the project site (PP25348).

The Phase I Assessment prepared by Rincon identified that the project site has been severely impacted by previous construction activities. The consultants identified one hammerstone and a lithic flake of the project site. Both artifacts were discovered in disturbed areas in or adjacent to a previously recorded site (P-33-000883). The identified site had been destroyed by previous construction activities. In addition, the Phase I investigation identified a small historic refuse dump of

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the project site. Artifacts identified within this area included ceramic fragments, glass bottles, cans, cow bones, and a frying pan. The site has been clearly disturbed by looters and/or artifact collectors.

The Phase I investigation identified that neither of the two (2) sites identified within the report qualify under a CRHR listing.

Overall, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have a less than significant impact.

b) The development of the project site may result in the discovery of human remains during ground disturbing activities. The project is required by State law to contact the Riverside County Coroner's office in the event that human remains are discovered(10.PLANNING.35). This is a standard Condition of Approval and not considered unique mitigation under CEQA. The project will have a less than significant impact.

c) The project will not restrict religious or sacred uses within the potential impact area.

d) Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting Tribes on December 17, 2015. AB 52 provides for a 30-day review period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Soboba Tribe within the 30-day period, requesting to initiate project consultation. Staff met with the Soboba representative on February 17, 2016 to discuss the proposed RV storage facility development. At the conclusion of the meeting, the Soboba representative requested that a Tribal Monitor be onsite during all ground disturbing activities. Per the representative's request, staff has added a Condition of Approval (COA) which requires the developer/permit applicant to enter into a contract with a tribal monitor(s) from the appropriate Tribe(s) prior to the issuance of grading permits.

Mitigation:

**CUL 1:** Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) show shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.



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The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure that agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report(60.PLANNING.12).

**CUL 2:** The landowner shall relinquish ownership of all cultural resources (with exception of sacred items, burial goods, and Human remains) including all archaeological artifacts and non-human remains as part of the require mitigation for impacts to cultural resources. This shall include any and all artifacts collected during and previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

- A. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis, and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an accompanied by payment of the fees necessary for permanent curation.
- c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report(COA: 60.PLANNING.14).

**CUL 3:** Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

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The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals. Grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc.

The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval (60.PLANNING.13).

**Monitoring:** Monitoring will be provided by the Native American Monitor and Cultural Resource Professional/Archaeological Monitor. The developer/permit holder shall submit a fully executed copy of the contract and a wet signed copy of the monitoring plan to the Riverside Planning Department.

**10. Paleontological Resources**

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

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

**Findings of Fact:**

a) The proposed project site is mapped as having a low potential for paleontological resources (fossils). The project proposes grading activities and in result is required to submit a Paleontological Resources Impact Mitigation Program (PRIMP) for the review and approval by the Riverside County Geologist (COA 60.PLANNING.1). A copy of the Paleontological Monitoring Report prepared for site grading operations at the project site shall be submitted to the County Geologist prior to building final inspection (COA 90.PLANNING.1). This is a standard Condition of Approval and is not considered unique mitigation pursuant to CEQA. The impact will be less than significant.

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

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

**GEOLOGY AND SOILS** Would the project

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

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

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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," Geotechnical Review of (GEO2335) Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, Dated July 23, 2013 prepared by Terrestrial Solutions, Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, dated September 27, 2013, Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, dated November 9, 2015, GIS database, Geologist Comments

Preliminary Geotechnical Investigation prepared by Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) As indicated in the Geology Report (GEO2335) and through the utilization of RCLIS (GIS Database), the project site is not located adjacent or directly above an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the impact to a level of less than significant. With CBC requirements being applicable to all commercial development, they are not considered mitigation measures under CEQA. The impact is less than significant.

b) As previously addressed, the project is not located within close proximity to an Alquist-Priolo Earthquake Fault zone nor an active earthquake fault. As a result, there is a low potential for rupture of a known earthquake fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" Geotechnical Review of (GEO2335) Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, Dated July 23, 2013 prepared by Terrestrial Solutions, Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, dated September 27, 2013, Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, dated November 9, 2015, GIS database, Geologist Comments

Findings of Fact:

According to the Geology Report (GEO2335) and RCLIS (GIS Database), the project site is located within an area with a very low, moderate, and very high liquefaction potential. However, the project

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shall comply with California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all development, the requirements are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. 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), and Geotechnical Review of (GEO2335) Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, Dated July 23, 2013 prepared by Terrestrial Solutions, Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, dated September 27, 2013, Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, dated November 9, 2015, GIS database, Geologist Comments

Findings of Fact:

As indicated in the Geology Report (GEO2335) and RCLIS, there are no earthquake faults that intersect the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The primary seismic hazard that could potentially affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to a level of less than significant. With CBC requirements being applicable to all development proposals, the requirements are not considered unique mitigation measures under CEQA and the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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





Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" and Geotechnical Review of (GEO2335) Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, Dated July 23, 2013 prepared by Terrestrial Solutions, Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments,

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dated September 27, 2013, Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, dated November 9, 2015, GIS database, Geologist Comments

Findings of Fact:

a) As indicated in the Geology Report (GEO2335) and Figure S-5 "Regions Underlain by Steep Slope", the project site is located within an area with slopes less than 15%; therefore, there is no significant potential for landslides within the area. In addition, neither the project site nor surrounding area have a rocky terrain and in result, the project is not subject to rock fall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Geotechnical Review of (GEO2335) Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, Dated July 23, 2013 prepared by Terrestrial Solutions, Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, dated September 27, 2013, Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, dated November 9, 2015, GIS database, Geologist Comments

Findings of Fact:

a) According to the Riverside County GIS Database (RCLIS), the project site is located within a documented area that is susceptible to soil subsidence. California Building Code requirements will mitigate the potential impact to a level of less than significant. As CBC requirements are required for any type of development proposal, the CBC requirements are not considered unique mitigation measures pursuant to CEQA. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials and Geotechnical Review of (GEO2335) Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, Dated July 23, 2013 prepared by Terrestrial Solutions, Response

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to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, dated September 27, 2013, Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, dated November 9, 2015, GIS database, Geologist Comments

**Findings of Fact:**

a) The project site is not located within close vicinity to a large body of water or a known volcanic area. The project is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard and the project will have no impact.

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

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

**17. Slopes**

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

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

**Findings of Fact:**

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact to the existing topography. The grading will follow the natural slopes and not alter any significant topographic features located on the site. The impact is considered less than significant.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness or 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

c) There are no existing septic systems on site. The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, the impact is considered less than significant.

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

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

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in	<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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Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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?

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

Findings of Fact:

a) The proposed development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of less than significant. Impact would be less than significant.

b) The project may be located on expansive soil, however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all development projects, these are not considered unique mitigation measures pursuant to CEQA. The impact is considered less than significant.

c) The project scope involves the construction of an RV storage facility and does not involve any uses that would involve the need for septic tanks or sewer services. The proposed facility will be managed and monitored by the existing RV storage facility that is located directly to the south of the project site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

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

Findings of Fact:

a) There are no streams, river channels, or bed of a lake on the project site, although Temescal Canyon creek is located just east of the project. The project may create erosion that could modify the creek. The Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are sufficiently addressed and managed (Conditions of Approval 10.BS GRADE.6). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may result in an increase in water erosion either on or off site. The Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes (Conditions of Approval 10.BS GRADE.6). Therefore, the impact is considered less than significant.

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

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

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 within an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

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

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

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<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:** GHG Impact Study: Highway 74 RV & Self-Storage (December 30, 2014) (PP20247).

**Findings of Fact:**

a) A GHG analysis was utilized from a similar RV storage facility to determine the potential greenhouse gas emissions that could result from the proposed project. The project (PP20247) proposed a mini-warehouse facility and RV and Boat parking facility with seven (7) buildings (ranging from 9,163 square feet to 19,537 square feet).



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside adopted the Climate action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB42 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) greenhouse gas emissions for any project. The Analysis in the GHG study found that the project's average annual GHG emissions would be about 230 metric tons (MTCO<sub>2e</sub>) per year. The impact would be determined less than significant.

Overall, the proposed project (PP25866) is similar in use, vehicular storage facility, to that of PP20247; however, the overall development and operational impact of PP25866 will be less than significant. The proposed RV storage facility will create approximately 203 RV storage spaces and a majority of the parking stalls will be covered by canopy structures (Canopy A-D). With exception to the maintenance structures, the project scope does not include the construction of structures for either office or storage use. In comparison with PP20247 which proposed the construction of seven structures as part of the project scope and would generate approximately 230 metric tons (MTCO<sub>2e</sub>) the project would generate less than 230 metric tons of carbon dioxides equivalent (MTCO<sub>2e</sub>) per year. The impact would be considered less than significant.

The establishment of an RV storage facility would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will have a less than significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 environ-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

a-b) The proposed project is for a RV storage facility and no hazardous materials shall either be used and/or stored on site. No damaged or inoperable vehicles are to be stored on site and metal drip pan shall be placed under a vehicle with suspected oil leaks, The proposed project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The impact is considered less than significant.

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

d) The project site is not located within one-quarter mile of an existing school. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have no impact.

e) The project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d). As determined through the utilization of RCLIS (GIS database), the project site is not located within 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 two (2) miles of either a public airport or private airstrip and will not have a permanent employment or resident base and in result, will not create a safety hazard. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

As indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan, the project site is not located within an area that is susceptible to wildfires. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

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

e) Place housing within a 100-year flood hazard

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) As outlined in the project specific Flood Hazard Report:

The proposed site is parcel 1 and 2 of Parcel Map 23271. The site is bounded by Temescal Wash along the eastern boundary and Joseph Canyon Wash along the southern boundary. The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). A retaining wall which is located outside the floodplain, was constructed by PM 23271 along the eastern and southern boundary to protect the site from major flooding. The Flood Hazard did not review the design or inspect the construction of the wall. The developer has submitted a soils report with wall stability calculations. These calculations may be enough for the tentative submittal, but at the final design will need more analysis and will eventually need an approval from the Riverside County Building and Safety Department.

It appears from the proposed exhibit, the proposed development is outside the floodplain and elevated with respect to the floodplain.

The District has reviewed and approved the exhibit and the preliminary Water Quality Management Plan (PWQMP) received on October 8, 2015 and the additional calculations on October 22, 2015.

The developer is proposing two bio-retention basin one along the eastern boundary and the other along the southern boundary to mitigate for water quality. The back-up calculations are ok but in final plan check stage the design of the basin may need more detailed information. Since the site is draining to Temescal Wash, the District has determined that the increase runoff, as well as the Hydrologic Conditions of Concerns (HCOC) which will not be required.

In addition, as determined through the utilization of RCLIS (GIS Database), the project site is not intersected by a stream or river and in result, will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of runoff in a manner that would result in flooding on- or off-site. 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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b) Due to the amount of impervious surfaces within the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

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

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

e-f) The project site does not propose to construct housing within a 100 year flood plain. According to the Flood Hazard Report, the proposed development is outside the floodplain and elevated with respect to said floodplain. Overall, the project will not redirect water flows and the impact will be less than significant.

g) The proposed project will not substantially degrade water quality and the impact will be less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPS) such as water quality treatment basins or constructed treatment wetlands which through the operations of the facilities could result in a significant environmental affect. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-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) As previously mentioned in the Flood Hazard Report, the project is not located nor intersected by a stream or river and as a result, will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff. The impact will be less than significant.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project will have no impact.
- d) The project will not cause changes in the amount of surface water in any water body. The project is not located within vicinity to a large water body and in result; the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

Findings of Fact:

a) The project site is currently vacant and is surrounded by vacant property to the north, a commercial shopping center (located within Corona Sphere) to the south, vacant property and single family residential dwellings to the northwest, and an existing RV storage facility to the south east. The property has a current land use designation of Community Development: Light Industrial (CD:LI) and surrounded by properties which have a land use designation of Community Development: Light Industrial (CD:LI) to the southeast, Rural: Rural Residential (R:RR) and Rural: Rural Mountainous (R:RM) to the north, and the City of Corona Sphere to the south. The proposed project will not result in a substantial alteration of the present or planned land use of an area.

b) The project site is located within the City Sphere of Influence of Corona. On November 23, 2015, staff sent a copy of the proposed exhibit to the City of Corona Planning Department requesting comments on the exhibit. At the time of drafting this report, staff has not received any comments from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the City of Corona. The project will not affect a land use within a city sphere of influence and/or within adjacent city or county boundaries. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site has a zoning classification of Manufacturing-Service Commercial (M-SC), which allows for the establishment of a vehicle storage facility through the approval of a Plot Plan application. The project meets the lot requirement, lighting, and height requirements of the zoning classification. The project meets the side and rear setback requirements; however, the project does not adhere to the rear setback requirements.

The project site has a zoning classification of Manufacturing-Service Commercial (M-SC) and Mineral Resources (M-R). As indicated in Riverside County Ordinance No. 348, a proposed development zoned M-SC shall have a minimum rear setback of 25 feet if the project site is located adjacent to a residential zoned property (R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M). The property located directly to the rear of the project site has a zoning classification of Residential Agricultural-2 1/2 Acre Minimum (R-2-1/2) and as a result, the project site shall have a minimum rear setback of 25 feet from the property line.

As indicated on the proposed exhibits, the rear setback of the project site has a ten (10) foot setback rather than a twenty five (25) foot setback. Under Section 18.33 of Riverside County Ordinance No. 348, a setback adjustment is allowed provided there are special circumstances to the property, including such criteria as size, shape, topography, location, or surroundings that justify the approval of the adjustment of the setback requirement, and that the adjustment will not be detrimental to the health, safety, and general welfare of the community or detrimental to property in the vicinity of the parcel for which the adjustment is requested.

Although the rear property line is located adjacent to a residential zoned property (R-A), staff has determined that the proposed ten (10) foot setback will be an adequate buffer from the neighboring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property and findings can be made to support the setback adjustment. More specifically, Section 18.33 of Ordinance No. 348 identifies that an adjustment can be approved based on the location or surroundings of the site. Located to the south of the project site is a previously approved RV storage facility and a commercial shopping center, to the west are industrial facilities, and located to the north of the site is the residential zoned property which is at this time, is vacant. Through a records search, staff has been determined that the residential zoned property is part of a previously approved Soil Reclamation project (RCL00136) and there does not appear to be any active residential projects proposed on the residential zoned property at this time. In addition, there is an existing 80 foot MWD easement that would further buffer the RV storage facility from any future residential lots. The project will not be detrimental to the health, safety, and general welfare of the community or neighboring property. As previously addressed, the residential property that is located to the north is currently vacant and the existing surrounding residential land uses consists of a commercial shopping center, RV storage facility, and industrial uses. The project will not involve in the use or storage of hazardous materials such as fuels, chemicals, or oils. The health, safety, and general welfare of the surrounding community will not be impacted through the approval of adjusting the rear setback from 25 feet to 10 feet. The impact would be considered less than significant.

b) The project is surrounded by properties which have a zoning classification of Manufacturing-Service Commercial (M-SC), Mineral Resource (M-R) to the east, Residential Agricultural-2 ½ Acre Minimum (R-A-2-1/2) and Controlled Development Areas-10 Acre Minimum (W-2-10) to the north, and City of Corona to the south. The project does not propose to alter the current zoning classification and the current zoning classification of Manufacturing-Service Commercial (M-SC) will be compatible with the surrounding zoning classifications. The project will have a less than significant impact.

c) Located within close vicinity of the project site is vacant property to the north, an existing RV storage facility to the south, and a commercial center located to the west and southwest. The proposed RV storage facility will be compatible with the primarily commercial and industrial storage facilities that are located within close vicinity to the project site. The project will have a less than significant impact.

d) The proposed project is consistent with the Community Development: Light Industrial (CD:LI) land use designation and consistent with the policies of the Riverside County General Plan. More specifically, the Light Industrial (LI) land use designation allows for storage uses such as warehousing and distribution facilities. Although the proposed project cannot be characterized as a warehouse facility, the overall intent of the use, RV storage facility, is similar in character and intensity to that of a warehouse. The impact is less than significant.

e) The project site is surrounded primarily by existing commercial and industrial uses and existing residential land uses are located farther to the north of the project site. With the project site being currently vacant, the project will not disrupt or dive the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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. A Condition of Approval (COA) has been added which restricts development to the area of the project site zoned Manufacturing-Service Commercial (M-SC) (COA: 10.PLANNING.37). The impact will be less than significant.

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. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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-b) As previously addressed, the project site is not located within an existing airport land use plan and is not located within close vicinity of a private airstrip or public airport. The noise generated by potential aircraft traveling overhead and the fact that the proposed use does have people living on site makes the potential noise impact less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

a) As indicated on Figure C-1 "Circulation Plan" of the Riverside County General Plan, the project site is not located within close vicinity to an existing railroad. The noise impact generated by a neighboring railroad will have no impact on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) As indicated on RCLIS, the project site is located approximately 0.7 miles to the east of the 15 freeway. Noise generated by this freeway will have a less than significant impact on the proposed storage facility use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

a) No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

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

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 may be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

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

Findings of Fact:

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

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.

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

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

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

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

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

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

**RECREATION**

**41. Parks and Recreation**

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

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

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

c) The project is located within County Service Area No 135 (Temescal) and commercial projects are not required to pay Quimby Fees. The project will have no impact.

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

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

**42. Recreational Trails**

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

a) 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

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan



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

- a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy re-establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements based on generating a minimal traffic flow (COA 10.TRANS.3). The impact will be less than significant.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.
- c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The impact will be less than significant.
- e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have a less than significant impact.
- h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.
- i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

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

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

**44. Bike Trails**

**Source:** Riverside County General Plan

**Findings of Fact:**

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

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

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

Findings of Fact:

a-b) The scope of the proposed project is to construct an RV storage facility. The proposed facility will not have a managerial office or any other structure which may require water services. The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) As previously addressed, the project will not have a managerial office or any other structure which may require sewer service. The project scope is for the establishment of a Recreational Vehicle storage facility. The project will require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities nor result in acquiring a will serve letter from the applicable wastewater purveyor. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage-	<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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ment 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 development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source:

Findings of Fact:

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

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

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Energy Conservation**

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Not Applicable

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 #: PP25866

Parcel: 279-231-075

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a recreational vehicle storage facility which will have 202 parking spaces. The parking spaces will range in size from 10x20 feet to 12x50 feet and a majority of the parking spaces will be covered by light weight steel canopy structures (canopy A-D) which will have solar panels located on the roof of each structure.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25866 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25866, Exhibit A, dated 11/3/15.

APPROVED EXHIBIT B = Plot Plan No. 25866, Exhibit C, dated 11/3/15.

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. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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



PLOT PLAN:TRANSMITTED Case #: PP25866

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

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

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

10.BS GRADE. 10                  USE - SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 20                   USE - RETAINING WALLS                   RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

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

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                   USE - ECP COMMENTS                   RECOMMND

Based on the information provided in the environmental assessment documents submitted for PP24648 which also encompassed this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

PLOT PLAN:TRANSMITTED Case #: PP25866

Parcel: 279-231-075

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - ECP COMMENTS (cont.) RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 2 USE - NO FACILITIES W. PLUMB RECOMMND

If any structures with plumbing and/or permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

EPD DEPARTMENT

10.EPD. 1 - MSHCP UWIG RECOMMND

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

\*Drainage

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

\*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect

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10. GENERAL CONDITIONS

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

RECOMMND

wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\*Lighting

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

\*Noise

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

\*Invasives

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

\*Barriers

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

\*Grading/Land Development

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

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10. GENERAL CONDITIONS

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

Area.

FIRE DEPARTMENT

10.FIRE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Storage units shall not be used for storage of hazardous materials

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE\*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be determined based on building construction type and building area in accordance with the California Building Code and California Fire Code, 2013 edition. Fire flow shall be determined upon review of building plans.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

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

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

Gates shall be minimum 20 feet in width with a setback of 35 feet from face of curb/flow line. 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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25866 is a proposal for a Recreational Vehicle Storage Area on 7.2 gross acres in Temescal Canyon area. The site is located on the northeast corner of Cajalco Road and Temescal Canyon Road, in the south Corona area. Temescal Wash parallels the eastern boundary of this site.

The proposed site is parcel 1 and 2 of Parcel Map 23271. The site is bounded by Temescal Wash along the eastern boundary and Joseph Canyon wash along southern boundary. The eastern corner of the property is within the Temescal Creek Zone A floodplain, as delineated on Panel Number 060065C-1360G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). A retaining wall which is located outside the floodplain, was constructed by PM 23271 along the eastern and southern boundary to protect the site from major flooding. The District did not review the design or inspect the construction of the wall. The developer has submitted a soils report with wall stability calculations. These calculations may be enough for the tentative submittal but at the final design will need more analysis and will eventually need an approval from the Riverside County Building and Safety Department.

It appears from the exhibit the proposed development is outside the floodplain and elevated with respect to the floodplain.

The District has reviewed and approved the exhibit and the preliminary Water Quality Management Plan (PWQMP) received on October 8, 2015 and the additional calculations on October 22,2015.

The developer is proposing two bio-retention basin one along the eastern boundary and the other along the southern boundary to mitigate for water quality. The back-up calculations submitted are ok but in final plan check stage the design of basin may need more detailed information. Since the site is draining to Temescal Wash, the District has determined that the increase runoff, as well as the Hydrologic Conditions of Concerns (HCOC) will not be required.

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 5

XXU SUBMIT FINAL WQMP >PRELIM

RECOMMND

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

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

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

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for

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10. GENERAL CONDITIONS

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

the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6                   USE WQMP ESTABL MAINT ENTITY                   RECOMMND

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

PLANNING DEPARTMENT

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

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

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



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10. GENERAL CONDITIONS

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. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 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 - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 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.

10.PLANNING. 30 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING. 33 USE - LOW PALEO RECOMMND

The site has been previously rough graded and the grading proposed for this project is not expected to impact previously undisturbed sediments. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

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10. GENERAL CONDITIONS

10.PLANNING. 33

USE - LOW PALEO (cont.)

RECOMMND

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - LOW PALEO (cont.) (cont.) RECOMMND

of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 34 USE - GEO02335 RECOMMND

County Geologic Report (GEO) No. 2335, submitted for this project (PP25348) was prepared by Terrestrial Solutions, Inc. and is entitled: "Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside", dated July 23, 2013. In addition, Terrestrial Solutions prepared the following documents:

"Response to County of Riverside Geotechnical Review Sheet Regarding Geotechnical Review of Preliminary Grading Plan, Temescal Canyon Apartments, parcels 1 and 2, parcel Map No. 23271, City of Corona, County of Riverside, California", dated September 27, 2013.

"Geotechnical Review of Revised Grading Plan, Temescal Canyon RV Storage, Parcels 1 and 2, Parcel Map No. 23271, City of Corona, County of Riverside, California," dated November 9, 2015.

These documents are herein incorporated as a part of GEO02335.

GEO02335 concluded:

- 1.The revised plan will provide a graded pad for RV storage, with shade structures, a small equipment storage building, and two bio-retention basins.
- 2.Existing retaining walls are proposed to be raised up to 4 feet, to a maximum height of 28 feet.
- 3.The revised grading plan is essentially the same as the previously proposed and approved grading plan for the apartment site; therefore, the geotechnical conclusions and recommendations previously provided still apply, unless superseded herein.
- 4.The major geotechnical and geological concerns related to rough grading for the proposed development and the previous

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - GEO02335 (cont.)

RECOMMND

development adjacent to the subject site have been addressed in the previously approved reports, and during the previous rough grading.

5. Most of the site underwent removals during previous grading in 2008 except along the edge adjacent to Temescal Canyon Road.

GEO02335 recommended:

1. Portions of the subject parcels will require removal during grading operations, on the order of 1 to 2 feet below existing grades or a minimum of 3 feet below bottom of footings.

2. All near surface loose or compressible native soils and/or existing stockpiled material should be removed and replaced as compacted fill.

3. Removals should extend to expose the underlying competent materials.

4. If previously-placed fill soils are not suitable due to weathering and erosion, then overexcavation of these areas may be necessary based on exposed conditions.

GEO No. 2335 satisfies the requirement for a geologic study for Planning/CEQA purposes. GEO No. 2335 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 35

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 35

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 48 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. 36

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 determined to be of significance due to its sacred or cultural importance.
  - a) All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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.

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 County Archaeologist, 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. 37 USE- DEVELOPMENT AREA RECOMMND

Development shall not occur within the portion of the project site zoned Mineral Resources (M-R).

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.

ORD 461  
2011.01.05

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10. GENERAL CONDITIONS

10.TRANS. 2                      USE - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 3                      USE - TS/EXEMPT                      RECOMMND

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

10.TRANS. 4                      USE - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.



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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 10 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

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

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                   USE - SLOPE STABILITY ANLY                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.) RECOMMND  
stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 - RRVP AVOIDANCE RECOMMND  
The areas mapped as "JD limits" will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Riverside County Planning Department, Environmental Programs Division (EPD).

60.EPD. 2 - BIOLOGICAL MONITORING RECOMMND  
Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - TEMP FENCING RECOMMND  
The areas mapped as "JD limits" will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - TEMP FENCING (cont.)

RECOMMND

areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in Section 6.1.2 of the MSHCP. The document must be prepared by a biologist who holds a MOU with the County of Riverside. In addition, the Riverside County Planning Department, Environmental Programs division (EPD) may also inspect the site prior to grading permit issuance.

60.EPD. 4 - 30 DAY BUOW SURVEY

RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 5 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - NESTING BIRD SURVEY (cont.)

RECOMMND

impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and

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60. PRIOR TO GRADING PRMT ISSUANCE

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

grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 8 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.2 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25866, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12

USE - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - NATIVE MONITOR (cont.)

RECOMMND

the Phase IV monitoring report.

60.PLANNING. 13 USE - CULTURAL PROFESSIONAL

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 14 USE - ARTIFACT DISPOSITION

RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - ARTIFACT DISPOSITION (cont.)

RECOMMND

Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN

RECOMMND

~~Before~~ Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.7 obtain the existing City of Corona street improvement plan DWG. No. 02-0245 and show the revision on the plan.

Pr  
02

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - REVISE STREET IMP PLAN (cont.) RECOMMND

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

EPD DEPARTMENT

80.EPD. 1 PPA - MSHCP UWIG

RECOMMND

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

\*Drainage

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1

PPA - MSHCP UWIG (cont.)

RECOMMND

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

\*Toxics

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

\*Lighting

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

\*Noise

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

\*Invasives

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

\*Barriers

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 PPA - MSHCP UWIG (cont.) (cont.) RECOMMND

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

\*Grading/Land Development

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

80.EPD. 2 PPA - PERMANENT FENCE RECOMMND

Prior to the issuance of a building permit, the area beyond the daylight line, mapped as "JD Limits as identified by Rincon Consultants, Inc." on map titled "Jurisdictional Delineation Limits Exhibit PP25348 - Temescal Canyon Apartments" (per email correspondence with Felicia Griego 9-17-2013) will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PARKS DEPARTMENT

80.PARKS. 1 USE - TRAILS RECOMMND

Prior to building permit issuance, the applicant shall:  
1) provide adequate striping on Temescal Canyon Road for a Class II bike lane. The striping plans shall be reviewed and approved by the Transportation Department.  
2) provide a marker for the historical trail Southern Immigrant Route which runs in front of the property and shall be consistent with the Temescal Valley Design Guidelines.

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25866, 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.



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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 55 foot half-width right-of-way.

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Streetlights on Temescal Canyon Road.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Tom Barnes Street.
- (4) Graffiti abatement of walls and other permanent structure.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 4 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Temescal Canyon Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 5 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 7 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

this condition and the APPROVED EXHIBITS, the  
Transportation Department shall clear this condition.

80.TRANS. 8 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1.Plans must comply with the Temescal Valley Design Guidelines, including plant palette, bikeway and regional and historic trails.

2.Provide appropriate plant palette for water quality basins per the County of Riverside California Friendly Plant List.

[http://rctlma.org/Portals/7/documents/landscaping\\_guideline/comprehensive\\_plant\\_list.pdf](http://rctlma.org/Portals/7/documents/landscaping_guideline/comprehensive_plant_list.pdf)

3.Show all utilities as indicated on the architectural and engineering plans and locate plant material to avoid any conflicts.

4.Coordinate all sidewalks and walkways with all other disciplines. Plans must match.

5.Provide minimum 4' wide walkway with direct route(s) from sidewalk curb ramps per Planning Department requirements.

6.Provide planting legend correctly listing water use classification of all plants per WUCOLS IV.

7.Provide water use calculations reflecting correct plant water use classifications utilizing Riverside County Ordinance 859 Landscape Water Use Calculation fill-in worksheet.

<http://rctlma.org/trans/Land-Development/Special-Assessment/Districts/Landscape-Guidelines-and-Standards>

8.Provide 3" (minimum) mulch for shrub beds and unplanted areas; 2" mulch in ground cover areas; stabilizing mulch for slopes.

9.Overall planting of site, must comply with applicable ordinances, including, but not limited to requirements for street trees and sight distance restricted zones, and MSHCP restrictions.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

RECOMMND

90.BS GRADE. 1

USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be

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90. PRIOR TO BLDG FINAL INSPECTION

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

constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

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

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

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities

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90. PRIOR TO BLDG FINAL INSPECTION

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

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

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

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

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

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

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

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

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

A fire sprinkler system is required for all buildings over 3,600 square feet per Riverside County Ordinance 787 and based on building use and area per California Fire Code, 2013 edition. Fire sprinkler systems shall be designed and installed per NFPA 13, 2013 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front 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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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



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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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. 15 USE- TRASH ENCLOSURES RECOMMND

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

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2) (cont.)

RECOMMND

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. 25866 is calculated to be 7.2 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 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. 25866 has been calculated to be 7.2 net acres.

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with the City of Corona for the street improvement plan Drawing No. 02-0245.

90.TRANS. 2 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. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - UTILITY INSTALL (cont.)

RECOMMND

or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Streetlights on Temescal Canyon Road.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Topm Barnes Street.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

90.TRANS. 7 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveways, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Temescal Canyon Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

If you have questions, please call the Plan Check Section at (951) 955-6527.

- NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. A 6' sidewalk shall be constructed adjacent to the curb line along its frontage of Temescal Canyon Road and join with existing sidewalk.
  3. Curb return radius at primary access shall be 35 degrees minimum.
  4. Curb return radius at fire access driveway shall be 25 degrees minimum.

90.TRANS. 8 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 9 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Temescal Canyon Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

Transportation Department at (951) 955-6767.

90.TRANS. 10 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Temescal Canyon Road.

90.TRANS. 11 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12 USE - LNDSCP INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site

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13:08

Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 13 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.



SETBACK ADJUSTMENT Case #: SBA06047

Parcel: 279-231-075

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      SBA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is to reduce the 25 foot rear setback requirement for any structures adjacent to the residential zoned property. The M-SC development standards requires a 25 foot rear setback for any M-SC zoned structure that is adjacent to a residential zoned property. The adjustment would reduce the setback from 25 feet to 10 feet.

10. EVERY. 2                      SBA - 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 SETBACK ADJUSTMENT; 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 SETBACK ADJUSTMENT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

SETBACK ADJUSTMENT Case #: SBA06047

Parcel: 279-231-075

10. GENERAL CONDITIONS

10. EVERY. 3                    SBA - CONFORM TO EXHIBIT                    RECOMMND

The development of the premises shall conform substantially with that as shown on Exhibit A.

PLANNING DEPARTMENT

10.PLANNING. 1                SBA - 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 EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2                USE - CAUSES FOR REVOCATION                    RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                SBA - EXPIRATION DATE                    RECOMMND

This approval shall be used within two years from the date of approval; otherwise it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two-year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval.

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

DATE: September 29, 2015

**TO:**

Riv. Co. Transportation Dept.	P.D. Environmental Programs Division	2nd District Planning Commissioner
Riv. Co. Trans. Dept. – Landscape Section	P.D. Geology Section	Riverside Transit Agency
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	Western Municipal Water District
Riv. Co. Flood Control District	Riv. Co. Surveyor	Southern California Edison
Riv. Co. Fire Department	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Riv. Co. Parks & Open Space	Riv. Co. Waste Management Dept.	Eastern Information Center (UCR)
Riv. Co. Building & Safety – Grading	Riv. Co. ALUC	Norco-Corona Unified School District
Riv. Co. Building & Safety – Plan Check	2nd District Supervisor	

**PLOT PLAN NO. 25866** – EA 42825 – Applicant: Sukut Deveopment – Engineer/Representative: KWC Engineers – Second Supervisorial District - El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road - 7.2 gross acres - Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** Recreational Vehicle Storage Area. – APN: 279-231-054 and 075 – Previous Cases: PP25348 (General Plan Amendment No. 1112, Change Of Zone No. 7792, Plot Plan No. 25348)

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on October 8, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Mat Evans, (951) 955-3025, Contract Planner**, or e-mail at [maevans@rctlma.org](mailto:maevans@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

**COMMENTS:**

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

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

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

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

LAND DEVELOPMENT COMMITTEE (LDC)  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: November 23, 2015

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety – Grading  
Riv. Co. Environmental Programs Dept.

Riv. Co. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
City of Corona  
2<sup>nd</sup> District Planning Commissioner

2<sup>nd</sup> District Board of Supervisors

**PLOT PLAN NO. 25866 Amd. No. 1**– EA 42825 – Applicant: Sukut Development – Engineer/Representative: KWC Engineers - Second Supervisorial District - El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road - 7.2 gross acres - Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 25866 Amd. No. 1 proposes an approximately 203 unit Recreational Vehicle storage facility located on 7.2 gross acres. – APN: 279-231-054 and 279-231-075

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on December 3, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Peter Lange, (951) 955-1417, Contract Planner, or e-mail at [PLange@rctlma.org](mailto:PLange@rctlma.org) / MAILSTOP #: 1070

*Public Hearing Path:* Administrative Action:  DH:  PC:  BOS:

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.*

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Sukut Real Properties, a California Limited Partnership (“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 279-231-075 and 279-231-054 (“PROPERTY”); and,

**WHEREAS**, on August 20, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25866 (“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:  
Sukut Real Properties  
Attn: Steve Sukut  
4010 W. Chandler Ave.  
Santa Ana, CA 92704

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: Melissa R. Cushman 2/17/16  
MELISSA R. CUSHMAN DATE

Dated: 3-21-16

**PROPERTY OWNER:**  
Sukut Real Properties, a California Limited Partnership

By: Sukut Development, Inc., a California Corporation  
Its general partner

By: Steven C. Sukut  
Steven C. Sukut  
Vice President

Dated: 2-11-16

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

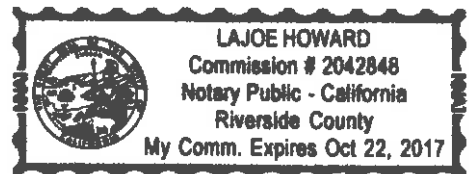
On Feb. 11, 2016 before me, La Joe Howard, Notary Public (here insert name and title of officer), personally appeared Steven C. SuKut, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they 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 

(Seal)





**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.

Steven C. Sukut

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

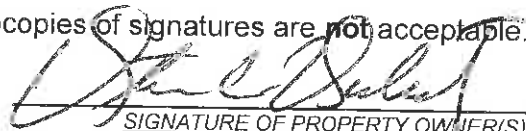
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Steven C. Sukut

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 279-231-054 & 075

Section: Por. 9 & 16 Township: 4 South Range: 6 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 6.0 acres

General location (nearby or cross streets): North of Cajalco Road, South of Tom Barnes, East of Temescal Canyon Rd., West of Temescal Wash

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 774 A-4 & A-5

Project Description: (describe the proposed project in detail)

Recreational Vehicle Storage Facility (with plumbing for possible future solar facility)

Related cases filed in conjunction with this application:

none

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

If yes, provide Case No(s). PP25348 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 42505 E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 3,305 CY

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 10,171 CY

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

Import 6,866 CY Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
11091 Highway 71, Corona, CA 91720

What is the anticipated route of travel for transport of the soil material?  
91 Freeway, 15 Freeway, Temescal Canyon Road

How many anticipated truckloads? 490 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  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**

**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

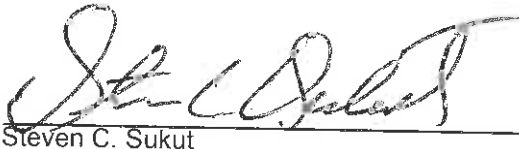
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

  
Steven C. Sukut

Date

8-10-15

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.

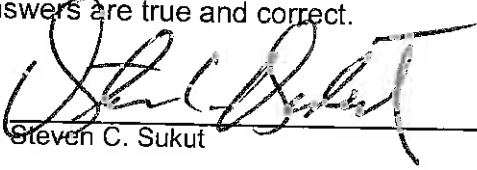
Yes  No

**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)

  
\_\_\_\_\_  
Steven C. Sukut

Date

8-10-15

Owner/Authorized Agent (2)

\_\_\_\_\_

Date

\_\_\_\_\_



# APPLICATION FOR LAND USE PROJECT

## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region<sup>1</sup>

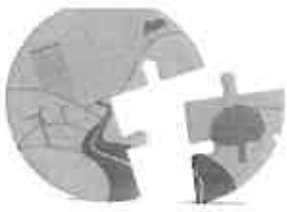
<b>Project File No.</b>	
<b>Project Name:</b>	Temescal Canyon RV 2
<b>Project Location:</b>	Temescal Canyon Road between Cajalco and Tom Barnes
<b>Project Description:</b>	Plot Plan for Recreational Vehicle Storage Facility
<b>Applicant Contact Information:</b>	Sukut Development, Inc.

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 <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 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 checked="" type="checkbox"/>	<input 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"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .	<input checked="" type="checkbox"/>	<input 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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SETBACK ADJUSTMENT

CASE NUMBER: SBA 06047 DATE SUBMITTED: 3/7/16

Applicant's Name: Sukut Development, Inc. (Steve Sukut) E-Mail: ssukut@sukut.com

Mailing Address: 4010 W. Chandler Avenue  
Santa Ana CA 92704  
*City State ZIP*

Daytime Phone No: ( 714 ) 540-5351 Fax No: ( 714 ) 545-2438

Property Owner's Name: Sukut Real Properties E-Mail: ssukut@sukut.com

Mailing Address: 4010 W. Chandler Avenue  
Santa Ana CA 92704  
*City State ZIP*

Daytime Phone No: ( 714 ) 540-5351 Fax No: ( 714 ) 545-2438

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications, if any, 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.

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

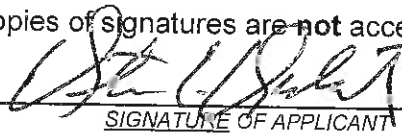
Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

**APPLICATION FOR SETBACK ADJUSTMENT**

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Steven C. Sukut

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

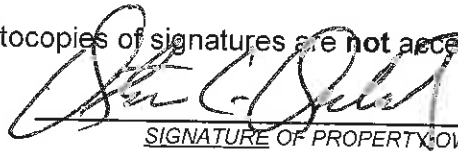
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or an authorized agent, and that the information filed with this application 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 in the owner(s) behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Steven C. Sukut

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 279-231-054 & 279-231-075

Address of Property: n/a

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 774 A-4 & A-5

Adjustment Requested: Request variance on ~~20'~~ rear setback requirement for any structures adjacent to residential zone boundary. Propose to revise 20' setback to 10' minimum setback.

Reason for Request: The adjacent property to the north is within a residential zone designation, however it is our opinion that the development of the property immediately adjacent to proposed project site will have considerable challenges due to topographic and/or existing MWD easement constraints. The structure being proposed is a covered parking structure that is not enclosed.

## APPLICATION FOR SETBACK ADJUSTMENT

### FILING INSTRUCTIONS FOR SETBACK ADJUSTMENT APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a setback adjustment application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### THE SETBACK ADJUSTMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description. A copy of a grant deed of each property involved will suffice.
3. Four (4) copies of a site plan exhibit.
4. One copy of the building or structure elevations, if available.
5. Applicable deposit-based fees.

The applicant shall contact the affected neighbors and inform them of the proposal. The applicant shall request a letter from the affected neighbor(s) indicating that they have no objection to the proposed setback adjustment. If such a letter is unobtainable, the applicant shall submit a signed letter indicating that they contacted the affected neighbors, identify the address of the neighboring property, and include a statement that written consent was unobtainable.

#### SITE PLAN EXHIBIT REQUIREMENTS

The site plan exhibit must show the entire parcel, be drawn clearly and legibly, and shall contain the following information:

1. The applicant's name, address, and telephone number
2. The property owner(s) name, address, and telephone number, if different.
3. The exhibit preparer's name, address, and telephone number, if different.
4. North arrow (with the top of the exhibit being north, if possible).
5. Identify to what scale the exhibit is drawn (preferably an engineer's scale).
6. List the existing zoning classification for the subject property.
7. Show the location and dimensions of all existing and/or proposed structures, parking areas (garages and carports), fences, walls, driveways, curbs, easements, and/or other uses (e.g. pools, ponds).
8. Show the setback dimensions for all structures.
9. Show the location, names, and widths of all adjoining streets, alleys, and rights-of-way.

## APPLICATION FOR SETBACK ADJUSTMENT

---

10. Show the overall dimensions of the property's lot lines.
11. Show the location of adjoining property lines and the location of existing buildings and structures on the adjoining properties within 100 feet of the subject property. Show the setback dimensions for those buildings and structures to the common property line(s). If access to the adjoining properties is not granted from the property owner, estimate the distances for the building and structure setbacks.
12. If topographical problems or constraints are the justification for the setback adjustment, please show the existing contours on the exhibit.
13. Calculate the percentage of lot coverage and the percentage of open space remaining after the setback adjustment.
14. The project shall be designed, and a note shall be placed on the site exhibit that states: "The natural drainage pattern shall be maintained."



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Sukut Development, Inc. hereafter "Applicant" and Sukut Real Properties "Property Owner".

Description of application/permit use:

Setback Adjustment

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): 279-231-054 & 279-231-075

Property Location or Address:  
Temescal Canyon Road between Tom Barnes and Cajalco Road

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Steven C. Sukut Phone No.: 714-540-5351  
Firm Name: Sukut Real Properties Email: ssukut@sukut.com  
Address: 4010 W. Chandler Avenue  
Santa Ana, CA 92704

**3. APPLICANT INFORMATION:**

Applicant Name: Steven C. Sukut Phone No.: 714-540-5351  
Firm Name: Sukut Development, Inc. Email: ssukut@sukut.com  
Address (if different from property owner)  
same

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 3-4-16  
Print Name and Title: Steven C. Sukut, Vice President

Signature of Property Owner: [Signature] Date: 3-4-16  
Print Name and Title: Steven C. Sukut, Vice President

Signature of the County of Riverside, by [Signature] Date: 3/7/16  
Print Name and Title: Franklin Smith, Land Use Technician II

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: 5BA060A7  
Set #: \_\_\_\_\_ Application Date: 3/7/16

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 25866 and SETBACK ADJUSTMENT NO. 06047**– Intent to Adopt a Mitigated Negative Declaration – Applicant: Sukut Development – Engineer/Representative: KWC Engineers - Second Supervisorial District - El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) – Location: Northerly of Cajalco Road and easterly of Temescal Canyon Road - 7.2 gross acres - Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** Plot Plan No. 25866 proposes an approximately 203 unit Recreational Vehicle storage facility located on 7.2 gross acres. The Setback Adjustment proposes to reduce the rear 25 foot setback requirement of the M-SC zoning classification to a 10 foot setback.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**MAY 9, 2016**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Peter Lange, at 951-955-1417 or email [plange@rctlma.org](mailto:plange@rctlma.org) or 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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/29/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25866 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

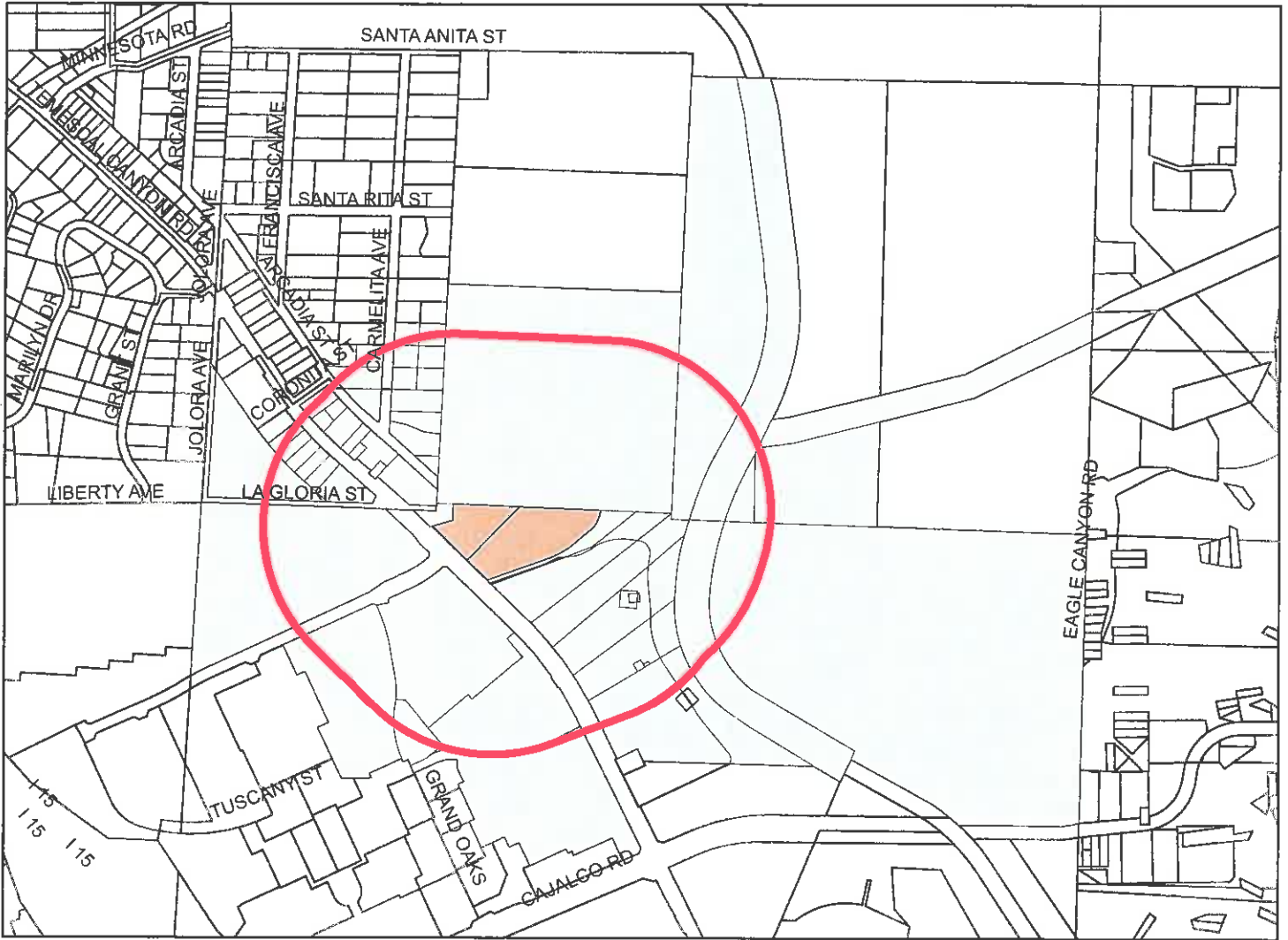
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

**PP25866 (1000 feet buffer)**



**Selected Parcels**

279-065-001	279-065-004	279-065-008	279-231-025	279-231-026	279-231-027	279-231-028	279-231-054	279-231-075	279-061-002
279-062-015	279-064-012	279-064-004	279-231-068	279-231-070	279-231-071	279-053-033	279-062-017	279-054-007	279-064-011
279-062-018	279-064-005	279-053-003	279-062-013	279-054-004	279-064-009	279-062-012	279-053-032	279-064-001	279-064-002
279-064-003	279-064-006	279-054-009	279-231-005	279-070-019	279-070-020	279-070-030	279-070-033	279-231-003	279-070-016
279-231-044	279-070-015	279-065-007	279-231-076	279-231-078	279-231-080	279-231-082	279-231-084	279-231-086	279-062-014
279-054-005	279-065-005	279-054-008	279-054-010	279-231-024	279-231-067	279-231-072	279-231-077	279-231-079	279-231-081
279-231-085	279-231-083	279-231-016							



950 475 0 950 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: 279053003, APN: 279053003  
SUSANNE COOPER, ETAL  
C/O JEREMY COOPER  
8176 ARCADIA ST  
CORONA CA 92881

ASMT: 279054010, APN: 279054010  
CHENTA QUINTANA, ETAL  
19832 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279053032, APN: 279053032  
MARIANNE MINOR, ETAL  
2457 N HELIOTROPE  
SANTA ANA CA 92706

ASMT: 279061002, APN: 279061002  
CORNERSTONE LAND  
19930 ROSITA AVE  
CORONA, CA. 92881

ASMT: 279053033, APN: 279053033  
FRIEDHILD BRAINARD  
8160 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279062013, APN: 279062013  
BO KENNELLY, ETAL  
9010 LEROY RD  
CORONA CA 92883

ASMT: 279054004, APN: 279054004  
JOSEPH DEMOCKO  
19820 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279062014, APN: 279062014  
SUSAN CUSTER, ETAL  
19931 TEMESCAL CANYON RD  
CORONA, CA. 92881

ASMT: 279054005, APN: 279054005  
RAQUEL GASKA, ETAL  
912 HYDE PARK CT  
CORONA CA 92881

ASMT: 279062015, APN: 279062015  
DEAN BRUCE  
3521 THORNLAKE ST  
LONG BEACH CA 90808

ASMT: 279054007, APN: 279054007  
HORACIO HERNANDEZ  
19830 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279062017, APN: 279062017  
G F SERVICES  
1750 CALIFORNIA AVE STE 20  
CORONA CA 92881

ASMT: 279054009, APN: 279054009  
MAXINE HENRY  
19850 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279062018, APN: 279062018  
LINDA BOICE, ETAL  
1515 COLONY WAY  
CORONA CA 92881



ASMT: 279064003, APN: 279064003  
ROB KNAGGS, ETAL  
5222 HIGHLAND AVE  
YORBA LINDA CA 92886

ASMT: 279065001, APN: 279065001  
ABAD BARBARA L ESTATE OF  
C/O RACHELLE GILLERMAN  
6850 E KENTUCKY AVE  
ANAHEIM HILLS CA 92807

ASMT: 279064004, APN: 279064004  
DORIS FOX  
27024 ROCKWOOD ST  
SUN CITY CA 92586

ASMT: 279065005, APN: 279065005  
JULIA OLIVEROS, ETAL  
8190 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279064005, APN: 279064005  
JAN WANG  
13 VANTIS DR  
ALISO VIEJO CA 92656

ASMT: 279065007, APN: 279065007  
RICK ABAD  
19896 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279064006, APN: 279064006  
GUILLERMINA CORTEZ, ETAL  
C/O LEO CORTEZ  
20050 LAYTON ST  
CORONA CA 92881

ASMT: 279065008, APN: 279065008  
DIANE PRIEST, ETAL  
19912 CARMELITA AVE  
CORONA, CA. 92881

ASMT: 279064009, APN: 279064009  
MAGDA ARIAS, ETAL  
1509 JADESTONE LN  
CORONA CA 92882

ASMT: 279070015, APN: 279070015  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 279064011, APN: 279064011  
EILEEN VINK, ETAL  
8139 ARCADIA ST  
CORONA, CA. 92881

ASMT: 279231003, APN: 279231003  
MANUFACTURING CO, ETAL  
C/O TAX DIVISION  
3M CENTER  
ST PAUL MN 55144

ASMT: 279064012, APN: 279064012  
TANYA ANDERSON, ETAL  
19060 RISING SUN RD  
CORONA CA 92881

ASMT: 279231005, APN: 279231005  
MANUF CO, ETAL  
C/O TAX DIVISION  
P O BOX 33441  
ST PAUL MN 55133



ASMT: 279231016, APN: 279231016  
WMWD  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 279231024, APN: 279231024  
TARGET CORP  
RE EXISTING PURCHASE AGREEMENT CALIF  
1000 NICOLLET MALL TPN 12  
MINNEAPOLIS MN 55403

ASMT: 279231028, APN: 279231028  
COOKE CORONA CROSSINGS, ETAL  
C/O LAURA WHITAKER  
10000 STOCKDALE HIGHWAY  
BAKERSFIELD CA 93311

ASMT: 279231044, APN: 279231044  
MURDOCK REALTY  
C/O LAURA WHITAKER  
10000 STOCKDALE STE 300  
BAKERSFIRLD CA 93311

ASMT: 279231071, APN: 279231071  
EVMWD  
P O BOX 3000  
LAKE ELSINORE CA 92531

ASMT: 279231085, APN: 279231085  
TEMESCAL CANYON RV  
4010 W CHANDLER  
SANTA ANA CA 92704

ASMT: 279231086, APN: 279231086  
RIVERSIDE CORONA RESOURCE CONSERV D  
4500 GLENWOOD DR  
RIVERSIDE CA 92501



4/6/2016 1:33:29 PM

Sukut Development, Inc.  
Attention: Steve Sukut  
1880 Compton Avenue, Suite 100  
Corona CA 92881

KWC Engineers  
Attention: Jo Howard  
1880 Compton Avenue Suite 100  
Corona, CA 92881

4/6/2016 1:44:08 PM

Riverside Transit Agency  
1825 3<sup>rd</sup> Street  
Riverside CA 92507

City of Corona  
Attention: Planning Department  
400 S. Vicentia Ave.  
Corona, CA 92882

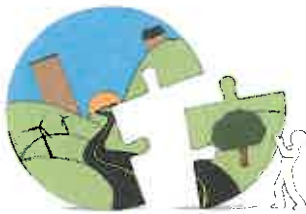
Waste Resources Management,  
Riverside County  
Mail Stop 5950

Southern California Gas Co.  
4495 Howard Avenue  
Riverside, CA 92507

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

Norco-Corona Unified School District  
2820 Clark Avenue  
Norco, CA 92860

Soboba Band of Luiseno Indians  
23904 Soboba Road  
San Jacinto, CA 92583



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**PP25866**  
*Project Title/Case Numbers*

**Peter Lange**  
*County Contact Person*

**951-955-1417**  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Sukut Development, Inc.**  
*Project Applicant*

**1880 Compton Avenue, Suite 100**  
*Address*

**The project is located northerly of Cajalco Road and easterly of Temescal Canyon Road.**  
*Project Location*

**Recreational vehicle storage facility which will have approximately 202 RV parking spaces.**  
*Project Description*

This is to advise that the Riverside County Director's Hearing, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

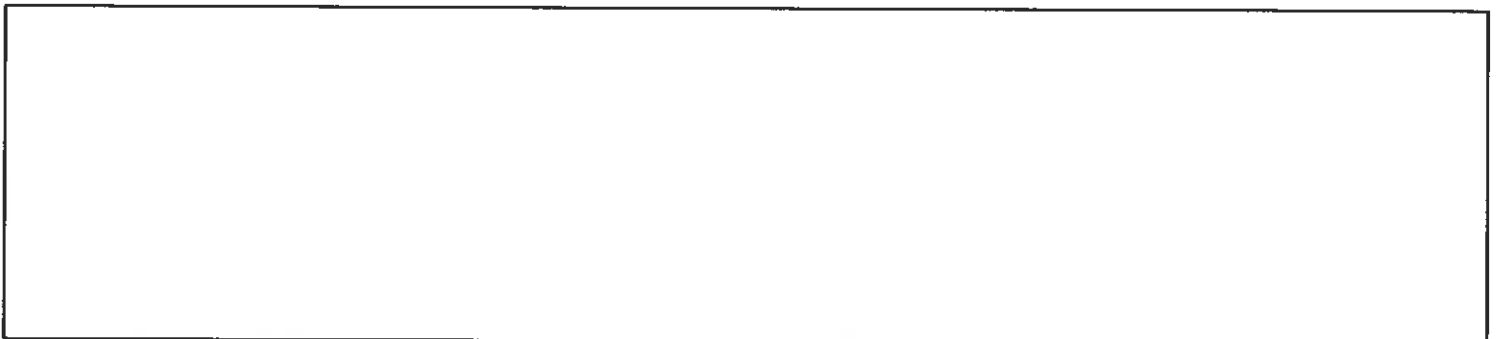
\_\_\_\_\_  
*Signature*

**Project Planner**  
*Title*

\_\_\_\_\_  
*Date*

**2/2/16**

Date Received for Filing and Posting at OPR: \_\_\_\_\_





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1511951

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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

Received from: SUKUT DEVELOPMENT INC \$2,210.00  
paid by: CK 004163  
paid towards: CFG06203 CALIF FISH & GAME: DOC FEE  
EA42825  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Oct 27, 2015 15:14  
MGARDNER posting date Oct 27, 2015

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1509448

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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

Received from: SUKUT DEVELOPMENT INC \$50.00  
paid by: CK 004129  
EA42825  
paid towards: CFG06203 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Aug 20, 2015 09:13  
MGARDNER posting date Aug 20, 2015


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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Agenda Item No.: 3.2  
Area Plan: Palo Verde  
Zoning District: Blythe  
Supervisory District: Fourth  
Project Planner: John Earle Hildebrand III  
Directors Hearing: May 9, 2016

PLOT PLAN NO. 25594  
Environmental Assessment No. 42693  
Applicant: Verizon Wireless  
Engineer/Representative: Maree Hoeger

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless telecommunication facility, for Verizon Wireless (Lovekin), disguised as a 70-foot tall eucalyptus tree with twelve (12) panel antennas, twelve (12) Remote Radio Units behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900-square-foot lease area surrounded by an 8-foot-high CMU block wall enclosure will include a 194-square-foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. The mono-eucalyptus branch count shall be 140 branches at 3.4 branches per foot, starting at fifteen (15) feet above the finish grade, and extending a minimum of eighteen (18) inches beyond the proposed panel antennas. All antennas and equipment mounted to the pole will be painted to match the mono-eucalyptus and will be covered with foliage socks. Additionally, the proposed facility is designed to allow for colocation.

The project site is located at the northwesterly corner of 10<sup>th</sup> Ave and North Broadway within the Palo Verde Area Plan, adjacent to the City of Blythe.

### ISSUES OF POTENTIAL CONCERN:

Staff did not identify any issues of concern.

### SUMMARY OF FINDINGS:

- Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum)
- Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the west, north, and east. City of Blythe to the south.
- Existing Zoning (Ex. #2): Light Agriculture, 1-Acre minimum (A-1-1)
- Surrounding Zoning (Ex. #2): Light Agriculture, 1-Acre minimum (A-1-1) to the west, north, and east. City of Blythe to the south.
- Existing Land Use (Ex. #1): Single-family home, light agriculture
- Surrounding Land Use (Ex. #1): Cemetery, light agriculture, scattered single-family homes, vacant land
- Project Data: Total Acreage of lease area: 900 SQ FT  
Total Acreage of lot: 3.5 acres
- Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42693**, 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 PP25594**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) on the Palo Verde Area Plan.
2. The proposed use, an unmanned wireless telecommunication facility, is a permitted use in the Rural Community: Very Low Density Residential (RC: VLDR) designation, subject to review and approval of a Plot Plan.
3. The proposed use, an unmanned wireless telecommunication facility, is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) designation.
4. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the west, north, and east. Rural Residential (land within jurisdiction of the City of Blythe) to the south.
5. The zoning for the subject site is Light Agriculture, 1-Acre minimum (A-1-1). The proposed use, an unmanned wireless telecommunication facility, is a permitted use, subject to approval of a plot plan in the Light Agriculture, 1-Acre minimum (A-1-1) zoning classification.
6. The proposed use, an unmanned wireless telecommunication facility on a lot greater than 2 ½ acres is consistent with the development standards set forth in Ordinance No. 348, Article XIXg. The project will not disturb any natural landscape and will not impact any community or biological resources. Two eucalyptus trees will be planted adjacent to the proposed monoecalyptus to enhance the concealing effect. The facility will not exceed seventy (70) feet in height and will be enclosed by a decorative block wall with a height of 6-feet and 2-inches. The equipment shelter would also be screened by the decorative block wall. According to the project materials, no lighting is being proposed, a single non-exclusive technician parking space will be provided on the project site, all power and communication lines will be located underground, and the project will be setback more than 200 feet from the existing habitable dwelling on the property. As the project is located on a 3.4 acre site with an existing habitable dwelling, an all-weather path of access has been provided as required in Ordinance No. 348 Article XIXg.
7. The project site is surrounded by properties which are zoned Light Agriculture – 1 Acre minimum (A-1-1).
8. Property owners within 600 feet were noticed of the proposed project in compliance with 19.404(b)(1) of the Riverside County Zoning Ordinance (Ordinance 348).

9. Single-family residential uses have been constructed and are operating in the project vicinity.
10. This project is not within a City Sphere of Influence, although the project site is located adjacent to the City of Blythe boundary. Additionally, the City of Blythe was noticed of the proposed project for comments on June 5, 2014. No comments from the City of Blythe were received.
11. In compliance with AB52, formal notification about the proposed project was sent to Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseño Indians, and Soboba Band of Luiseño Indians on July 13, 2015. None of the notified tribes requested consultation.
12. Environmental Assessment No. 42693 identified no potentially significant impacts.

**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 Agriculture 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 is not within the boundaries of any Multiple Species Habitat Conservation Plan.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition from the adjacent neighborhood or the City of Blythe have been received.
2. The project site is not located within:
  - a. The any city sphere of influence;
  - b. A 100-year flood plain, an area drainage plan;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
  - e. A Multiple Species Habitat Conservation Plan;
  - f. A High Fire Area;
  - g. A County Service Area or Recreation and Parks District.
3. The project site is located within:
  - a. An area susceptible to subsidence;
  - b. A liquefaction area;
  - c. Dam Inundation area;

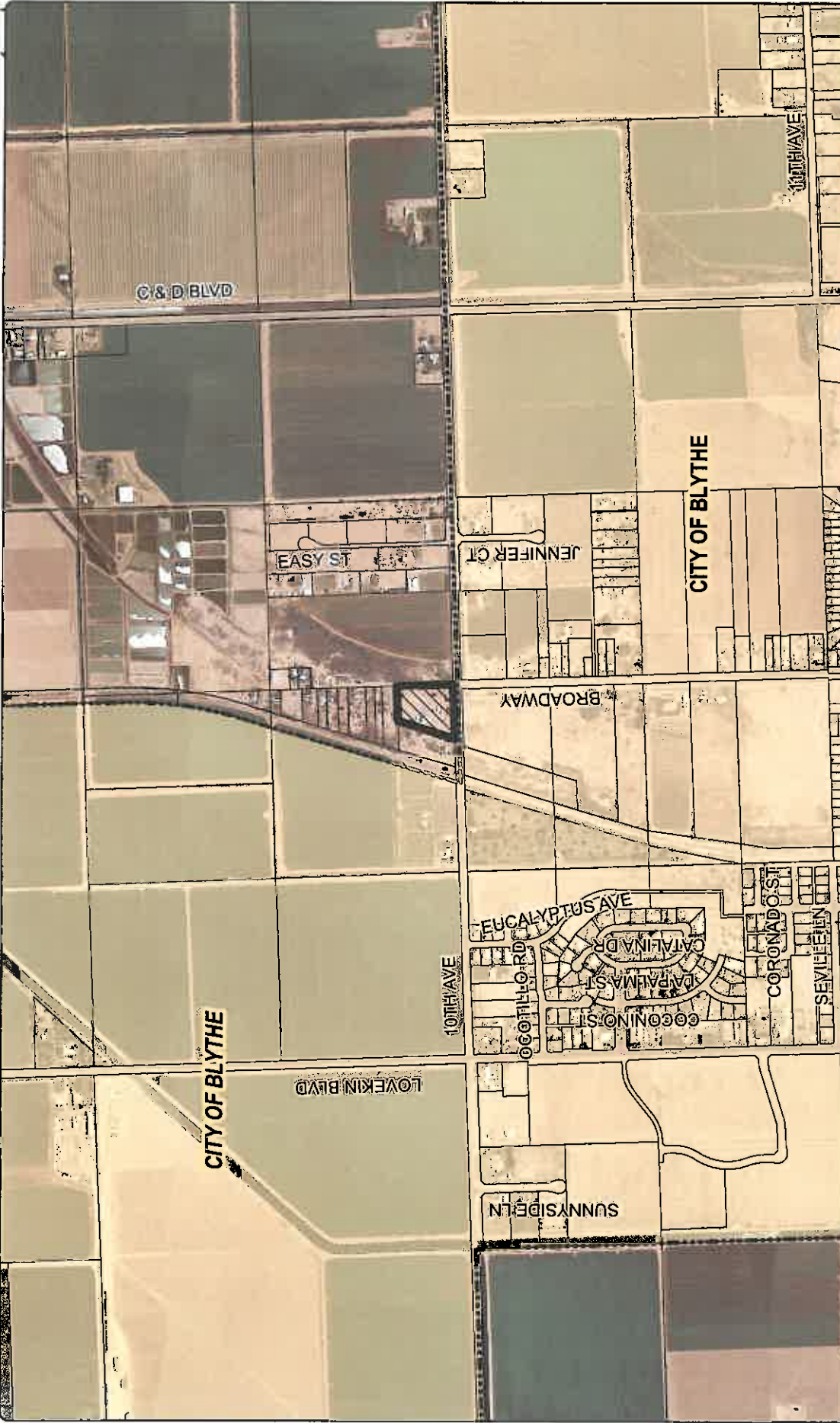
4. The subject site is currently designated as Assessor's Parcel Number 830-190-014.

JH  
Y:\Planning Master Forms\Staff Report.doc  
Date Prepared: 01/01/01  
Date Revised: 04/08/16

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PP25594**  
**VICINITY/POLICY AREAS**

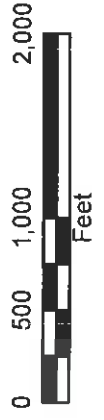
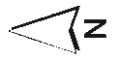
Supervisor: Benoit  
 District 4

Date Drawn: 03/31/2015  
 Vicinity Map



Zoning Dist: Blythe

Author: Vinnie Nguyen



On October 7, 2010, the County of Riverside adopted a new General Plan. This plan and map have been developed for implementation by Riverside County. The new General Plan may contain different types of land use than is provided for in the existing zoning. For additional information on the Riverside County General Plan, please contact the Planning Department at (951) 953-1977. Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

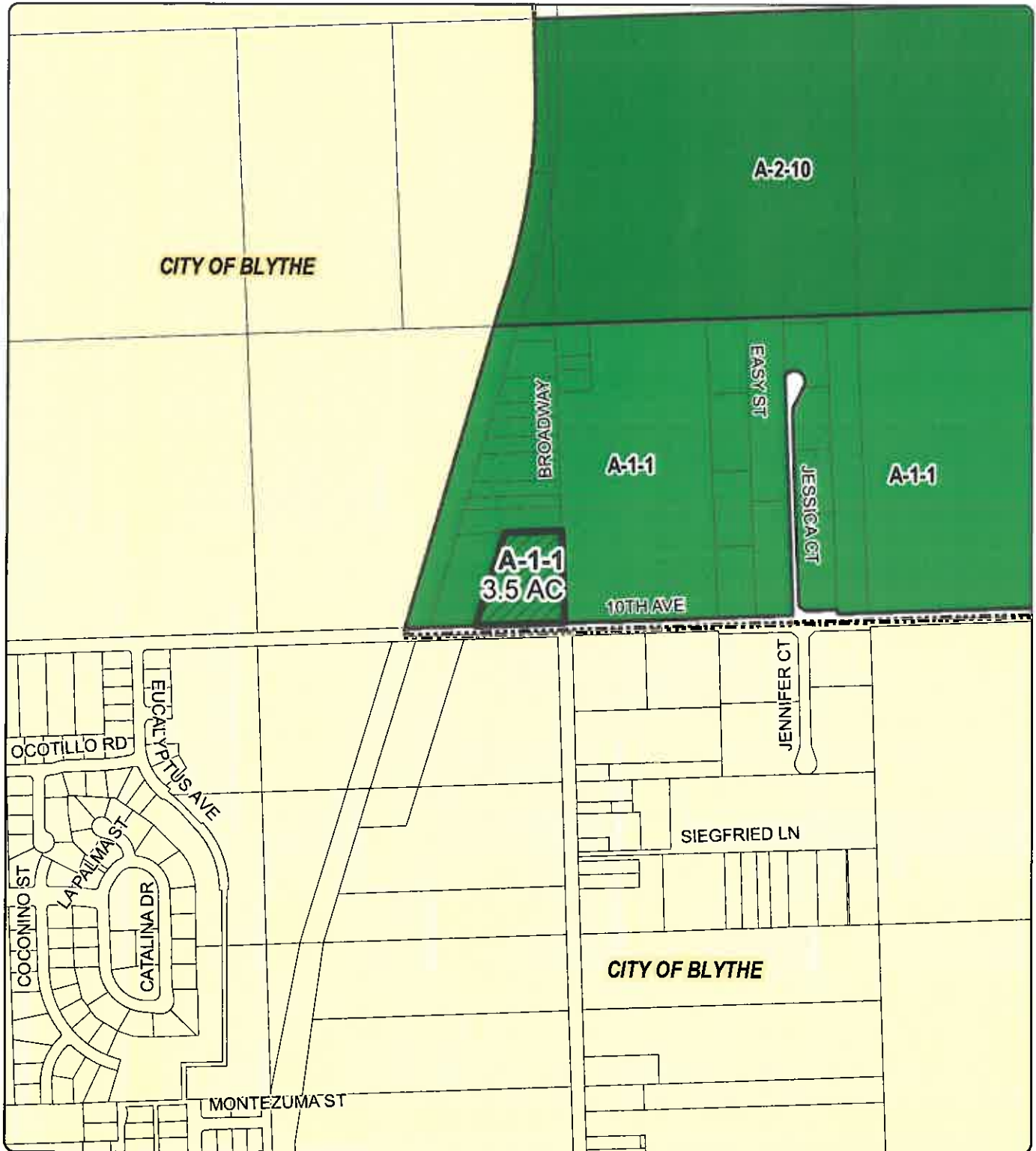
PP25594

Date Drawn: 03/31/2016

Supervisor: Benoit  
District 4

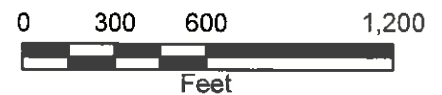
EXISTING ZONING

Exhibit 2



Zoning Dist: Blythe

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



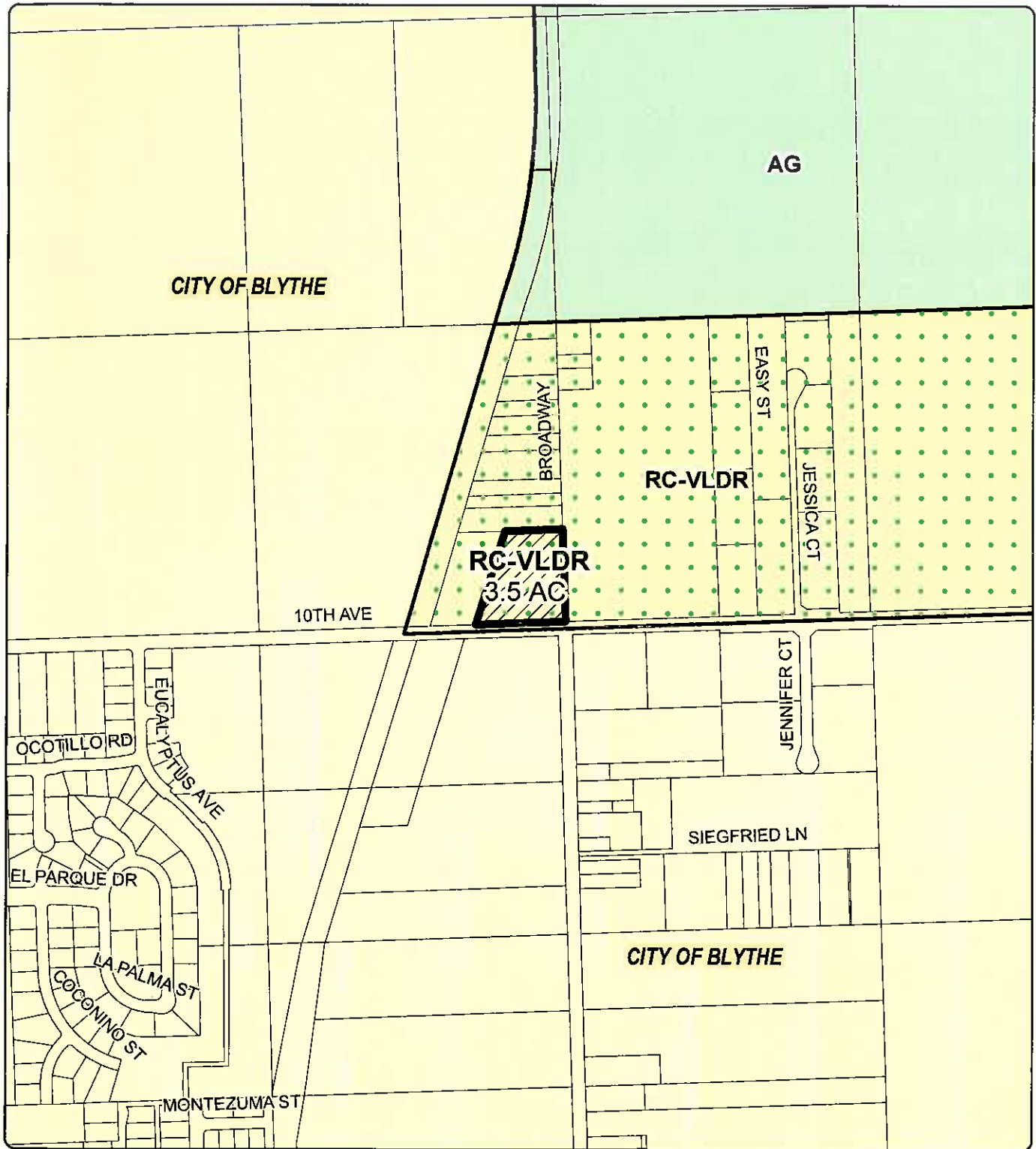
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25594

EXISTING GENERAL PLAN

Supervisor: Benoit  
District 4

Date Drawn: 03/31/2016  
Exhibit 5



Zoning Dist: Blythe

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.redina.org>

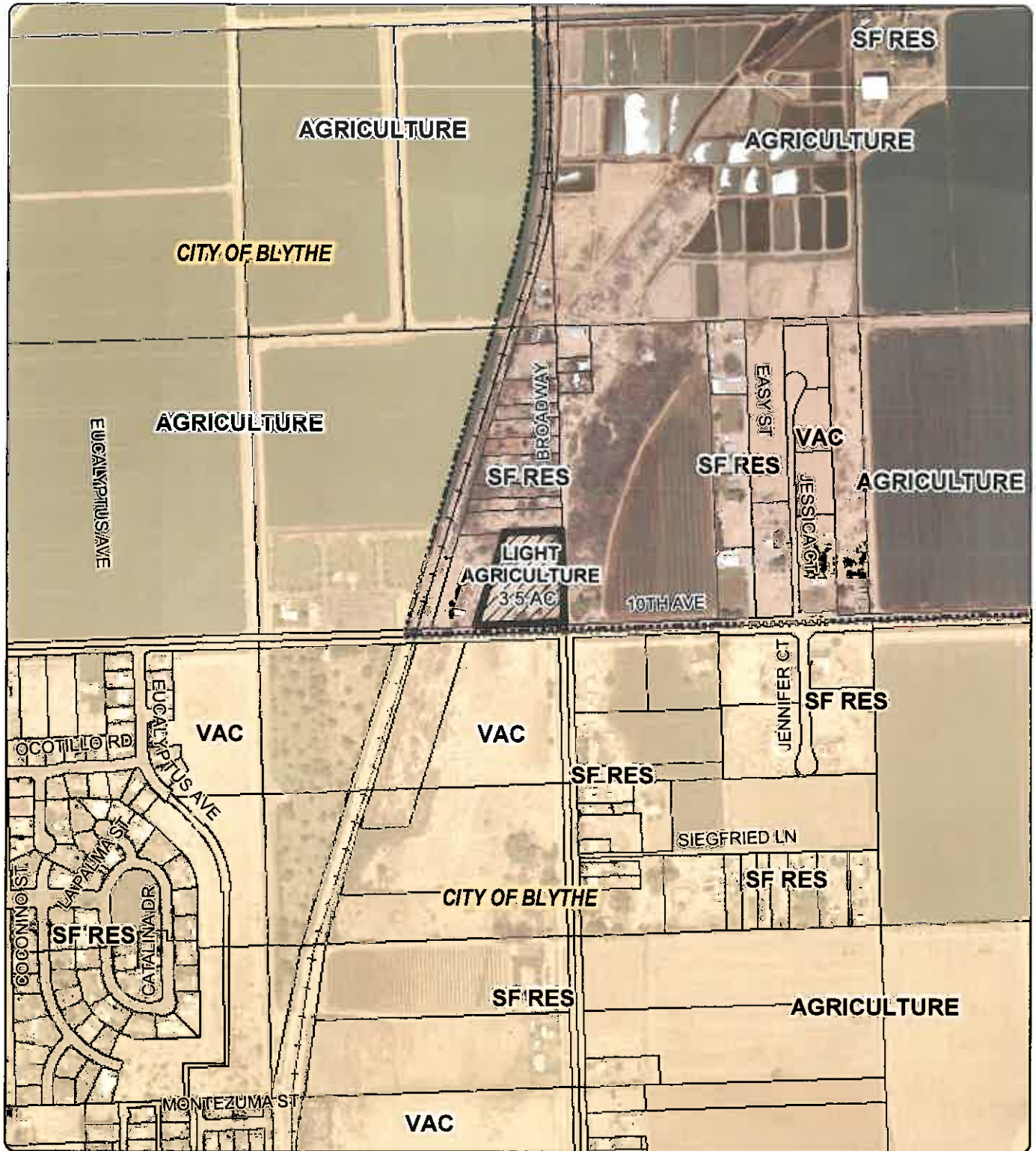
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25594

LAND USE

Supervisor: Benoit  
District 4

Date Drawn: 03/31/2016  
Exhibit 1



Zoning Dist: Blythe

Author: Vinnie Nguyen



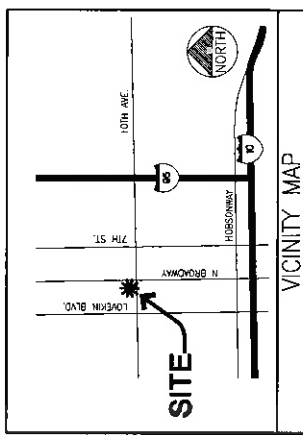
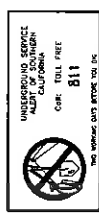
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

PLOT PLAN NO. 25594



LOVEKIN

10520 W 10TH AVE.  
BLYTHE, CA 92225



- DRIVING DIRECTIONS**
- START OUT FROM VERIZON WIRELESS OFFICES IN IRVINE:
- TURN RIGHT ON SAND CANYON AVE
  - MERGE ONTO I-5 FWY HEADED NORTH
  - MERGE ONTO CA-55 NORTH
  - MERGE ONTO I-215 NORTH
  - MERGE ONTO CA-50 EAST
  - MERGE ONTO I-10 EAST
  - MERGE ONTO W CONLON ST
  - TURN LEFT ONTO S LOVEKIN BLVD.
  - TURN RIGHT ONTO 10TH AVE.
  - 10520 10TH AVE. WILL BE ON THE LEFT SIDE

**PROPERTY OWNER:**  
VERIZON WIRELESS  
10520 W 10TH AVE.  
BLYTHE, CA 92225  
CONTACT: STEVEN M. RAMON  
PHONE: 714.921.8644

**APPLICANT:**  
VERIZON WIRELESS  
10520 W 10TH AVE.  
BLYTHE, CA 92225  
CONTACT: STEVEN M. RAMON  
PHONE: 714.921.8644

**AGENCY REPRESENTATIVE:**  
CORE DEVELOPMENT SERVICES  
2748 SAULRN STREET  
IRVINE, CA 92618  
CONTACT: MIKE WATSON - UM  
PHONE: 714.332.8112  
FAX: 714.332.8112  
PHONE: 714.983.0345

**PROJECT INFORMATION:**  
COUNTY OF IRVINE  
A-1-1 (1) (UM) (AGRICULTURE)  
V-H  
900 SQ. FT.  
REFER TO SURVEY ON C-1/C-2

**PROJECT DESCRIPTION**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS AND ALL APPLICABLE CITY AND COUNTY GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO FORM PART OF THESE PLANS UNLESS SPECIFICALLY REFERENCED THEREIN.

- 2013 CALIFORNIA FIRE CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA PLUMBING CODES
- CITY/COUNTY ORDINANCES

**CODE COMPLIANCE**

**DO NOT SCALE DRAWINGS**

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

**CONTRACTOR NOTES**

**PROJECT DESCRIPTION**

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE INSTALLATION OF A 70'-10" HIGH TELECOMMUNICATIONS TOWER AND RELATED STRUCTURES AND EQUIPMENT. THE TOWER WILL ALSO INSTALL ONE (1) EQUIPMENT SHELTER WITH TWO (2) GPS ANTENNAS AND ONE (1) BACK-UP DIESEL GENERATOR WITHIN (P) 8'-2" HIGH SEPARATE BLOCK WALL ENCLOSURE.

**PROJECT DESCRIPTION**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CITY OF IRVINE SPECIFICATIONS AND ALL APPLICABLE CITY AND COUNTY GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO FORM PART OF THESE PLANS UNLESS SPECIFICALLY REFERENCED THEREIN.

- 2013 CALIFORNIA FIRE CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA PLUMBING CODES
- CITY/COUNTY ORDINANCES

**CODE COMPLIANCE**

**DO NOT SCALE DRAWINGS**

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

**CONTRACTOR NOTES**

**PROJECT INFORMATION:**  
COUNTY OF IRVINE  
A-1-1 (1) (UM) (AGRICULTURE)  
V-H  
900 SQ. FT.  
REFER TO SURVEY ON C-1/C-2

PLOT PLAN NO. 25594

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN AND ANTENNA PLAN
A-3	LANDSCAPE PLAN
A-4	ELEVATIONS
L-1	IRRIGATION PLAN
L-2	IRRIGATION DETAILS
L-3	PLANTING PLAN

REV	DATE/BY	DESCRIPTION
0	10/24/14/STP	ISSUED FOR PERMITS

ENGINEER / CONSULTANT

**verizon**  
SITE BUILDER  
10520 SAND CANYON AVENUE  
BLYTHE, CALIFORNIA 92225  
402.828.7000

**CORE**  
AGE DEVELOPMENT  
CORE DEVELOPMENT SERVICES  
AGE SERVICES  
2748 SAULRN STREET  
IRVINE, CALIFORNIA 92618  
714.332.8112  
WWW.COREDEV.COM

**CORE**  
SITE DEVELOPMENT  
CORE DEVELOPMENT SERVICES  
AGE SERVICES  
2748 SAULRN STREET  
IRVINE, CALIFORNIA 92618  
714.332.8112  
WWW.COREDEV.COM

SITE INFORMATION  
**LOVEKIN**  
10520 W 10TH AVE  
BLYTHE, CA 92225  
RIVERSIDE COUNTY

SHEET TITLE  
**TITLE SHEET**

DRAWING INFORMATION  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
ISSUE DATE: 04/03/2014  
SHEET NUMBER: [blank]

**T-1**  
SHEET NUMBER



REV	DATE/BY	DESCRIPTION
1	02/24/14	TITLE REPORT
2	02/24/14	FINAL
3	02/24/14	UPDATED UTILITY ROUTE
4	02/25/14	ADDITIONAL TITLE REPORT
5	10/17/14	UPDATED UTILITY ROUTE
6	02/24/14	CLARIFY COMMENTS

**CAL VADA SURVING, INC.**  
 11 AMO ST. SUITE 200, COSTA MESA, CA 92626  
 (714) 440-1111  
 www.calvada.com

CONTRACT NO. 14-001  
 PROJECT NO. 14-001

**Site Builder**

**verizon**

15665 SAND CANYON AVENUE  
 SUITE 200, COSTA MESA, CA 92626  
 (714) 440-1111

**AAE DEVELOPMENT**

**AAE SERVICES**

2000 Main Street  
 Suite 200, Costa Mesa, CA 92626  
 (714) 440-1111

**SITE DEVELOPMENT**

**DEVELOPMENT SERVICES**

2000 Main Street  
 Suite 200, Costa Mesa, CA 92626  
 (714) 440-1111

**SITE INFORMATION**

**LOVEKIN**

SITE ADDRESS:  
 10550 W. 10TH AVENUE  
 B.L.P.H.E. CA 92220  
 RIVERSIDE COUNTY

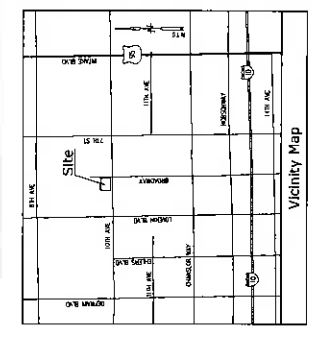
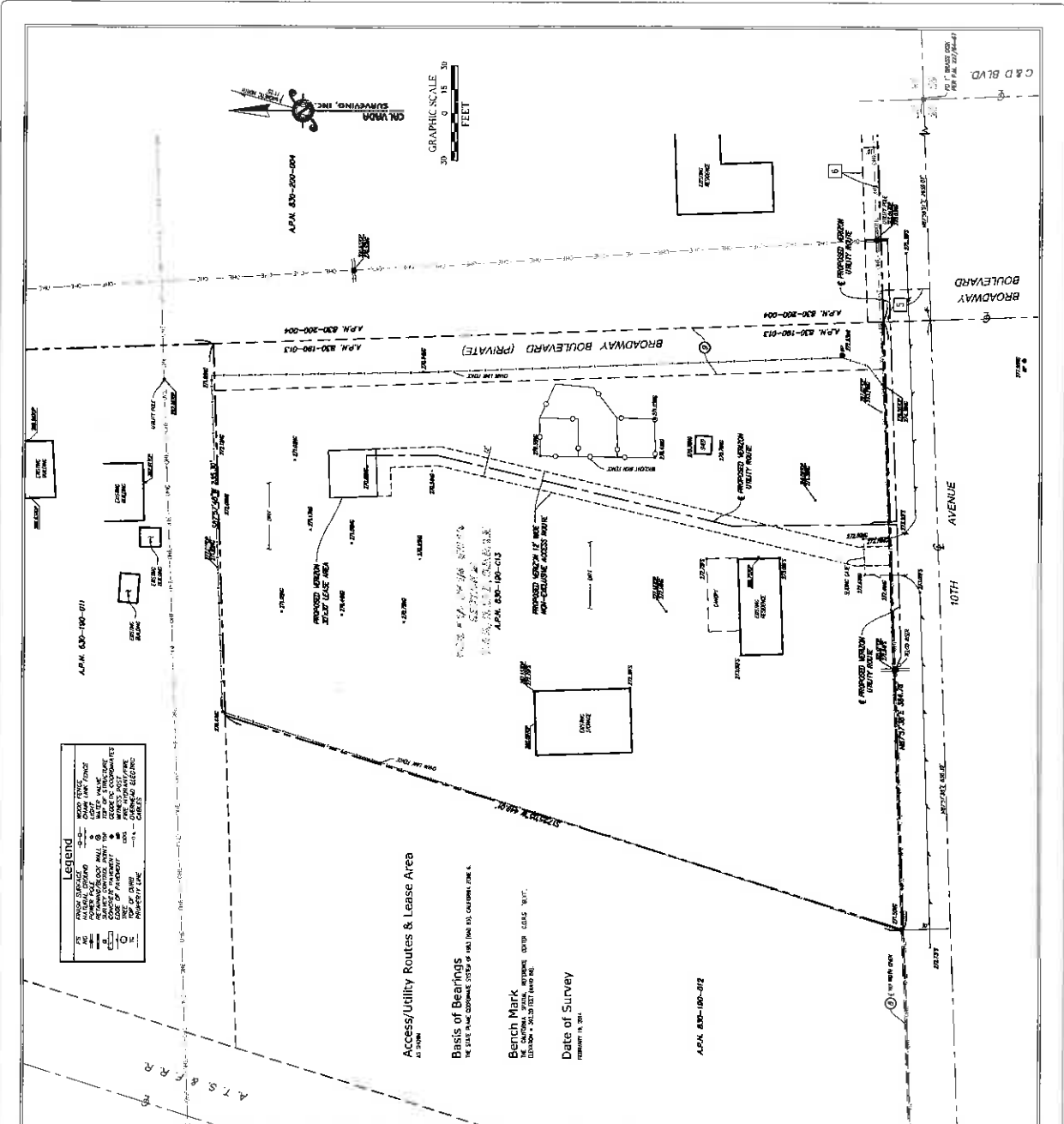
**TOPOGRAPHIC SURVEY**

SHEET TITLE

DRAWING INFORMATION  
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 CHECKED BY: [Name]  
 DATE: 02/24/14

**C-2**

SHEET 2 OF 2



**Vicinity Map**

**Title Report #1**  
 LEGAL DESCRIPTION #1

ALL THE OTHER EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

1. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

2. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

3. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

4. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**Access/Utility Routes & Lease Area**

**Basis of Bearings**  
 THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 10.

**Bench Mark**  
 THE CALIFORNIA STATE BENCHMARK CENTER 10542 '81.

**Date of Survey**  
 FEBRUARY 18, 2014

**Assessor's Parcel No.**

**Easements # 1**

1. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

2. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

3. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

4. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**Title Report #2**

**Legal Description #2**

ALL THE OTHER EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

1. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

2. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

3. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

4. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**Assessor's Parcel No.**

**Easements # 2**

1. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

2. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

3. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

4. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**Assessor's Parcel No.**

**Easements # 3**

1. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

2. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

3. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

4. THE EAS. RIGHTS STATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

REV	DATE/BY	DESCRIPTION
0	05/03/2014/CP	ISSUED FOR MOBILE DRAWING

ENGINEER / CONSULTANT

SITE BUILDER



15000 SMO CENTER AVENUE  
RIVE, CALIFORNIA 92118  
PH: 619.261.2000

ARE DEVELOPMENT



DEVELOPMENT SERVICES  
ARE SERVICES  
2749 SHERMAN STREET  
SAN DIEGO, CA 92108  
PH: 619.261.4041 FAX: 619.261.4141  
www.core.com

SITE DEVELOPMENT



DEVELOPMENT SERVICES  
2749 SHERMAN STREET  
SAN DIEGO, CA 92108  
PH: 619.261.4041 FAX: 619.261.4141  
www.core.com

SITE INFORMATION

**LOVEKIN**

SITE ADDRESS  
10520 W 10TH AVE  
BLYTHE, CA 92225  
RIVERSIDE COUNTY

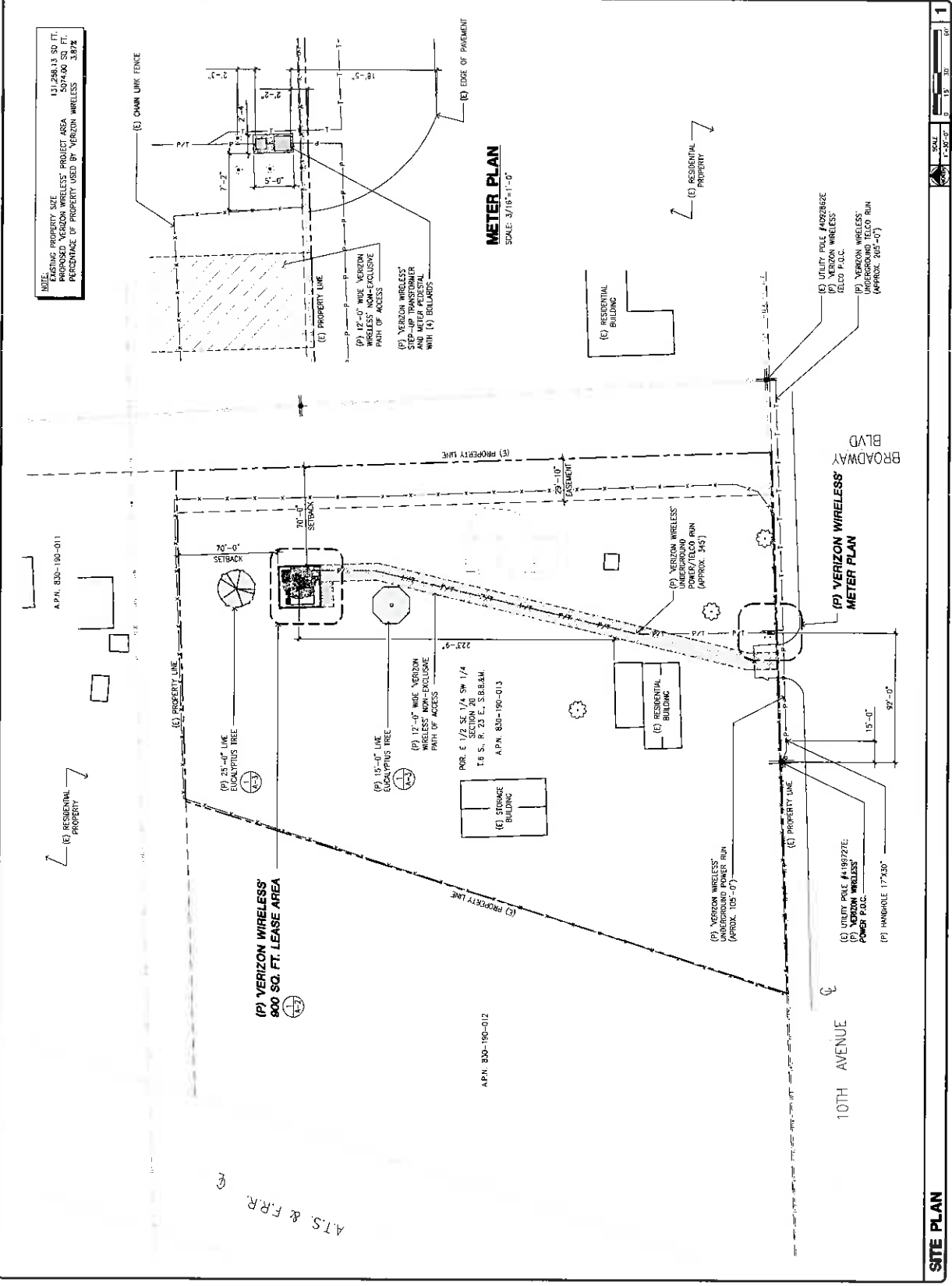
SHEET TITLE

**SITE PLAN**

DRAWING INFORMATION

DRAWN BY: JSC  
CHECKED BY: SNR  
ISSUE DATE: 04/03/2014  
SHEET NUMBER

**A-1**







REV	DATE BY	DESCRIPTION
0	10/27/2011	PLSIP FOR WORK ZONING

ENGINEER / CONSULTANT

SITE BUILDER



USING A CELL PHONE  
FROM ANYWHERE  
IS THE WAY TO LIVE

AGE DEVELOPMENT



DEVELOPMENT SERVICES  
AGE SERVICES  
1774 S. MAIN STREET  
SUITE 200  
RIVERSIDE, CA 92501  
WWW.COREDEV.COM

SITE DEVELOPMENT



DEVELOPMENT SERVICES  
2746 BUCKINGHAM STREET  
SUITE 200  
RIVERSIDE, CA 92501  
WWW.COREDEV.COM

SITE INFORMATION

**LOVEKIN**

SITE ADDRESS:  
10520 W 10TH AVE  
BLYTHE, CA 92223  
RIVERSIDE COUNTY

SHEET TITLE

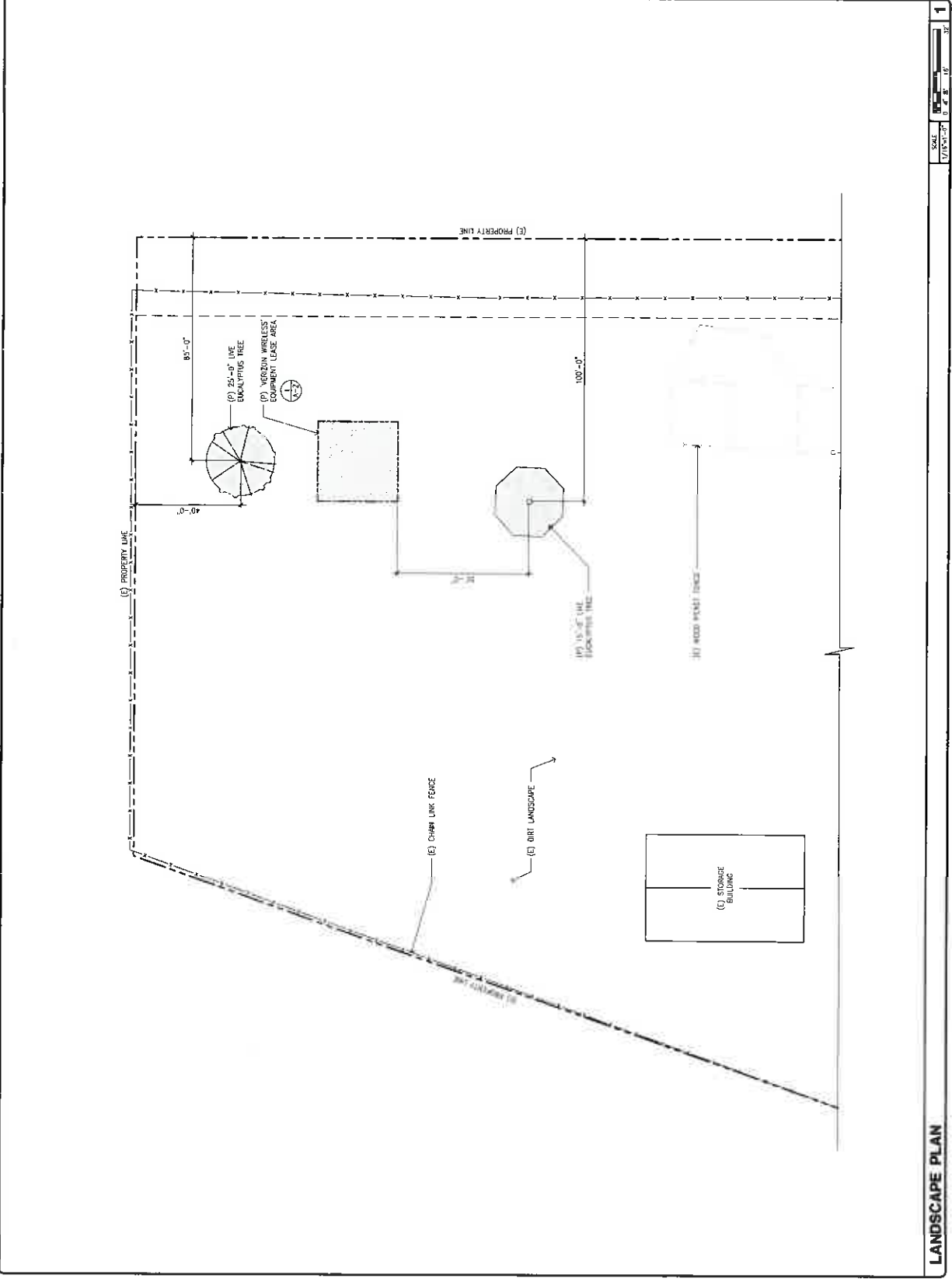
**LANDSCAPE PLAN**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
JSC	SMR	04-08-2014

SHEET NUMBER

**A-3**





REV	DATE BY	DESCRIPTION
0	02/27/2014 JCP	ISSUED FOR MARKETING

ENGINEER / CONSULTANT



SITE INFORMATION

LOVEKIN

16520 W 10TH AVE  
BLYTHE, CA 92225  
RIVERSIDE COUNTY

SHEET TITLE

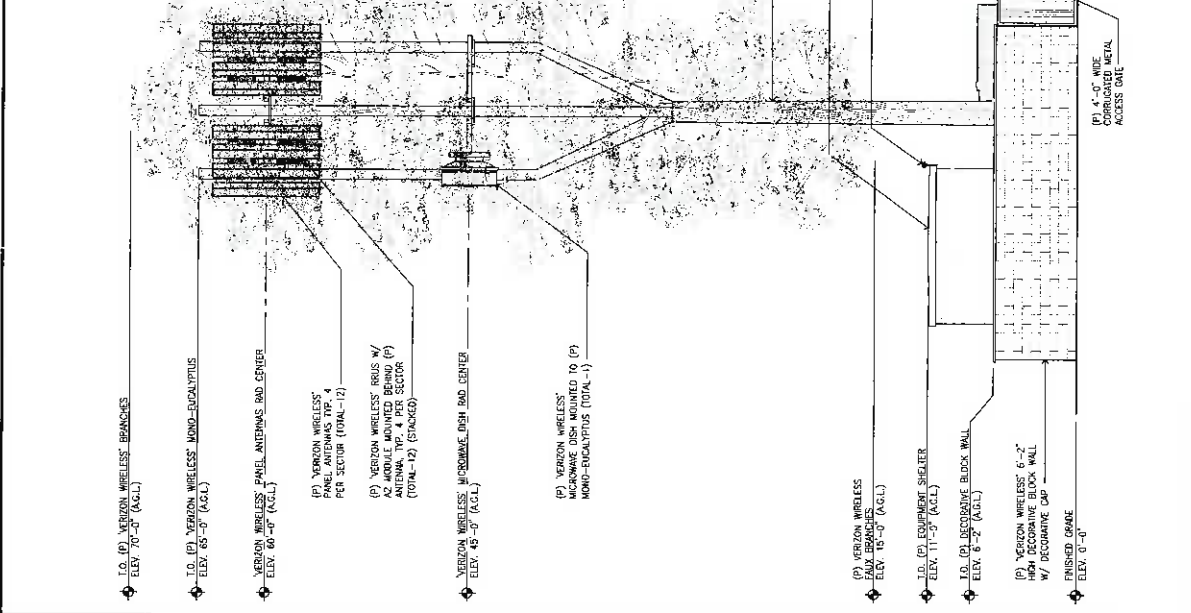
ELEVATIONS

DRAWING INFORMATION	
DRAWN BY	ISSUE DATE
JSC	04.08.2014
CHKD BY	SHEET NUMBER

A-4

NOTE

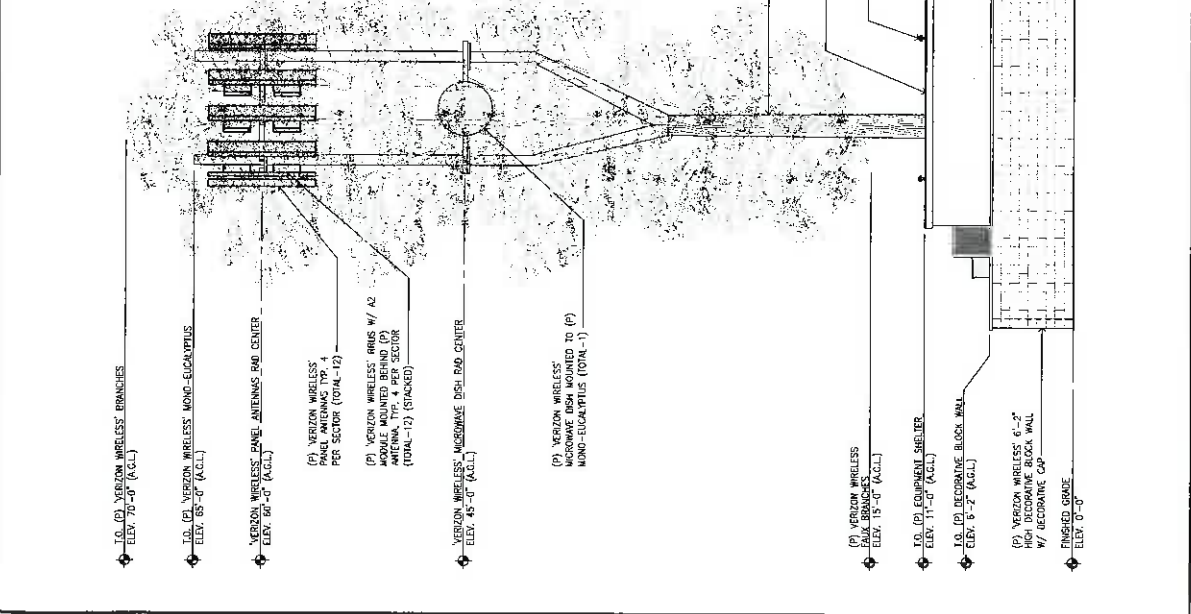
- (P) MONO-EUCALYPTUS BRANCH COUNT SHALL BE 140 BRANCHES PER SECTOR (TOTAL-12)
- (P) BRANCHES SHALL START AT 15'-0" ABOVE FINISH GRADE
- (P) MONO-EUCALYPTUS BRANCHES/FOLIAGE WILL EXTEND WITHIN OF 10' BEYOND PROPOSED PANEL ANTENNAS
- ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE POLE SHALL BE PAINTED TO MATCH THE (P) MONO-EUCALYPTUS. ALL (P) ANTENNAS ON THE POLE SHALL BE COVERED WITH FOLIAGE SOCKS.



1 SOUTH ELEVATION

NOTE

- (P) MONO-EUCALYPTUS BRANCH COUNT SHALL BE 140 BRANCHES PER SECTOR (TOTAL-12)
- (P) BRANCHES SHALL START AT 15'-0" ABOVE FINISH GRADE
- (P) MONO-EUCALYPTUS BRANCHES/FOLIAGE WILL EXTEND WITHIN OF 10' BEYOND PROPOSED PANEL ANTENNAS
- ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE POLE SHALL BE PAINTED TO MATCH THE (P) MONO-EUCALYPTUS. ALL (P) ANTENNAS ON THE POLE SHALL BE COVERED WITH FOLIAGE SOCKS.



2 WEST ELEVATION

**Irrigation Legend**

Symbol	Controller No.	Manual	Description	GPM	Fit	Detail No.
1	1R5-M-B-1409	RANDED	ROOT WATERING SYSTEM	2.0	3/8"	A, SHEET L-2
2	1B00-548	RANDED	1/4" POP-UP STREAM SPRAY NOZZLE	1.0	3/8"	B, SHEET L-2
3	1B00	NIRO	BALL VALVE			C, SHEET L-2
4	1R5-SHES	RANDED	REMOTE CONTROL VALVE	1"	SET	D, SHEET L-2
5	1R5-SM14	NIRO	STATION OUTDOOR			E, SHEET L-2
6	1R5-SM14	NIRO	STATION BUSINESS BACKFLOW DEVICE			F, SHEET L-2
7	1R5-SM14	NIRO	RAIN SENSOR			G, SHEET L-2
8	1R5-SM14	NIRO	RAIN SENSER			H, SHEET L-2

Schedule 40 PVC Main Use Pipe 8" 24" Min. Depth (1-1/4" Diameter Unless Otherwise Indicated)

Schedule 40 PVC Plus 8" 10" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

Schedule 40 PVC Stealing (7" Diameter Unless Otherwise Indicated)

Minimum Flow (GPM) Through Valve

Valve Size

GPM

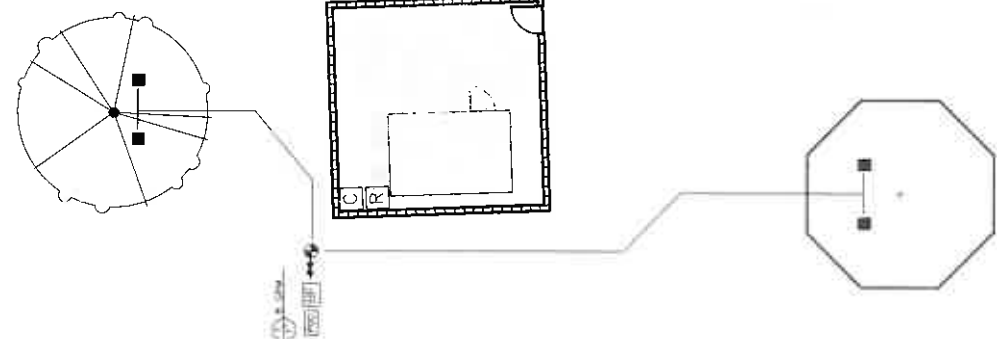
Backflow Device. Install new backflow device only if one does not exist or existing device does not meet current City standards. Controller Device. Install new controller only if one does not exist or existing controller does not meet current City standards.

**REMARKS**

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT FLOODING. IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT FLOODING. IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT FLOODING.
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**REMARKS**

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**Minimum Applied Water Allowance**

A minimum applied water allowance shall be determined for each zone. The minimum applied water allowance shall be the greater of the following:

1. The minimum applied water allowance for each zone shall be determined by the following equation:
2. The minimum applied water allowance for each zone shall be determined by the following equation:

Minimum Applied Water Allowance = 7.756 ...

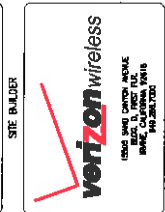
**WELD WORKSHEETS**

The following table provides the required welds for the piping shown on this drawing. The welds shall be performed in accordance with the following requirements:

Weld Type	Material	Welding Process	Welder Qualification
1	304/316	GTAW	ASME Section IX
2	304/316	GTAW	ASME Section IX
3	304/316	GTAW	ASME Section IX
4	304/316	GTAW	ASME Section IX
5	304/316	GTAW	ASME Section IX
6	304/316	GTAW	ASME Section IX
7	304/316	GTAW	ASME Section IX
8	304/316	GTAW	ASME Section IX
9	304/316	GTAW	ASME Section IX
10	304/316	GTAW	ASME Section IX

REV	DATE/BY	DESCRIPTION
0	06/17/15	ISSUED FOR PERMITS

ENGINEER / CONSULTANT



SITE INFORMATION

LOVEKIN

10520 W 10TH AVE  
BULFIC, CA 92225  
RIVERSIDE COUNTY

DRAWN BY	CHECKED BY	ISSUE DATE
EC	SMR	07/20/15

SHEET NUMBER: L-1



CS Design Group, Inc.  
6885 El Camino Real  
Suite 104-102  
Carlsbad, CA 92009  
(760) 434-3007  
(760) 444-3007

**IRRIGATION PLAN**

REV	DATE/BY	DESCRIPTION
0	10/17/15	ISSUE FOR TAKE OFF

ENGINEER / CONSULTANT



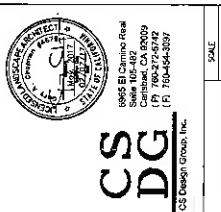
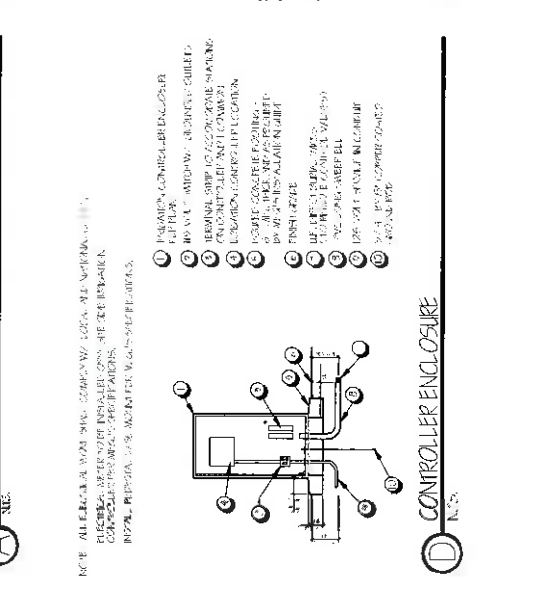
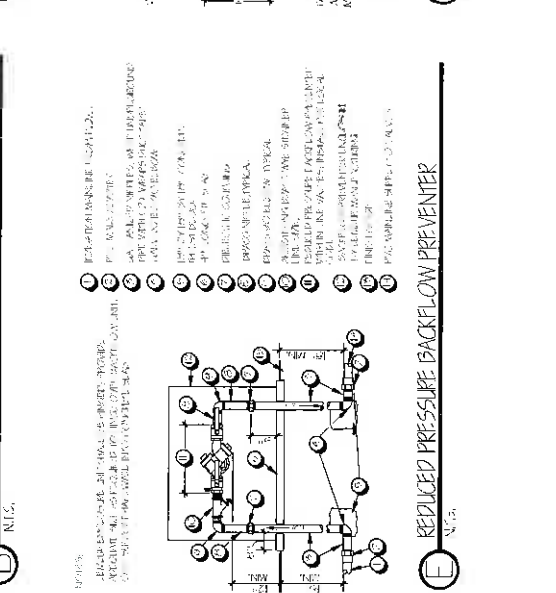
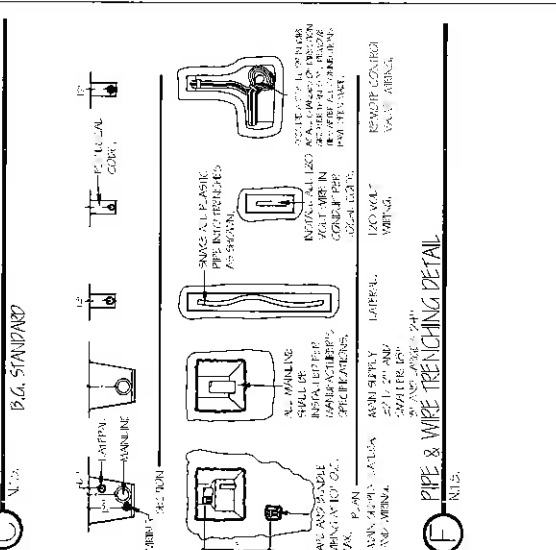
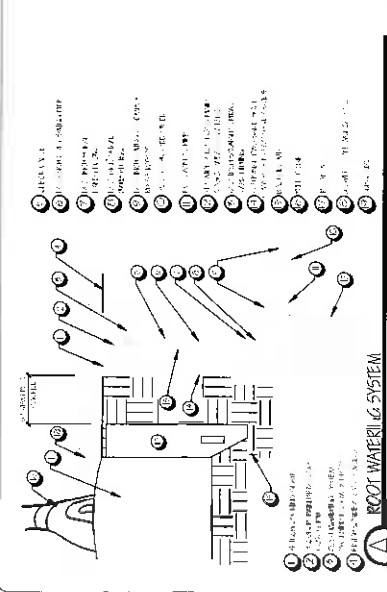
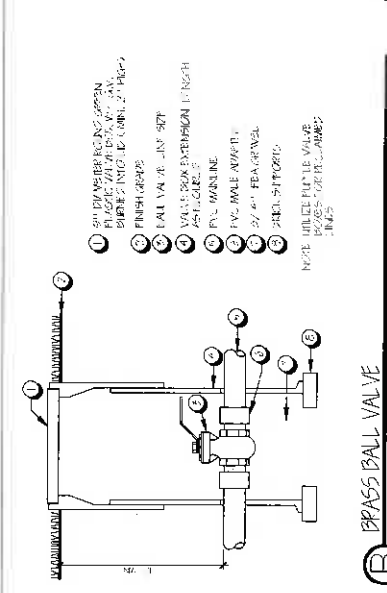
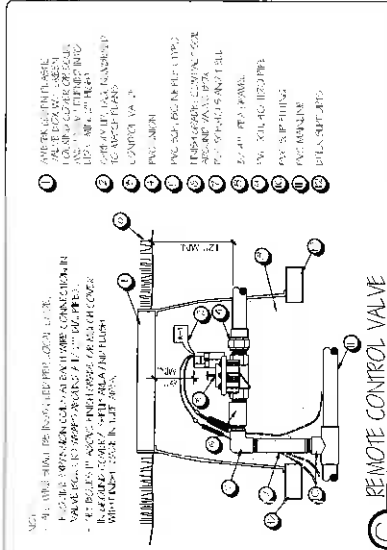
SITE INFORMATION  
 LOVEKIN

SITE ADDRESS  
 10520 W 10TH AVE.  
 BLYTHE, CA 92225  
 RIVERSIDE COUNTY

DRAWING INFORMATION

DOWN BY	CHECKED BY	ISSUE DATE
EC	SNR	07/20/2015

SHEET NUMBER  
 L-2



CS DG  
 CS Design Group, Inc.  
 10455 Wilshire Blvd., Suite 1000  
 Culver City, CA 90230  
 (310) 206-1111  
 (310) 206-1112  
 (310) 206-1113

REV	DATE/BY	DESCRIPTION
0	08/27/15 JAM	ISSUED FOR WORK

ENGINEER / CONSULTANT

**verizon** wireless  
 1000 SAND CANYON AVENUE  
 SUITE 300, FIRST FLOOR  
 RIVERSIDE, CA 92506  
 A&E DEVELOPMENT

**core**  
 DEVELOPMENT SERVICES  
 A&E SERVICES  
 2748 BAIN STREET  
 RIVERSIDE, CA 92506  
 (714) 726-8424 (714) 533-4441 FAX  
 WWW.CORE.US.COM

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 DEVELOPMENT SERVICES  
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 (714) 726-8424 (714) 533-4441 FAX  
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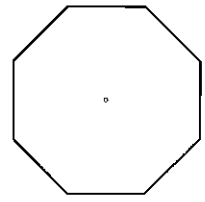
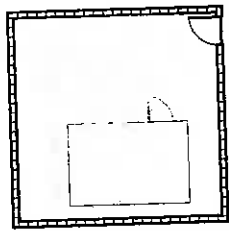
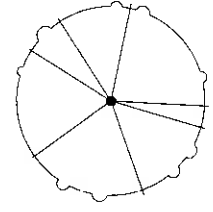
SITE NAME  
**LOVEKIN**

SITE ADDRESS  
 10320 W 70TH AVE.  
 BLYTHE, CA 92525  
 RIVERSIDE COUNTY

SHEET TITLE  
**PLANTING PLAN**

DRAWING INFORMATION  
 DRAWN BY: EC  
 CHECKED BY: SFR  
 DATE: 07/29/2015

SHEET NUMBER  
**L-3**

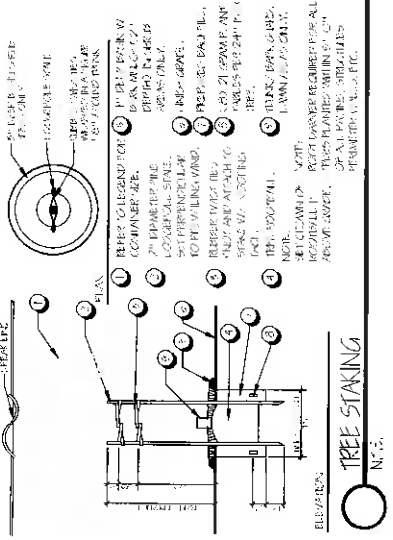


**PLANT MATERIAL KEY**

SYMBOL	QUANTICAL NAME	SIZE	COUNT
	Eucalyptus citriodora	25' Height	1
	Eucalyptus citriodora	15' Height	1

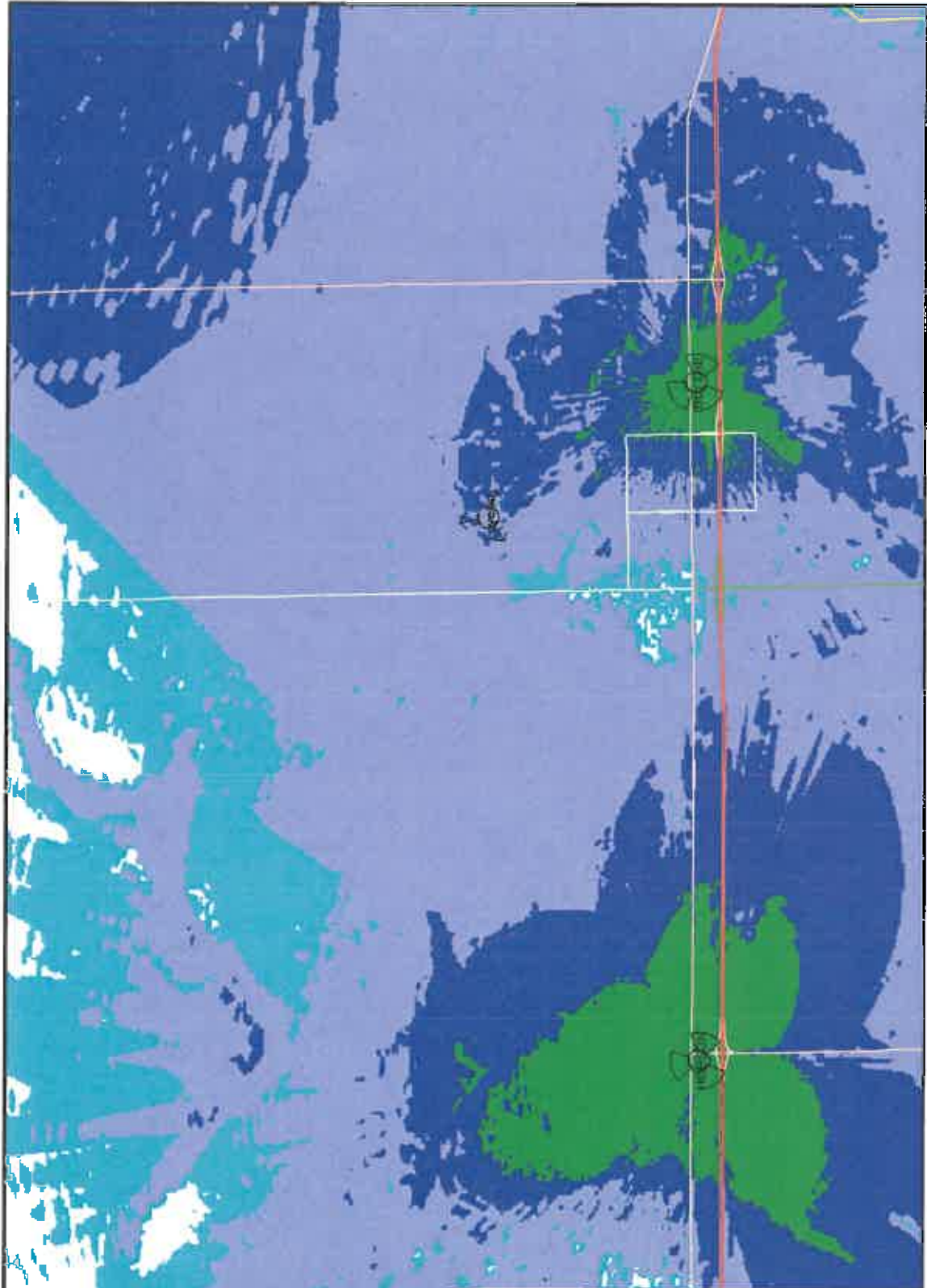
**GENERAL NOTES:**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) AND THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS) AND THE CALIFORNIA PLANTING STANDARDS AND SPECIFICATIONS (CALPSS).
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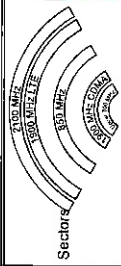


**CS DG**  
 CS Design Group, Inc.  
 6966 El Camino Real  
 Suite 100  
 San Diego, CA 92121  
 (619) 772-5742  
 (619) 762-4587





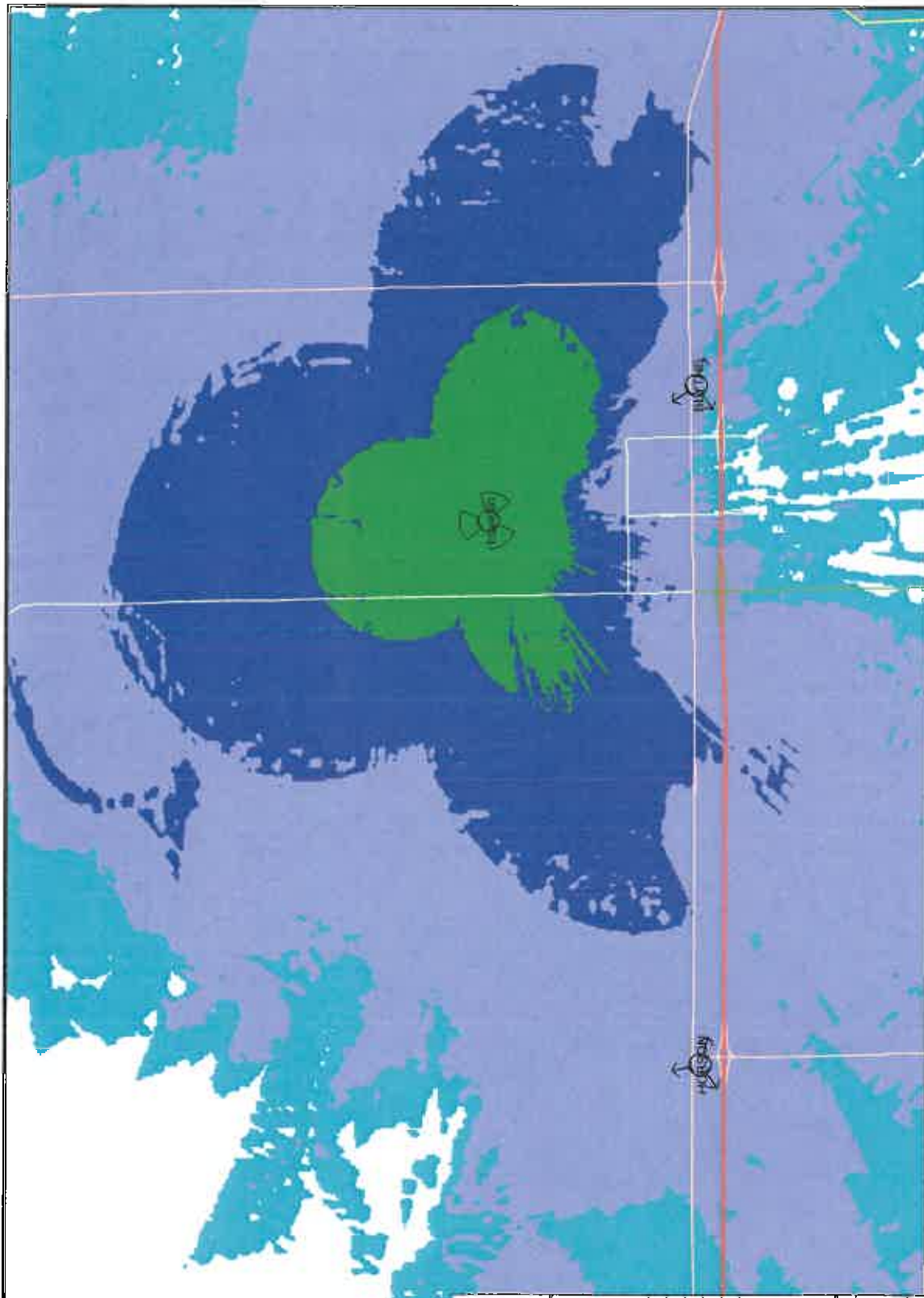
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 User: cherrer  
 Mon Feb 8 12:55:36 2016  
 Default: Square  
 Datum: NAD83  
 Center Lat: 33-38-08.10 N  
 Center Lon: 114-27-38 W



- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- tbia

LTE RSRP  
 7CL  
 Cir: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:40000



Session: Car\_Riverside\_20151119  
 User: cherner  
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 Datum: NAD83  
 Center Lat: 33-38-08.10 N  
 Center Lon: 114-37-27.38 W

Sectors

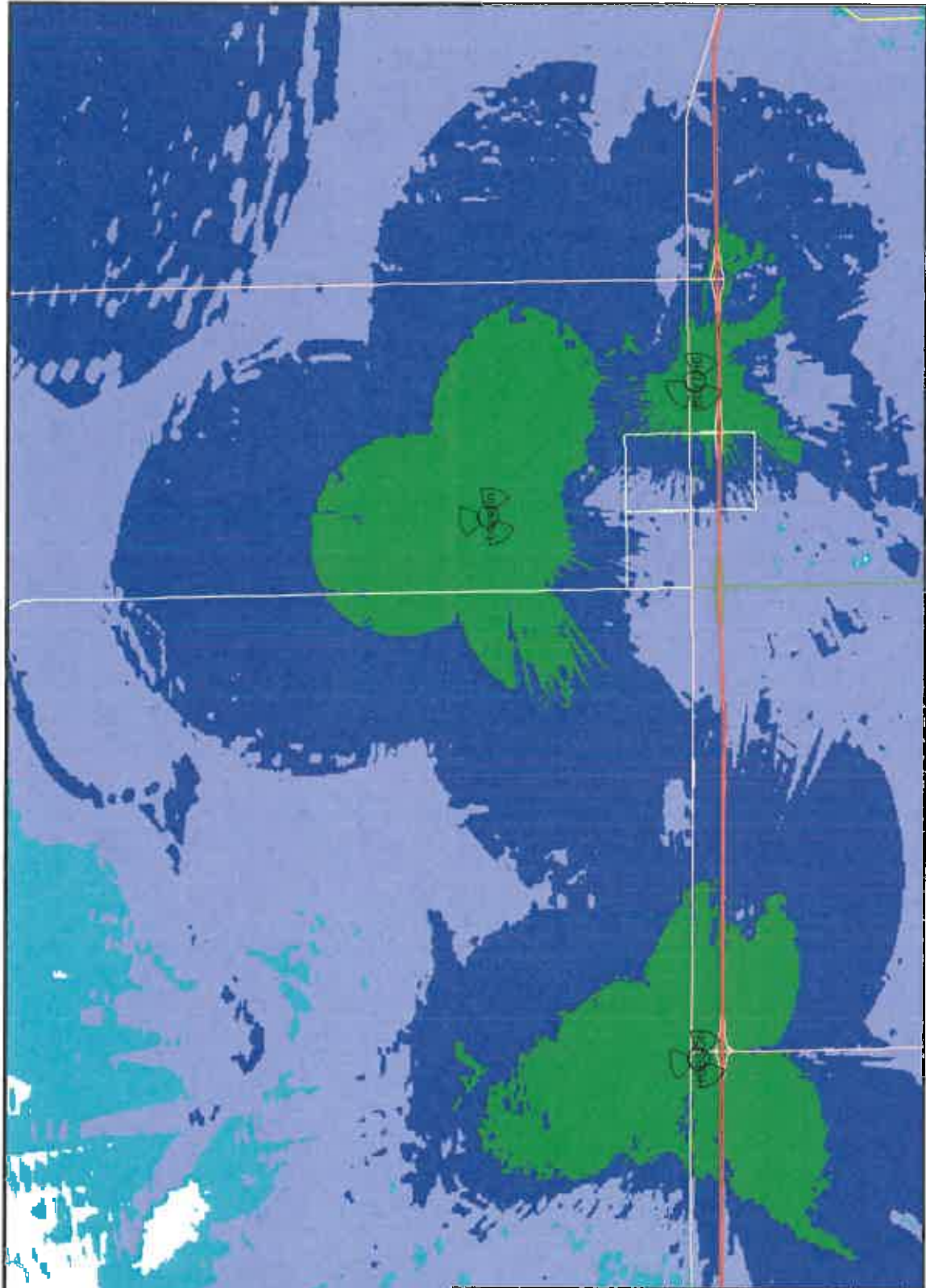
- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- bta

LTE RSRP  
 7CL  
 Ctr: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100


Scale: 1:40000

**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential





Session: Car\_Riverside\_20151119  
 User: chener  
 Mon Feb 8 12:56:23 2016  
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 Center Lon: 114-37-27.35 W


  
 Sectors

major\_highway  
 secondary\_highway  
 arterial\_road  
 collector\_road  
 bta

LTE RSRP  
 7CL  
 Clr: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:40000

**verizon**wireless  
 GeoPlan v6.7  
 Proprietary and Confidential

Band	Block	Call Sign	Tx	Rx	ERP (Watts)
700	C-upper	WQJQ694	746-757 MHz	776-787 MHz	79.7
PCS	E	WPWH653	1965-1970 MHz	1885-1890 MHz	308.25
PCS	F	KNLF889	1970-1975 MHz	1890-1895 MHz	308.25
AWS	A2	WQSH611	2115-2120 MHz	1715-1720 MHz	174.77
AWS	B	WQGB222	2120-2130 MHz	1720-1730 MHz	174.77
AWS	C	WQTX808	2130-2135 MHz	1730-1735 MHz	174.77





LOVEKIN

10520 WEST 10TH AVENUE BLYTHE CA 92225



VIEW 1



LOOKING NORTHWEST FROM 10TH AVENUE

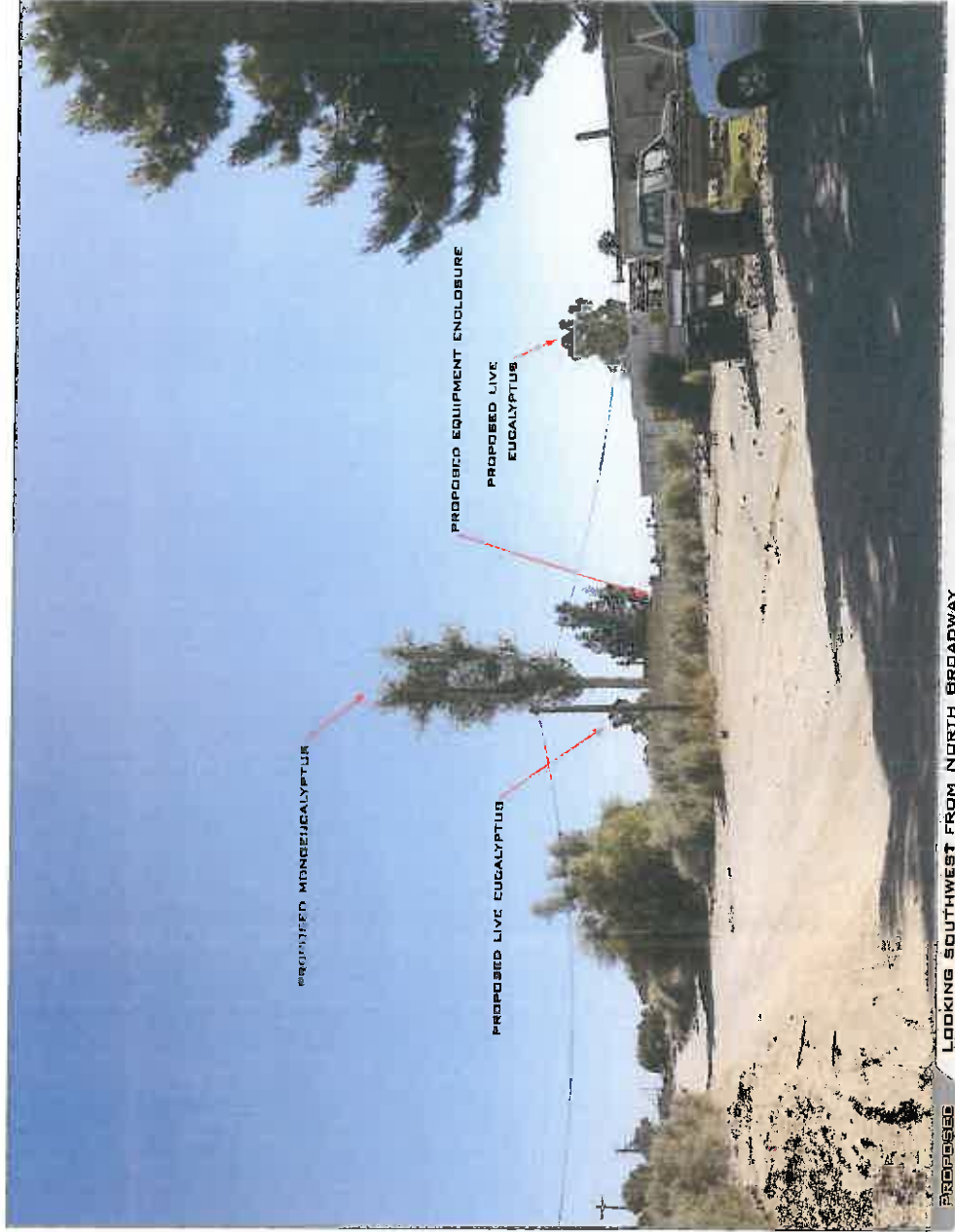
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# LOVEKIN

10520 WEST 10TH AVENUE BLYTHE CA 92225



10/20/14 4



LOOKING SOUTHWEST FROM NORTH BROADWAY



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



# LOVEKIN

10520 WEST 10TH AVENUE BLYTHE CA 92225



Map 012



©2014 Google Maps



ES&S/MS



LOOKING NORTH FROM NORTH BROADWAY

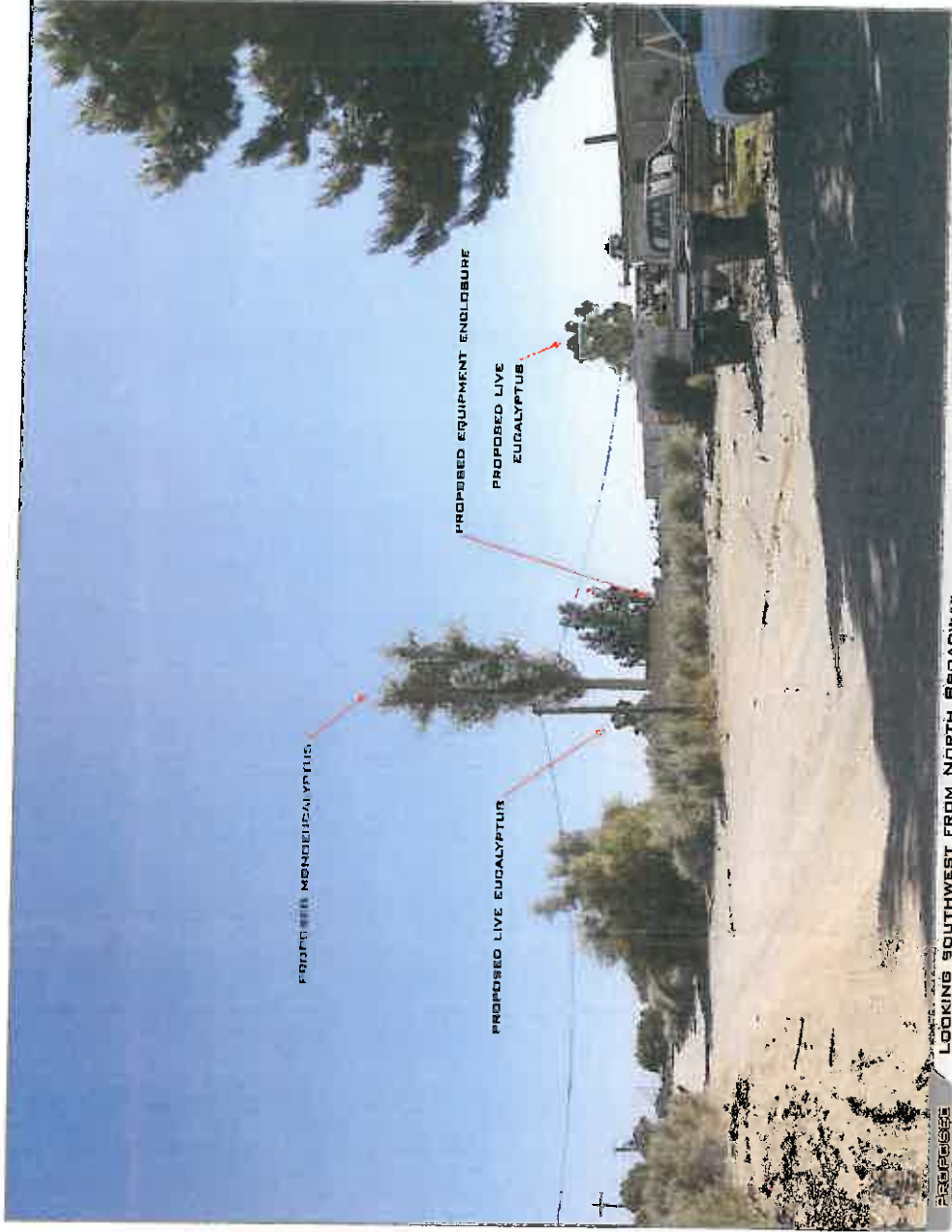
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# LOVEKIN

10520 WEST 10TH AVENUE BLYTHE CA 92225



View 4



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

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42693  
**Project Case Type (s) and Number(s):** PP25594  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** John Earle Hildebrand III  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Avenue, Irvine, CA 92618

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

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

**C. Total Project Area:** 900 square-foot lease area within a 3.50 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 440 square-feet			

**D. Assessor's Parcel No(s):** 830-190-014

**Street References:** Northwesterly corner of 10th Ave and North Broadway

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South Range 23 East Section 20

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is within a parcel which contains a single-family home and light agricultural uses. The site is surrounded by scattered single-family residential, light agriculture, and vacant land..

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed Project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, the proposed Project an unmanned wireless communication facility that requires occasional

maintenance personnel to access the site. The proposed Project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located within a fault zone, flood zone, or dam inundation zone. The Project site is located in a high liquefaction area. The proposed Project has allowed for sufficient provision of emergency response services and safety measures to the Project through the Project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this Project.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Palo Verde

**C. Foundation Component(s):** Rural Community

**D. Land Use Designation(s):** Very Low Density Residential (VLDR)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Palo Verde

2. **Foundation Component(s):** Rural Community (RC)

3. **Land Use Designation(s):** Very Low Density Residential (VLDR)

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Light Agriculture, 1-Acre minimum (A-1-1)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Light Agriculture, 1-Acre minimum (A-1-1) to the west, north, and east. City of Blythe to the south.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

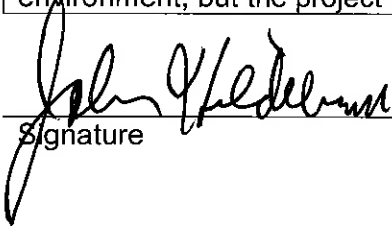
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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



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

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



Signature

4-7-16

Date

John Earle Hildebrand III, Project Planner

For Steven Weiss, AICP, Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) According to Palo Verde Area Plan Figure 9, *Palo Verde Area Plan Scenic Highways*, the nearest County Eligible Scenic Highway is Highway 95 located approximately 1.51 miles to the west of the Project site. Views of the Project site from Highway 95 are not possible due to landscape and existing development. Accordingly, the proposed Project would not have a substantial effect upon the corridor. Additionally, there are no State Eligible Scenic Highways within the vicinity of the Project site. Therefore, there would be no impact.

b) The Project proposes a 900 square-foot lease area within a 3.50 acre parcel. Under current conditions, the Project site is relatively flat and contains a single-family home and light agricultural uses. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed wireless telecommunication tower would be disguised as a monoecalyptus tower to blend in with surrounding landscape on the on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 132 miles northeast of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

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

Findings of Fact:

a) According to "Map My County," the project site is designated as "Other Lands." Areas surrounding the Project site are designated as "Urban-Built Land," "Other Lands," "Farmland of Local Importance," and "Prime Farmland." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

c) The Project site and the surrounding area is zoned Light Agricultural, 1-Acre minimum (A-1-1). However, the proposed Project will only disturb a 900 square-foot lease area of a parcel which already contains a single-family home and other accessory structures. Therefore, there would be a less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is located within the Imperial County Air Pollution Control District (APCD). The APCD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed Project is simply an unmanned wireless telecommunication facility, there would not exceed projected growth scenarios, which would impact the air quality. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The proposed Project would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the APCD.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Due to limited scope of the proposed Project is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Blythe Middle School located at 825 N Lovekin Blvd, Blythe, CA 92225 at approximately .78 miles south of the Project site.

While the proposed Project would be located within one mile of sensitive receptors, any impacts would be less than significant based on the analysis above and due to the limited scale of the proposed Project.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area. The proposal will disturb approximately a 900 square foot lease area for the construction of the tower and associated equipment. Based on previous disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately a 900 square foot lease area for the construction of the tower and associated equipment. Based on previous disturbance, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>				
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; County Archaeological Report (PDA) No. 4881r1

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is located on a parcel which has previously been disturbed by construction. According to County Archaeological Report (PDA) No. 4881r1, no cultural resources were discovered. There will be no impacts to historical resources or unique archaeological resources, as defined in California Code of regulation, Section 15064.5. Nonetheless, the project has been conditioned to mitigate any impact to unanticipated resources. This is a standard condition of approval and is not considered mitigation for CEQA purposes. Therefore, the proposed Project would have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; County Archaeological Report (PDA) No. 4881r1

Findings of Fact:

a-b) The Project site is located on a parcel which has previously been disturbed by construction. The proposed Project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource. There would be a less than significant impact.

c) Because the Project site has previously been disturbed by construction, there is little possibility that ground disturbing activities will expose human remains. However, the proposed Project would still be subject to State Health and Safety Code Section 7050.5 if human remains are discovered during disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The proposed Project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Pursuant to Assembly Bill 52, the Rincon Band of Luiseño Indians, Agua Caliente Band of Cahuilla Indians, and the Soboba Band of Luiseño Indians were notified of the proposed Project on July 13, 2015. No tribe expressed concerns regarding this project. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed. The proposed Project would have a less than significant impact due to the existing conditions on the Project site. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; County Geologic Report (GEO) No. 2444

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur. There would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction;" County Geologic Report (GEO) No. 2444

Findings of Fact: Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to County Geologic Report (GEO) No. 2444, the project site has a high potential for liquefaction during an earthquake event on active faults in the vicinity of the project site. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. 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); County Geologic Report (GEO) No. 2444

Findings of Fact: According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

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

**14. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" County Geologic Report (GEO) No. 2444

Findings of Fact: Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Palo Verde Area Plan Figure 13, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not 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. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

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

Findings of Fact: The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**16. Other Geologic Hazards**

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

Findings of Fact: The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located downstream from Hoover Dam, and is located within the dam inundation hazard zone, as illustrated by the Riverside County General Plan, Palo Verde Area Plan, Figure 10, *Palo Verde Area Plan Flood Hazards*. Additionally, Figure 9, *Palo Verde Area Plan Flood Hazards* illustrates that the Project site is located within a 100-Year Flood Zone. The project site could be impacted by mudflow hazards as a result of a potential failure of Hoover Dam or the occurrence of a 100-year flood. However, there are existing structures in the vicinity of the project site. The proposed project is simply an unmanned wireless telecommunication facility and would not result in negative impacts. There would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; County Geologic Report (GEO) No. 2444

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require limited grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) The proposed Project is located within a parcel with an existing single-family home and light agricultural uses. Because no subsurface sewage disposal system exists in the immediate vicinity of the proposed lease area, the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

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

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). Therefore, there would be no risk to life or property. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. No impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project is located on disturbed land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. While the proposed Project is located adjacent to a stream, the limited scale of the proposed Project would not result in a change deposition, siltation, or erosion that may modify the channel of the stream. Additionally, there would be no impact to rivers or lakes.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact: The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Project application materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project proposes the installation of an unmanned wireless telecommunication facility disguised as a 70 foot tall monoecalyptus within an approximately 900 square-foot lease area. The installation of the monoecalyptus will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, there would be a less than significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. There would be a less than significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There would be no impact.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-c) The nearest municipal airport to the Project site is Blythe Municipal Airport, which is located approximately 6.89 miles southwest of the Project site. However, the Project site is not within the boundaries of the Blythe Airport Land Use Compatibility Plan. Therefore, there would be no impact to an Airport Master Plan, there would be no need for review by the Airport Land Use Commission, and there would be no safety hazard for people residing or working in the project area. There would be no impact.

d) The nearest private airstrip to the Project site is CYR Airport, which is located approximately 2.7 miles southwest of the Project site. However, due to the distance, there would not be a safety hazard for people residing or working in the Project area. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.



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

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan, Palo Verde Valley Area Plan, Figure 10, *Palo Verde Valley Area Plan Wildfire Susceptibility*, the Project site is not located within a wildfire zone. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

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

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

Findings of Fact:

a) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

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

e-f) The project site is located within a 100 year flood zone, but no housing is being proposed. Due to the character and limited scope of the proposed Project, it is unlikely that flood flows would be impeded or redirected. Therefore, there would be a less than significant impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Due to the limited scope of the proposed Project there would not be a substantial alteration to the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project, there would not be changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have less than significant impact.

c) As indicated in the Riverside County General Plan Palo Verde Valley Area Plan Figure 9, *Flood Hazards*, the Project site is located in a dam inundation zone or flood prone area. However, due to the limited scope of the proposed Project, the telecommunication facility would not result in a negative impact. Therefore, there would be a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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) Under existing conditions, the Project site contains a single-family home and light agricultural uses. With implementation of the proposed Project, only the 900 square-foot proposed lease area would be disturbed. According to the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Rural Community: Very Low Density Residential (RC: VLDR). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is in not located within a city sphere of influence. Additionally, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Under existing conditions, the Project site is zoned as "Light Agriculture, 1-Acre minimum" (A-1-1). Accordingly, the proposed Project has been designed to be consistent with the site's zoning. Therefore, impacts would be less than significant and no mitigation is required.

b) The Project site is surrounded by properties with a zoning classification of Light Agriculture, 1-Acre minimum (A-1-1) to the west, north, and east.. The Project proposes a wireless telecommunication facility, which would be fully compatible with the zoning designations in the vicinity of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include a cemetery, light agriculture, scattered single-family homes, and vacant land. The wireless telecommunication facility would be fully compatible with the existing uses in the vicinity of the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre minimum) to the west, north, and east. These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Rural Community: Very Low Density Residential (RC: VLDR). The proposed wireless telecommunication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community a no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 4 (MZ-4) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas where there is not enough information available to determine the presence or absence of mineral deposits. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The nearest municipal airport to the Project site is the Blythe Airport, which is located approximately 6.89 miles to the southwest of the Project site. However, the Project site is not located within the boundaries of the Airport Land Use Compatibility Plan. Therefore, the proposed Project would not expose people residing or working in the project area to excessive noise levels. There would be no impact.

b) The nearest private airstrip to the Project site is CYR Airport, which is located approximately 2.7 miles southwest of the Project site. However, due to the distance, there would not be a safety hazard for people residing or working in the Project area. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The Project site is located adjacent to a railroad. However, because the proposed Project is an unmanned wireless telecommunication facility, there would be no impact resulting from railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The nearest highway is Highway 95, which is located approximately 1.51 miles to the east of the Project site. However, the proposed Project is simply a wireless telecommunication facility, which would not be affected by highway noise or pose an impact to Highway 95. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

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

Findings of Fact: No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Highway 95. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

b) The Project’s only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless telecommunication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

All noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However,



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

Findings of Fact:

a & c) Under existing conditions, there is a single-family home on-site. However, the proposed 900 square-foot lease area would not disturb the existing home. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served Blythe Station (Station No. 43), located approximately 1.33 miles south of the Project site at 140 West Barnard Street, Blythe CA, 92225. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned telecommunication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

Blythe Police Department provides community policing to the Project area via Blythe Station located approximately 1.4 miles south of the Project site at 240 N Spring Street, Blythe, CA 92225. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned telecommunication facility. Therefore, implementation of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project would not result in in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**38. Schools**

Source: Palo Verde Valley Unified School District correspondence, GIS database

Findings of Fact: The Project simply proposes an unmanned telecommunication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Implementation of the Project would result in the development of an unmanned wireless telecommunication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless telecommunication facility. No housing, which could increase the demand for health services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project simply proposes an unmanned wireless telecommunication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.
- b) The Project proposes an unmanned wireless telecommunication facility on an approximately 900 square-foot lease area within parcel designated for Light Agricultural uses. As the Project is simply a wireless telecommunication facility, there would not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there would be no impact.
- c) According to “Map My County,” the Project site is not located within any County Service Area (CSA). Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. 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, Palo Verde Valley Area Plan

Findings of Fact:

According to the Palo Verde Area Plan Figure 7, *Trails and Bikeway System*, there are no recreational trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to occasional maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact would be less than significant.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. There would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause an effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless telecommunication facility on an approximately 900 square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed 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 of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**48. Utilities**

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

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

Source:

Findings of Fact:

a & d) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b & d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project implementation materials

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project is an unmanned wireless telecommunication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

<p><b>50.</b> 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

<p><b>51.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: Mitigation measures have been imposed on the Project to reduce all direct and cumulative impacts to below a level of significance. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND.

52. 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 Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

## 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 #: PP25594

Parcel: 830-190-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 70-foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRU's behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square-foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square-foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

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,

PLOT PLAN: TRANSMITTED Case #: PP25594

Parcel: 830-190-013

10. GENERAL CONDITIONS

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

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. 25594 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25594, Exhibit A, Amended No. 1, dated 4/30/15.

BS GRADE DEPARTMENT

10. BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10. BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building 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

03/31/16  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP25594

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10. GENERAL CONDITIONS

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

monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign

PLOT PLAN:TRANSMITTED Case #: PP25594

Parcel: 830-190-013

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - EMERGENCY GENERATOR (cont.) RECOMMND

shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.

- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 2 USE - UNMANNED FACILITY RECOMMND

Plot Plan 25594 is proposing the construction and operation of an unmanned wireless communications facility without any sanitation facilities (i.e. wastewater plumbing fixtures). If sanitation facilities are proposed in the future, the applicant shall contact the Department of Environmental Health, Land Use Program at (760) 863-7570 for any plan check and/or permitting requirements.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June

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Parcel: 830-190-013

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NO NOISE REPORTS (cont.) RECOMMND

through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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 DRAFT

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.



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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 70 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 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. 8 USE - CITY OF BLYTHE DRAFT

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The permit holder is encouraged to review this plot plan or use permit approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 9 USE - DESERT/BLYTHE TELECOM DRAFT

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760)

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - DESERT/BLYTHE TELECOM (cont.) DRAFT  
863-8271.

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 monopalms, monopines, or monoecalyptus, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 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 start 15 feet from the bottom of the tree and shall be spaced at least three (3) branches per foot and all antennas shall have "socks".

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10. GENERAL CONDITIONS

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

The proposed monoecalyptus shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" 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.

10.PLANNING. 18 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - LOW PALEO (cont.)

RECOMMND

monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 20 USE - PDA04881R1

RECOMMND

County Archaeological Report (PDA) No. 4881r1 submitted for this project (PP25594) was prepared by Phil Fulton of LSA and is entitled: "Phase I Cultural Resources Assessment, Verizon Wireless Services, Lovekin Facility, Riverside

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - PDA04881R1 (cont.)

RECOMMND

County, California," dated October 2014.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 21 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 22 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 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. 23 USE - GEO02444 RECOMMND

County Geologic Report (GEO) No. 2444, submitted for this project (PP25594) was prepared by Toro International and is

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02444 (cont.)

RECOMMND

entitled: "Geologic Hazard Evaluation for Verizon Wireless Monoecalyptus and Equipment Shelter Lovekin 10520 W. 10th Avenue Blythe, California", dated November 17, 2014. In addition, a soils report prepared by Terradyne Engineers, Geologists & Environmental Scientists was submitted and is entitled: "Subsurface Exploration and Foundation Analysis LOVEKIN 70-ft Cell Tower at 10520 W. 10th Avenue Blythe, California", dated September 14, 2014. This document is herein incorporated in GEO02444.

GEO02444 concluded:

- 1.The site is not in an Alquist-Priolo Earthquake Fault Zone and is not traversed by known inactive faults.
- 2.The potential for damage from surface fault rupture is nil.
- 3.The site has a high potential for liquefaction during an earthquake event on active faults in the vicinity of the site.
- 4.The site is not in near proximity to slopes and is therefore not subject to landslide or slope failure hazard.
- 5.In case of failure of Hoover Dam, the site would be inundated.
- 6.Groundwater is at 3 feet below the ground surface.
- 7.Surface soil at the site has severe levels of sulfate.

GEO02444 recommended:

- 1.Liquefaction potential is high at the site and site facilities should be designed based on the recommendations provided in the Geotechnical prepared for the site.
- 2.Site preparation consists of the removal of the organic material, subgrade preparation and the placement of select structural fil and compaction of the subgrade.
- 3.Roots of trees to be removed within the construction areas should be grubbed to full depths.
- 4.The concrete to be utilized at the site should be designed for severe levels of sulfate.

GEO No. 2444 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2444 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO02444 (cont.) (cont.) RECOMMND

upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 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. 9 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. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 12 USE - LC VIABLE LANDSCAPING RECOMMND

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



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10. GENERAL CONDITIONS

10.TRANS. 13 USE - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer 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.

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* - BUILD & SAFETY PLNCK

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):  
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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 4/30/15.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 the Riverside County General Plan.

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

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 4/30/15.

80.PLANNING. 4                   USE - EUCALYPTUS                   RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a eucalyptus design, consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

80.TRANS. 1                   USE - EVIDENCE/LEGAL ACCESS                   RECOMMND

Provide evidence of legal access.

80.TRANS. 15                   USE - UTILITY PLAN CELL TOWER                   RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16

USE - LC LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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

NOTE:

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

PLANNING  
WORK

80.TRANS. 18

USE - LC SPECIMEN TREES RQRD

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - LC SPECIMEN TREES RQRD (cont.) RECOMMND

years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT NFPA 704 RECOMMND

Place NFPA 704 placards at the entrance of the site and/or as directed by the Hazardous Materials Management Branch (HMMB). For further information, please contact HMMB at (951) 358-5055.

90.E HEALTH. 2 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. 3 USE - HAZMAT CONTACT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE\* - ROAD / ACCESS RECOMMND

Road access shall be not less than 12 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%.

90.FIRE. 3 USE- KNOX/ADDRESS/PLACARD RECOMMND

Knox Entry Box- A Knox Box shall be installed on the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12ö in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

Placard- Need 704 placard on the outside of the wall, visible from the street.

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 #: PP25594

Parcel: 830-190-013

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. 4 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25594 has been calculated to be 900 square-feet.

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

90.PLANNING. 5 USE - ORD 810 O S FEE (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. 25594 is calculated to

PLOT PLAN:TRANSMITTED Case #: PP25594

Parcel: 830-190-013

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

be 900 square-feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

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

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

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above 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 PP25594 have been met; specifically that the branches for proposed monoecalyptus are spaced at least three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 4/30/15.

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the branches are designed and placed in

03/31/16  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25594

Parcel: 830-190-013

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - PALM FRONDS (cont.) RECOMMND

such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 9 USE LANDSCAPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

03/31/16  
10:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25594

Parcel: 830-190-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: June 5, 2014

**TO:**

Riv. Co. Transportation Dept. – Palm Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health  
Riv. Co. Fire Department – Palm Desert  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section – M. Hughes  
P.D. Archaeology Section – H. Thompson  
4th District Supervisor

4th District Planning Commissioner  
Riv. Co. Information Technology – J. Sarkissian  
City of Blythe  
Palo Verde Valley Unified School District

**PLOT PLAN NO. 25594** – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth/Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10<sup>th</sup> Ave and North Broadway – 3.5 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. - APN: 830-190-013

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comments on July 3, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

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

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

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

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

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

DATE: May 13, 2015

TO:

Riv. Co. Environmental Health Dept.  
Riv. Co. Environmental Programs Dept.  
P.D. Landscaping Section – M. Hughes  
Riv. Co. Information Technology – J. Sarkissian

**PLOT PLAN NO. 25594** – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth/Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10<sup>th</sup> Ave and North Broadway – 3.5 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas. - APN: 830-190-013

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 28, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

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

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

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

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

DP

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-090

August 24, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: AB-52, PP25594**

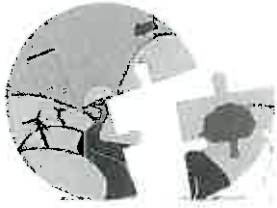
Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25594 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at [keskew@aguacaliente.net](mailto:keskew@aguacaliente.net).

Cordially,

Katie Eskew  
Archaeologist  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



# 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: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 19.400

*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: PP25594                      DATE SUBMITTED: 05/27/14

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless                      E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Ave

Irvine	<small>Street</small> CA	90660
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( 949 ) 286-7000                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative's Name: Monica Esparza                      E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn St.

Brea	<small>Street</small> CA	92821
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( 714 ) 986-6372                      Fax No: ( 714 ) 333-4441

Property Owner's Name: Jason and Erin Freeman                      E-Mail: freeman6s@msn.com

Mailing Address: \_\_\_\_\_ PO Box 58

Blythe	<small>Street</small> CA	92226
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( 760 ) 899-5852                      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.

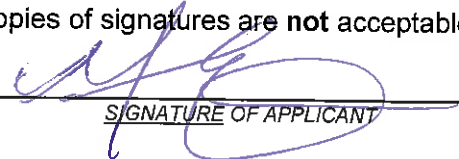
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**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.

Verizon Wireless c/o Monica Esparza  
PRINTED NAME OF APPLICANT

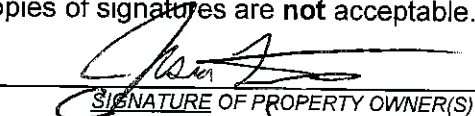
  
SIGNATURE OF APPLICANT

**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.

Jason Freeman  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Erin Freeman  
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): 830-190-013

Section: 20 Township: 6S Range: 23E

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 3.5 AC

General location (nearby or cross streets): North of 10th Ave, South of 8th Ave, East of N. Lovekin Blvd, West of N. Broadway.

Thomas Brothers map, edition year, page number, and coordinates: 2002, 5491-G5

Project Description: (describe the proposed project in detail)

A Disguised Wireless Communications Facility that consists of a 70' high monoecalyptus and the installation of (12) panel antennas, (12) RRUs, (1) microwave dish, an equipment shelter with (2) GPS antennas, and (1) back-up diesel generator in a 30' x 30' lease area enclosed by a 8' high CMU wall.

Related cases filed in conjunction with this application:

None.

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: No grading proposed

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards No grading proposed

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

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

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

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

How many anticipated truckloads? N/A truck loads.

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

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

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

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

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

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) \_\_\_\_\_ Date \_\_\_\_\_

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

**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 5/21/14  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Verizon Wireless c/o Core hereafter "Applicant" and Jason and Erin Freeman "Property Owner".

Description of application/permit use:

Unmanned Wireless Telecommunications Facility that consists of a 70' monoecalyptus with (12) panel  
antennas with an equipment shelter in a 30' x 30' enclosure.

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): 830-190-013

Property Location or Address:  
10520 W. 10th Ave. Blythe, CA. 92225

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Jason and Erin Freeman Phone No.: (760) 899-5852

Firm Name: \_\_\_\_\_ Email: freeman6s@msn.com

Address: PO Box 58  
Blythe, CA. 92226

**3. APPLICANT INFORMATION:**

Applicant Name: Monica Esparza Phone No.: (714) 986-6372

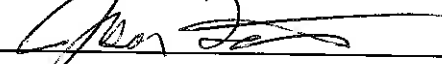
Firm Name: Verizon Wireless c/o Core Development Services Email: mesparza@core.us.com

Address (if different from property owner)  
2749 Saturn St.  
Brea, CA. 92821

**4. SIGNATURES:**

Signature of Applicant:  Date: 4/7/2014

Print Name and Title: Monica Esparza, Zoning Manager

Signature of Property Owner:  Date: 4/10/14

Print Name and Title: JASON FREEMAN OWNER

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
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 Jason N. Freeman and Erin K. Freeman ("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 830-190-013 ("PROPERTY"); and,

**WHEREAS**, on May 27, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25594 ("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:  
Jason and Erin Freeman  
10520 W. 10<sup>th</sup> Avenue  
Blythe, CA 92225

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.

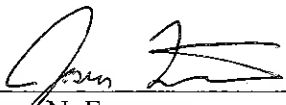
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

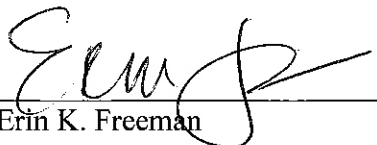
Dated: 2-17-16

FORM APPROVED COUNTY COUNSEL  
BY:  2/23/16  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Jason N. Freeman and Erin K. Freeman

By:   
Jason N. Freeman

Dated: 1-16-16

By:   
Erin K. Freeman

Dated: 1-10-16

NOTARY 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.

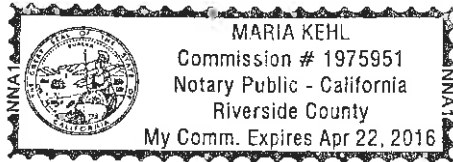
STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On January 16, 2016 before me, Maria Kehl, Notary Public, personally appeared Jason N. Freeman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Maria Kehl  
Signature of Notary Public



Place Notary Seal Above

NOTARY 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.

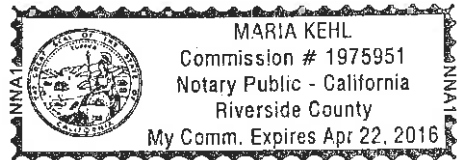
STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On January 16, 2016 before me, Maria Kehl, Notary Public, personally appeared Erin K. Freeman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Maria Kehl  
Signature of Notary Public



Place Notary Seal Above

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**PLOT PLAN NO. 25594** – Intent to Adopt a Negative Declaration - Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza – Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northwesterly corner of 10th Ave and North Broadway – 3.5 Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.

TIME OF HEARING:                   **1:30 pm** or as soon as possible thereafter  
  **MAY 9, 2016**  
  RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
  4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
  RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) or 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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/31/2016.

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

APN (s) or case numbers PP 25594 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

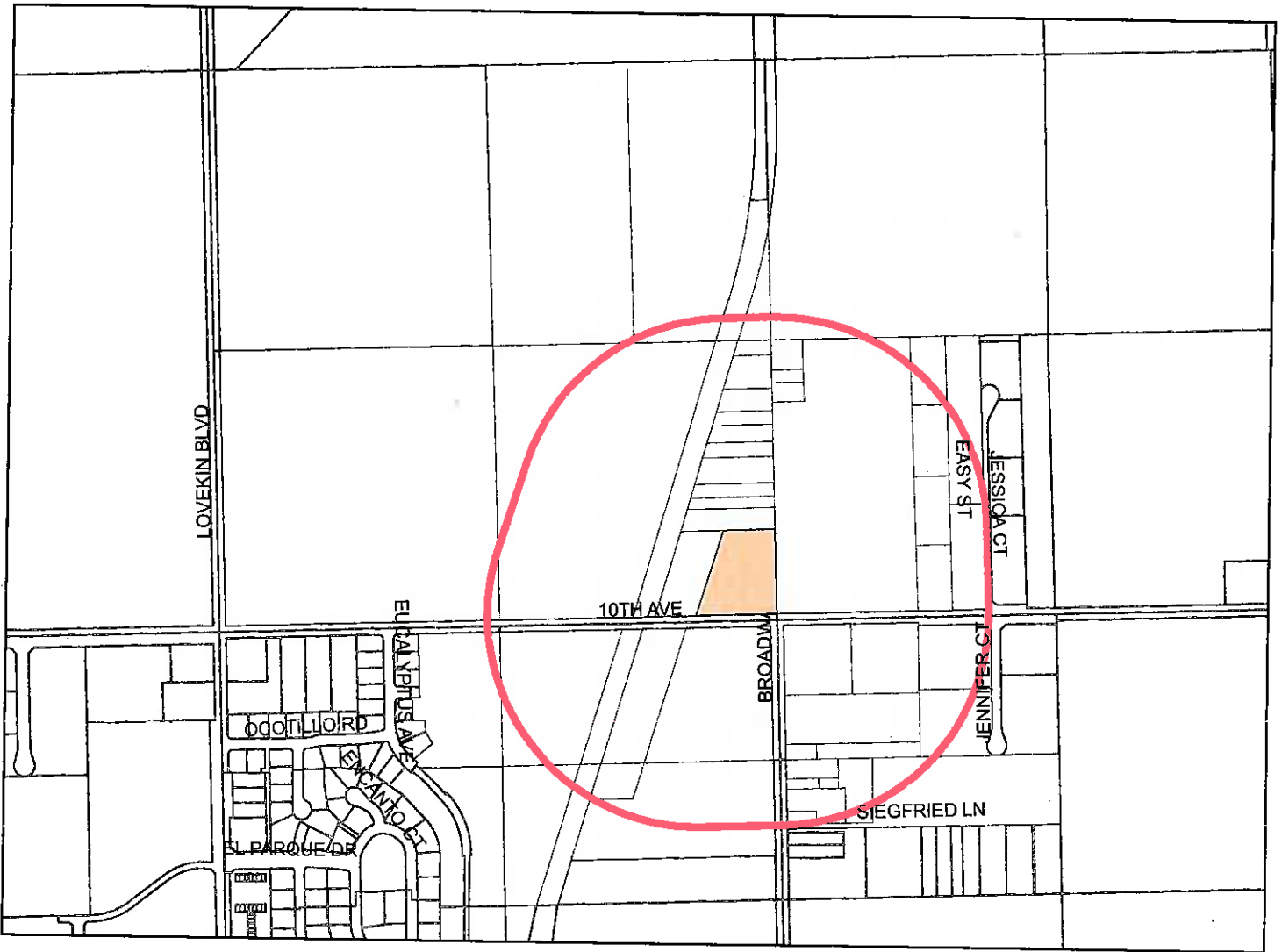
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PP25594 (1000 feet buffer)**



**Selected Parcels**

839-080-003	839-070-002	839-070-003	839-080-002	830-200-007	830-170-006	830-190-015	839-070-005	839-080-006	839-120-029
830-200-004	830-180-001	839-120-003	839-120-004	830-190-004	839-120-014	839-120-015	839-120-028	839-120-001	830-200-006
839-110-012	830-200-015	839-110-018	830-190-008	830-190-013	830-190-003	830-190-006	830-190-010	839-110-017	839-110-007
839-011-008	830-200-008	830-200-014	830-190-009	830-190-011	830-190-007	830-200-005	830-190-012	830-190-014	839-070-004
839-080-005	830-200-003	830-190-005	830-170-002	830-170-003	830-170-004	830-190-001	830-200-001	830-190-002	839-110-003
839-110-006	830-200-002	839-110-011							



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: 830180001, APN: 830180001  
JANICE E FAMILY TRUST, ETAL  
8551 NORTH C&D BLV  
BLYTHE CA 92225

ASMT: 830190007, APN: 830190007  
JIMMY JONES, ETAL  
C/O JIMMY JONES  
P O BOX 1085  
BLYTHE CA 92226

ASMT: 830190001, APN: 830190001  
RICHARD EATON  
P O BOX 1686  
CORTEZ CO 81321

ASMT: 830190011, APN: 830190011  
STEPHEN AMICON, ETAL  
PO BOX 511  
BELLFLOWER CA 90707

ASMT: 830190002, APN: 830190002  
MARY GARRETT, ETAL  
P O BOX 9  
BLYTHE CA 92226

ASMT: 830190012, APN: 830190012  
ROBERTA BAUGHMAN, ETAL  
610 S 6TH AVE  
YUMA AZ 85364

ASMT: 830190003, APN: 830190003  
IGNACIA GARCIA, ETAL  
P O BOX 1004  
BLYTHE CA 92226

ASMT: 830190013, APN: 830190013  
ERIN FREEMAN, ETAL  
P O BOX 58  
BLYTHE CA 92226

ASMT: 830190004, APN: 830190004  
DOYLE THOMPSON, ETAL  
P O BOX 287  
EHRENBERG AZ 85334

ASMT: 830190014, APN: 830190014  
PALO VERDE CEMETERY DIST  
343 W 10TH AVE  
BLYTHE, CA. 92225

ASMT: 830190005, APN: 830190005  
RAMIRO GARCIA  
1065 CAMINO DEL REX  
LAS CRUCES NM 88001

ASMT: 830200001, APN: 830200001  
RONNIE FOSTER  
P O BOX 1844  
BLYTHE CA 92226

ASMT: 830190006, APN: 830190006  
JOSEFINA ALONSO  
P O BOX 602  
BLYTHE CA 92226

ASMT: 830200002, APN: 830200002  
TAMMIE WALKER  
356 PERETZ CIR  
MORRISTOWN AZ 85342

ASMT: 830200003, APN: 830200003  
PHYLLIS PARSONS  
C/O J C PARSONS  
P O BOX 234  
BLYTHE CA 92226

ASMT: 839011008, APN: 839011008  
LA CASA BELLA  
C/O HELEN BERTUSSI  
P O BOX 1274  
EL CENTRO CA 92244

ASMT: 830200004, APN: 830200004  
CATHERINE PLUMB  
P O BOX 405  
BLYTHE CA 92226

ASMT: 839080002, APN: 839080002  
GLORIA SALDANA, ETAL  
701 OCOTILLO RD  
BLYTHE CA 92225

ASMT: 830200005, APN: 830200005  
O J WOLFINBARGER INC  
P O BOX 2400  
BLYTHE CA 92226

ASMT: 839080003, APN: 839080003  
ALP II INV  
SAME  
1155 N LA CIENEGA NO 1212  
W HOLLYWOOD CA 90069

ASMT: 830200006, APN: 830200006  
LINDEL FAULKNER, ETAL  
P O BOX 1469  
BLYTHE CA 92226

ASMT: 839080005, APN: 839080005  
PALO VERDE CEMETERY DIST  
10700 W TENTH AVE  
BLYTHE CA 92225

ASMT: 830200007, APN: 830200007  
JUANITA REICHLER, ETAL  
9800 EASY ST  
BLYTHE CA 92225

ASMT: 839080006, APN: 839080006  
CALIF RAILROAD CO, ETAL  
C/O REAL ESTATE DEPT  
4040 BROADWAY NO 200  
SAN ANTONIO TX 78209

ASMT: 830200008, APN: 830200008  
LARRY KELLEY  
P O BOX 415  
BLYTHE CA 92226

ASMT: 839110006, APN: 839110006  
SYLVIA ABRIL  
P O BOX 1878  
BLYTHE CA 92226

ASMT: 830200015, APN: 830200015  
INDEPENDENT RIGHTS POLITICAL PARTY  
3051 W MEXICO ST  
TUCSON AZ 85746

ASMT: 839110007, APN: 839110007  
SABINE OBRIEN, ETAL  
1240 N BROADWAY  
BLYTHE, CA. 92225



ASMT: 839110011, APN: 839110011  
CHERYL ADAMS, ETAL  
PMB 231  
P O BOX 2152  
BLYTHE CA 92226

ASMT: 839120015, APN: 839120015  
EUGENE GRANER  
1186 N BROADWAY  
BLYTHE, CA. 92225

ASMT: 839110012, APN: 839110012  
GIGI HENDERSON  
1285 JENNIFER CT  
BLYTHE, CA. 92225

ASMT: 839120028, APN: 839120028  
GC PRODUCE INC  
C/O GERARDO CASTRO  
5755 BRYANT ST  
DENVER CO 80221

ASMT: 839110017, APN: 839110017  
MARTHA BIGLER, ETAL  
810 W 10TH AVE  
BLYTHE CA 92225

ASMT: 839120029, APN: 839120029  
TERESA QUIST, ETAL  
1082 COCONINO DR  
BLYTHE CA 92225

ASMT: 839110018, APN: 839110018  
JOSEFINA AGUIRRE, ETAL  
238 E 10TH AVE  
BLYTHE, CA. 92225

ASMT: 839120001, APN: 839120001  
GEORGE VIOLETTA  
P O BOX 132  
BLYTHE CA 92225

ASMT: 839120004, APN: 839120004  
DERICK QUIROZ  
1158 N BROADWAY  
BLYTHE, CA. 92225

ASMT: 839120014, APN: 839120014  
EUGENE GRANER  
1184 N BROADWAY  
BLYTHE, CA. 92225

**Applicant:**  
Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 90660

City of Blythe  
Planning Department  
235 N. Broadway  
Blythe, CA 92225

**Applicant:**  
Verizon Wireless  
15505 Sand Canyon Ave  
Irvine, CA 90660

Palo Verde Valley Unified School District  
295 N. First St.  
Blythe, CA 92225

**Owner:**  
Jason Freeman  
P.O. Box 58  
Blythe, CA 92226

**Owner:**  
Jason Freeman  
P.O. Box 58  
Blythe, CA 92226

**Engineer:**  
Monica Esparza  
2749 Saturn St.  
Brea, CA 92821

**Engineer:**  
Monica Esparza  
2749 Saturn St.  
Brea, CA 92821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Plot Plan No. 25594  
*Project Title/Case Numbers*

John Earle Hildebrand III  
*County Contact Person*

(951) 955-1888  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Verizon Wireless  
*Project Applicant*

15505 Sand Canyon Ave. Irvine, CA 90660  
*Address*

Northwesterly corner of 10th Ave and North Broadway  
*Project Location*

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs behind the panel antennas, and two (2) demarcation boxes along with one (1) microwave dish. The 900 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, one (1) back-up diesel generator, and two (2) GPS antennas.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 9<sup>th</sup>, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

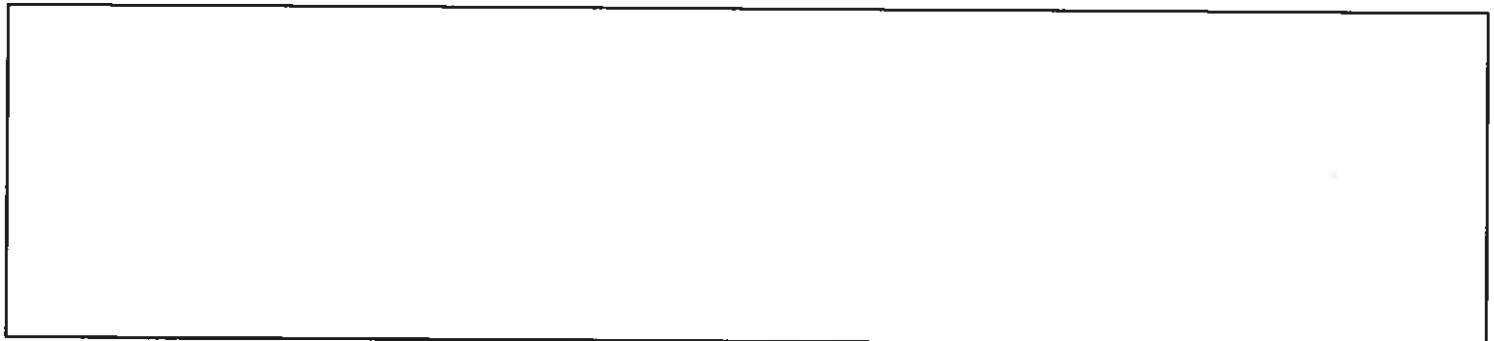
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

John Earle Hildebrand III  
*Signature*

Project Planner  
*Title*

4-7-16  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25594

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Earle Hildebrand III Title: Project Planner Date: April 7, 2016

Applicant/Project Sponsor: Verizon Wireless Date Submitted: May 27, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: \_\_\_\_\_ Date: May 9, 2016

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Hildebrand at (951) 955-1888.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42693 ZCFG0676

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1505447

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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Received from: VERIZON WIRELESS \$2,231.25  
paid by: CK 11856  
EA42693 FOR PP25594  
paid towards: CFG06076 CALIF FISH & GAME: DOC FEE  
at parcel: 10520 10TH AVE BLYT  
appl type: CFG3

By \_\_\_\_\_ May 15, 2015 13:43  
MGARDNER posting date May 15, 2015

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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