



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 24, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, 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 the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.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:

NONE

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

NONE

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

3.1 **PLOT PLAN NO. 25752** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 remote radio units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) global positioning satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

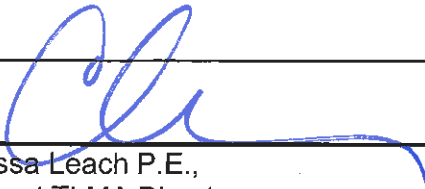
4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712** – Applicant: Speedway Development, Tom Chavez – Engineer: K&A Engineering, Inc. – Representative: Ruth Villalobos & Associates, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15 (I-15), northerly of Indian Truck Trail, westerly of Temescal Canyon Road – 27 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The EIR will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the EIR. The project to be analyzed in the EIR is divided between two phases. The General Plan Amendment and Change of Zone cover the entire 27 acre project site that include Phase I and II and the Plot Plan and Conditional Use Permit just cover the southerly 12 acres of the site that makes up Phase I. General Plan Amendment No. 1146 proposes to change the land use designation of the entire project site from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). Change of Zone No. 7859 proposes to change the zoning classification of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Plot Plan No. 26290 proposes the construction of six (6) buildings totaling approximately 61,000 sq. ft. for fast food, retail, office, convenience store, and gas station use on the southerly 12 acres of the project site. Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store. The remaining portion of the site consisting of Phase II is projected to be constructed with nine (9) buildings with a total of 133,000 sq. ft. for restaurant, bank, office, retail, and supermarket uses on the northerly 15 acres of the project site. The NOP period began on July 3, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on August 1, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS:

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth *KB*
Project Planner: Tim Wheeler
Directors Hearing: July 24, 2017

3.1

PLOT PLAN NO. 25752
Environmental Assessment No. 42768
Applicant: Verizon Wireless
Engineer/Representative: Core Development,
c/o Maree Hoeger



Charissa Leach P.E.,
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

The project site is located South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Medium Density Residential (CD: MDR). |
| 3. Existing Zoning: | Light Agriculture, One Acre Minimum (A-1) |
| 4. Surrounding Zoning: | Light Agriculture, One Acre Minimum (A-1), Residential Agricultural, One Acre Minimum (R-A), and Mobile Home Subdivision and Mobile Home Park (R-T). |
| 5. Existing Land Use: | Single Family Residential |
| 6. Surrounding Land Use: | Single Family Residential |
| 7. Project Data: | Total Acreage: 2.02 acres
Total Lease Area: 375 square-feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42768 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. 25752, 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 Pass Area Plan, which allows for development of single family detached residences on large parcels, encourages animal-keeping uses, agriculture uses, and small scale commercial uses may also be permitted within this land use designation.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, and west, and .Community Development: Medium Density Residential (CD: MDR) to the east.
3. The zoning classification for the subject site is Light Agriculture (A-1) with a minimum lot size of one acre. The proposed use, a disguised wireless communication facility, is a permitted use in that zoning classification, subject to approval of a plot plan and consistency with Ordinance No. 348, Article XIXg.
4. The project site is surrounded by properties which are zoned Light Agriculture (A-1) with a minimum lot size of one acre to the west and south, Residential Agricultural (R-A) with a minimum lot size of one acre to the north, and Mobile Home Subdivision and Mobile Home Park (R-T) to the east.
5. The subject property is currently being used for a single family residence and a detached structure.
6. Single family residences and detached structures have been constructed in the project vicinity.
7. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Section 19.404 ; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 based on the following:
 - a. The proposed use, a disguised wireless communication facility has been designed to be a pine tree (monopine) to assist in blending into the surrounding area where the subject parcel is located. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding areas landscape design of single family residences within the nearby neighborhoods.
 - b. A fully executed copy of the lease agreement entered into by the underlying property owner has been provided.
 - c. The disguised wireless communication facility's neutral earth tone decorative block wall of 8 feet high is appropriate for enclosing the lease area and meets the Countywide Standard Design Guidelines.

- d. The project site has a zoning classification of (A-1) with a minimum lot size of one acre. The (A-1) zoning classification is classified as a residential zone classification. A disguised wireless communication facility in a residential zoning classification shall not exceed 50 feet in height. The proposed disguised monopine is 50 feet in height, not exceeding the maximum height for a residential zoning classification.
 - e. The disguised wireless communication facility, by its placement on the rear northwest corner of the subject property, is sited to minimize impacts to the surrounding community and has no biological resources as noted in the documents provided in this report package.
 - f. In conjunction with the disguised wireless communication facility, new landscape material will be installed in the area. The new plant material will be compatible with and augment the existing landscaping.
 - g. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 110 feet away.
 - h. The disguised wireless communication facility provides space for temporary parking with the non-exclusive access easement from the road right of way.
 - i. The disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
 - j. All power and communication lines for the disguised wireless communication facility are proposed to be underground.
 - k. The disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible. The concealed monopine is sited to assist in blending into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
 - l. The disguised wireless communication facility is set back approximately 110 feet from the nearest habitable dwelling. The disguised wireless communication facility must be set back a distance equal to 200% of the height of the facility. With the height of the facility being 50 feet; the distance would need to be equal to 100 feet from a habitable dwelling. The disguised wireless communication facility exceeds the required setback distance.
 - m. The disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
8. This project is not located within the Western Riverside County Multiple Species Habitat Conservation Plan Area or Cell Group.
 9. This project is not within a High Fire Area or Fire Responsibility Area.
 10. Environmental Assessment No. 42768 did not identify any potentially significant impacts.

11. In compliance with Assembly Bill 52 (AB52), on July 13, 2015 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52. No consultation was requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians deferred to Bands closer to the project, there was no response from the Pechanga Band of Mission Indians, the Agua Caliente and San Manuel Bands deferred to Morongo, who did not request consultation.

CONCLUSIONS:

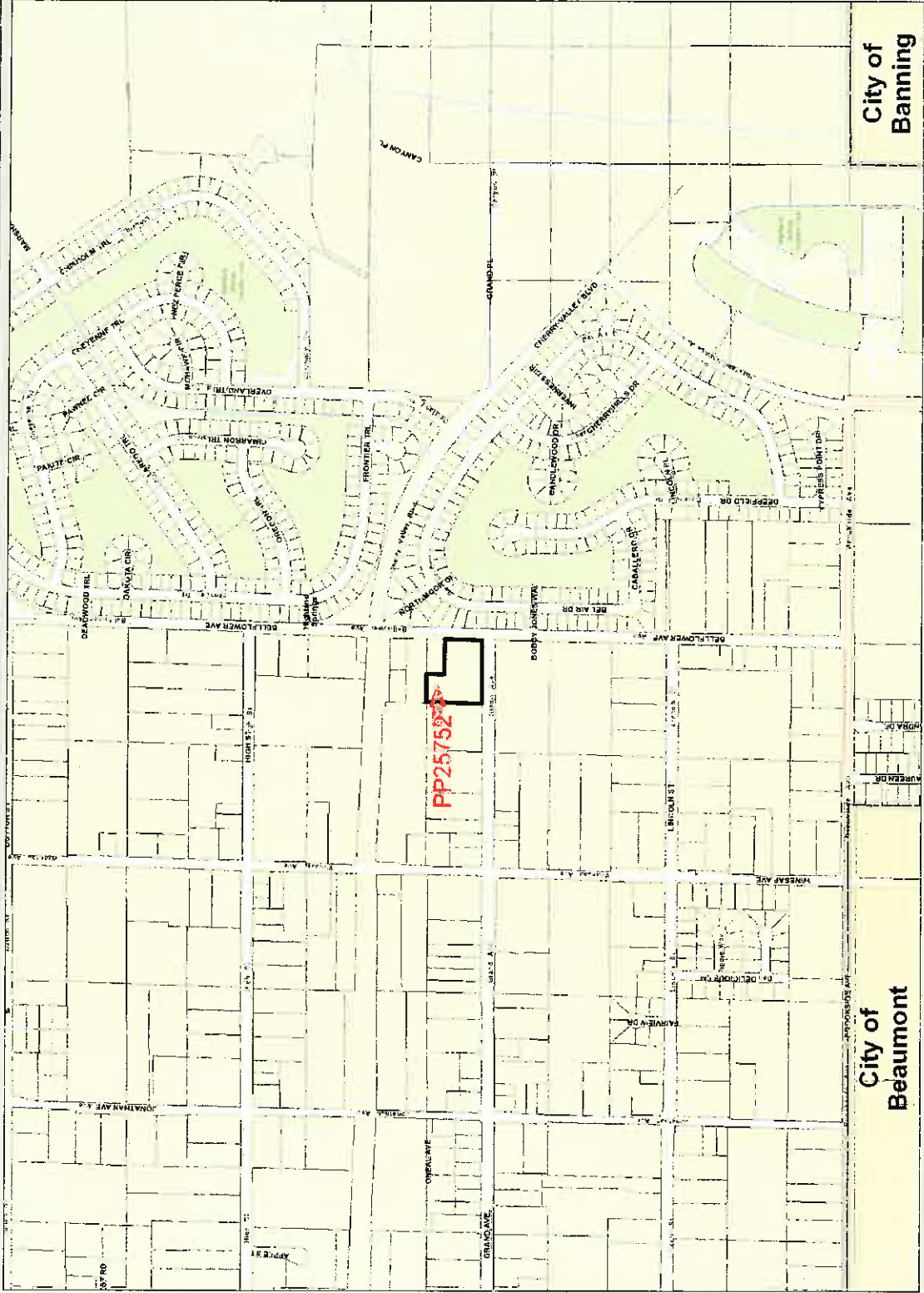
1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture (A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city's sphere of influence; or,
 - b. A High Fire Area or State Responsibility Area; or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. The Western Multi-Species Habitat Conservation Plan.
3. The project site is located within:
 - a. A low liquefaction Potential area; and
 - b. The Cherry Valley #27 County Service Area; and,
 - c. A100-year flood plain, an area drainage plan, or dam inundation area; and
4. The subject site is currently designated as Assessor's Parcel Number 402-180-012.

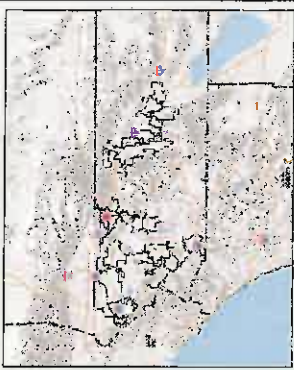
Plot Plan No. 25752

Vicinity Map



Legend

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



Notes

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

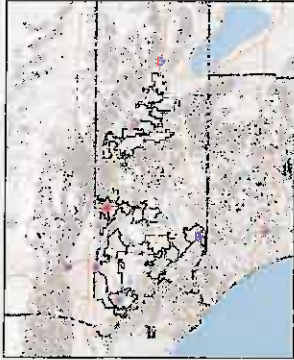
0 1,023 2,045 Feet

REPORT PRINTED ON... 6/16/2017 3:12:08 PM

© Riverside County RCIT GIS

Plot Plan No. 25752

Land Use Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - 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.

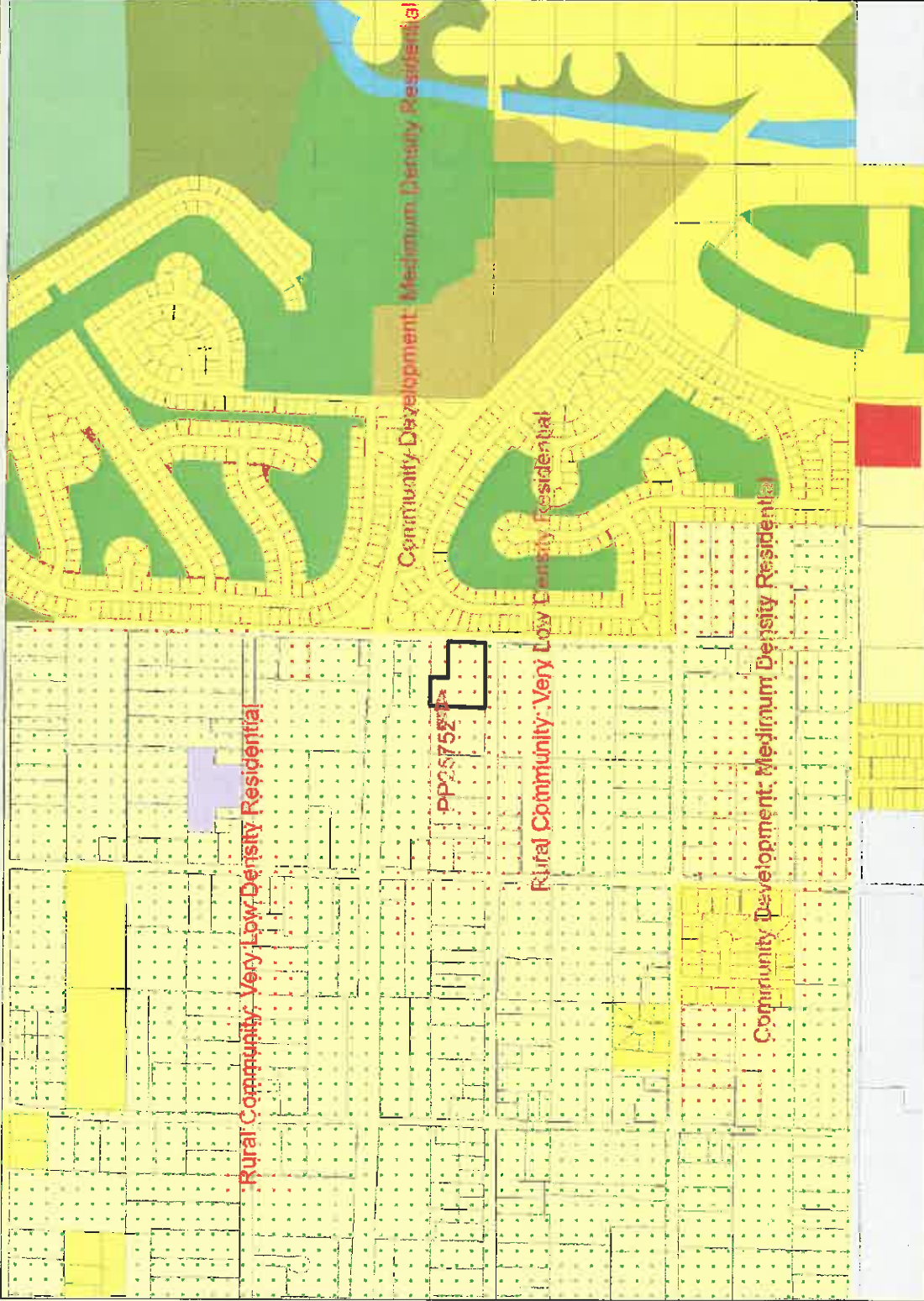


REPORT PRINTED ON... 6/16/2017 3:18:20 PM

© Riverside County RCIT GIS

Plot Plan No. 25752

General Plan Map

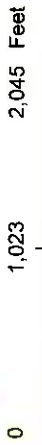


Legend

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

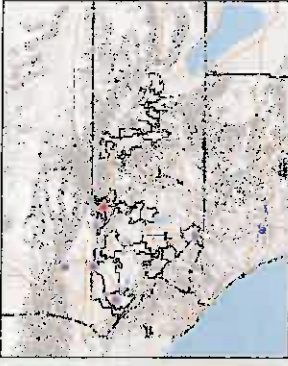
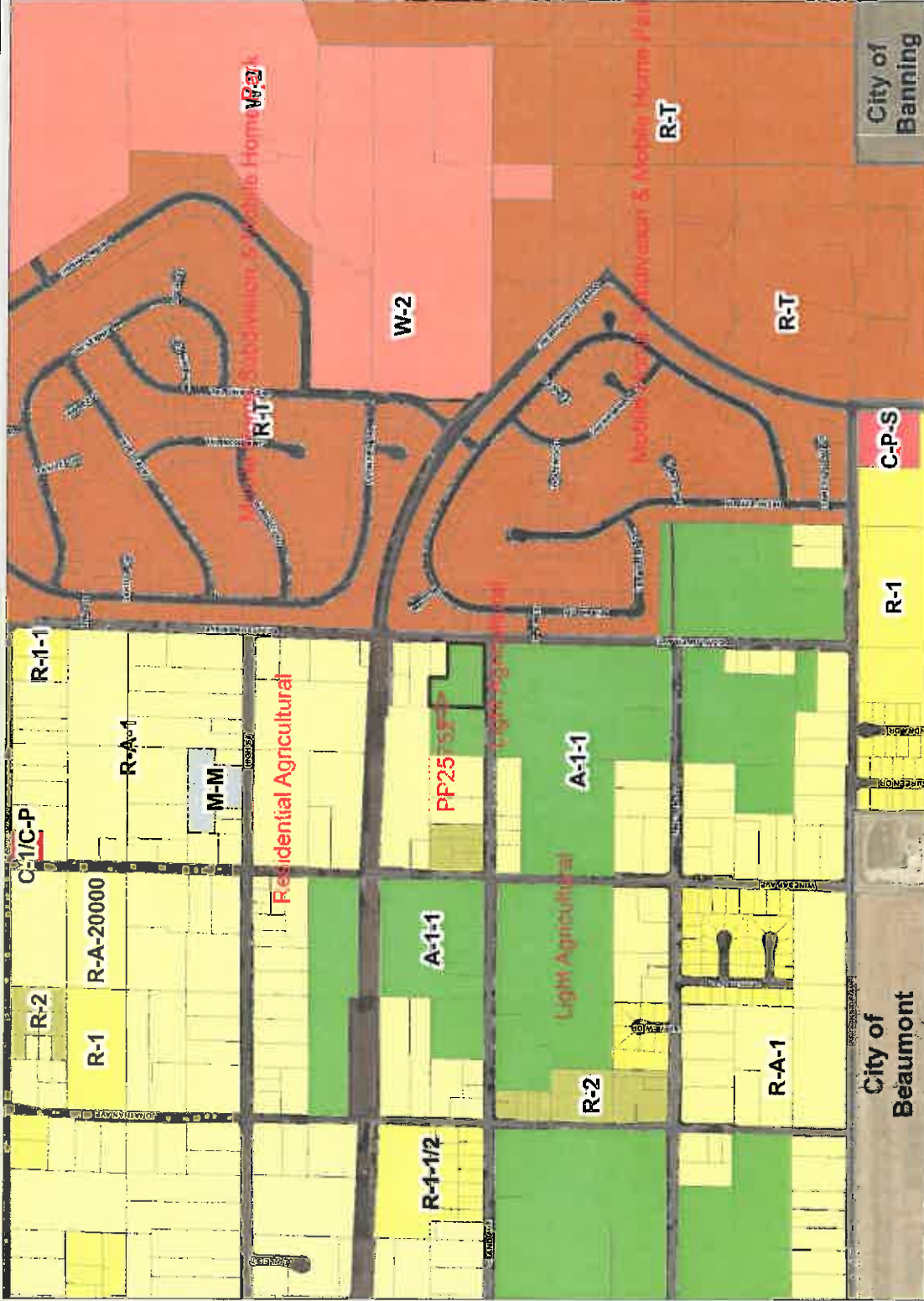
Notes

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.



Plot Plan No. 25752

Zoning Map



Legend

OTHER ZONING	
[Symbol]	A-1
[Symbol]	A-1-1
[Symbol]	A-1-1 1/2
[Symbol]	A-1-1/2
[Symbol]	A-1-10
[Symbol]	A-1-15
[Symbol]	A-1-2
[Symbol]	A-1-2 1/2
[Symbol]	A-1-2 1/4
[Symbol]	A-1-20
[Symbol]	A-1-30000
[Symbol]	A-1-4
[Symbol]	A-1-40
[Symbol]	A-1-5
[Symbol]	A-2
[Symbol]	A-2-1
[Symbol]	A-2-10
[Symbol]	A-2-2
[Symbol]	A-2-2 1/2
[Symbol]	A-2-20
[Symbol]	A-2-5
[Symbol]	A-D
[Symbol]	A-P
[Symbol]	A-P-10
[Symbol]	A-P-2 1/2

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 1,023 2,045 Feet



REPORT PRINTED ON ... 6/16/2017 3:28:22 PM

© Riverside County RCIT GIS

JOULE

40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY



STEALTH MONOPINE STRUCTURE

OVERALL HEIGHT
9'-0"

11'x7' BLOT WILL BE HALF
SCALE UNLESS OTHERWISE
NOTED. DRAWING AND SIGN
TITEL SHEET, AUGUST 2016

CONTRACTOR SHALL VERIFY ALL PLANS & SPECIFICATIONS WITH THE LOCAL BUILDING DEPARTMENT TO OBTAIN PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAME.

CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2013 CALIFORNIA BUILDING CODE, TITLE 24, PART 1
- 2013 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
- 2013 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
- 2013 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5
- 2013 CALIFORNIA FIRE CODE, TITLE 24, PART 6
- 2013 CALIFORNIA LIFE SAFETY CODE
- 2013 IBC, NATIONAL FIRE ALARM CODE
- 2013 IBC, NATIONAL ELECTRICAL CODE
- CITY/COUNTY ORDINANCES

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR WIRELESS:

- 34'-0" HIGH 11'x7' MONOPINE STRUCTURE 15'-4" x 15'-4" (2374 SQ FT) (TOTAL 1448 SQ FT) WIRELESS
- 11'x7' BLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED. DRAWING AND SIGN TITEL SHEET, AUGUST 2016
- (1) PROPOSED 150 AMP VERTON WIRELESS POWER SERVICE
- (2) PROPOSED 100 AMP VERTON WIRELESS POWER SERVICE
- (3) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (4) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (5) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (6) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (7) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (8) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (9) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (10) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (11) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (12) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (13) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (14) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (15) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (16) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (17) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (18) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (19) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (20) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (21) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (22) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (23) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES
- (24) PROPOSED 24 BACKUP BATTERIES ON PROPRIETARY 1-ARM FRAMES

SITE INFORMATION

PROPERTY OWNER: MARK WEAVER
40700 GRAND AVENUE
BEAUMONT, CA 92223

TOWER OWNER: WIRELESS COMMUNICATIONS SERVICES
15500 SAND CANYON AVE.
IRVINE, CA 92618

SITE CONTACT: BLAKE T. WELLS
15500 SAND CANYON AVE.
IRVINE, CA 92618

COUNTY: RIVERSIDE COUNTY

ZONING JURISDICTION: A-1-1

PARCEL # 402-180-012

OCCUPANCY GROUP: 0/1

CONSTRUCTION TYPE: G-4

POWER COMPANY: SOUTHERN CALIFORNIA EDISON
CONTACT NUMBER: (660) 890-7768

FIBER COMPANY: T.E.D.
CONTACT NUMBER: (714) 946-3210

SITE ACQUISITION MANAGER: W&L COMMUNICATIONS GROUP, LLC
2749 SAUTURN STREET
IRVINE, CA 92618
CONTACT NUMBER: (714) 946-3830

ENGINEERING COMPANY: W&L COMMUNICATIONS GROUP, LLC
2749 SAUTURN STREET
IRVINE, CA 92618
CONTACT NUMBER: (714) 946-3830

REGIONAL DIRECTOR: W&L COMMUNICATIONS GROUP, LLC
2749 SAUTURN STREET
IRVINE, CA 92618
CONTACT NUMBER: (714) 946-3830

PROJECT MANAGER: W&L COMMUNICATIONS GROUP, LLC
2749 SAUTURN STREET
IRVINE, CA 92618
CONTACT NUMBER: (714) 946-3830

SURVEYOR: DIAMONDBACK LAND SURVEYING
CONTACT NUMBER: (762) 833-3257

CONTACT INFORMATION

SITE CONTACT: OWE DEVELOPMENT SERVICES
15500 SAND CANYON AVE.
IRVINE, CA 92618

CONTACT: BLAKE T. WELLS
15500 SAND CANYON AVE.
IRVINE, CA 92618

PHONE: (714) 946-3830

GENERAL NOTES

THE CITY'S MUNICIPALITY AND NOT THE PERMITTING AGENCIES WILL VISIT THE SITE AS REQUIRED FOR PERMITS AND NOT FOR THE PURPOSES OF INSPECTION. THE CITY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE. THE CITY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE. THE CITY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE PROJECT. THESE DOCUMENTS SHALL BE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & ANY NECESSARY CHANGES OR MODIFICATIONS.

DISCIPLINE: _____ DATE: _____

LANDLORD: _____

PROJECT MANAGER: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

NETWORK OPERATIONS: _____

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	JULIE SHEET & PROJECT DATA
A-1	LEASE AREA GRAPHIC ANALYSIS
A-1.1	GENERAL SITE PLAN
A-2	ENLARGED SITE & ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
L-1	PLANNING PLAN
L-2	PLANNING DETAILS AND NOTES
L-3	PLANNING DETAILS AND NOTES
L-4	PLANNING DETAILS AND NOTES

GENERAL NOTES

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

PROJECT NO: T1600030
DRAWN BY: NEC
CHECKED BY: BJB

H 06/13/16 REC DATE: N/A
C 06/13/16 REC DATE: N/A
F 06/13/16 REC DATE: N/A
I 06/13/16 REC DATE: N/A
D 06/13/16 REC DATE: N/A

811

NOTE: 48 HOURS PRIOR TO COMMENCEMENT OF WORK, NOTIFY ALL UTILITIES COMPANIES TO LOCATE ALL POST-GROUND UTILITIES.

Know what's below.
Call before you dig.

W-T Communication Design Group's Commitment to Quality

Please take a few moments to fill out our online survey.

VERIZON

15500 SAND CANYON AVE.
IRVINE, CA 92618

W-T COMMUNICATIONS DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8550 S. EXETER AVE. SUITE 4020
LAS VEGAS, NV 89123
PH: (702) 966-1000 FAX: (702) 969-1010
CORPORATE CONTACT: WIRELESS@WTCORP.COM

core
DEVELOPMENT SERVICES
2749 SAUTURN STREET
IRVINE, CA 92618



STRUCTURAL REVIEW NOTE

NOTE: SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. AN ANALYSIS OF THE TOWER OR STRUCTURE SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER. THE ANALYSIS SHALL BE COMPLETED AND SUBMITTED TO THE LOCAL BUILDING DEPARTMENT BY SEPTEMBER 16, 2016. THE ANALYSIS AND CORRECTIVE ACTION PLAN SHALL BE REVIEWED AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THESE DRAWINGS SHALL BE REVISED TO REFLECT THE APPROVED ANALYSIS AND CORRECTIVE ACTION PLAN.

DRIVING DIRECTIONS FROM VRZN WRLS IRVINE OFFICE

HEAD EAST ON GRAND AVENUE FROM GRAND AVENUE AND SAND CANYON AVE. TAKE THE 1ST LEFT ON BURRANCE DRIVE, TURN RIGHT ON DAVIS DRIVE, TURN RIGHT ON THE STATE HIGHWAY 151 IN BURRANCE DRIVE, AND ON 433 IN BURRANCE DRIVE, TURN LEFT ON 433 IN BURRANCE DRIVE, KEEP RIGHT ON 433 IN BURRANCE DRIVE, CONTINUE ONTO CA-90 E-210 S, KEEP LEFT TO CONTINUE ON CA-90 E, BURRANCE DRIVE TO BURRANCE DRIVE AND TURN RIGHT ONTO BURRANCE DRIVE AND THE 2ND LEFT ONTO GRAND AVE. ARRIVE AT 40700 GRAND AVE, CHERRY VALLEY, CA 92223

NOT TO BE USED FOR CONSTRUCTION

PROJECT NO: T1600030
DRAWN BY: NEC
CHECKED BY: BJB

H 06/13/16 REC DATE: N/A
C 06/13/16 REC DATE: N/A
F 06/13/16 REC DATE: N/A
I 06/13/16 REC DATE: N/A
D 06/13/16 REC DATE: N/A

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

PROJECT NO: T1600030
DRAWN BY: NEC
CHECKED BY: BJB

H 06/13/16 REC DATE: N/A
C 06/13/16 REC DATE: N/A
F 06/13/16 REC DATE: N/A
I 06/13/16 REC DATE: N/A
D 06/13/16 REC DATE: N/A

GENERAL NOTES

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

PROJECT NO: T1600030
DRAWN BY: NEC
CHECKED BY: BJB

H 06/13/16 REC DATE: N/A
C 06/13/16 REC DATE: N/A
F 06/13/16 REC DATE: N/A
I 06/13/16 REC DATE: N/A
D 06/13/16 REC DATE: N/A

CONTACT INFORMATION

SITE CONTACT: OWE DEVELOPMENT SERVICES
15500 SAND CANYON AVE.
IRVINE, CA 92618

CONTACT: BLAKE T. WELLS
15500 SAND CANYON AVE.
IRVINE, CA 92618

PHONE: (714) 946-3830

verizon

15505 SAND CANYON AVE.
BUILDING D 1st FL.
IRVINE, CA 92618

W-T

**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRES & INFRASTRUCTURE
DESIGN GROUP, LLC
6666 Las Vegas, NV 89123
PH: (702) 595-1000 FAX: (702) 598-1010
www.wtdesigngroup.com
CONTRACT: 0219151 (2/10/15) (1/14/15) (1/14/15)

core
DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92821

PROJECT NO: T1600030
DRAWN BY: NEC
CHECKED BY: BUB

REV	DATE	DESCRIPTION
1	06/11/14	ADD SEPTIC TANK
2	08/29/14	AND LANDSCAPE PLANS
3	07/17/14	REV REVISION
4	12/18/14	DIV COMMENTS
5	2/18/15	HAZARD ZONING DRAWINGS

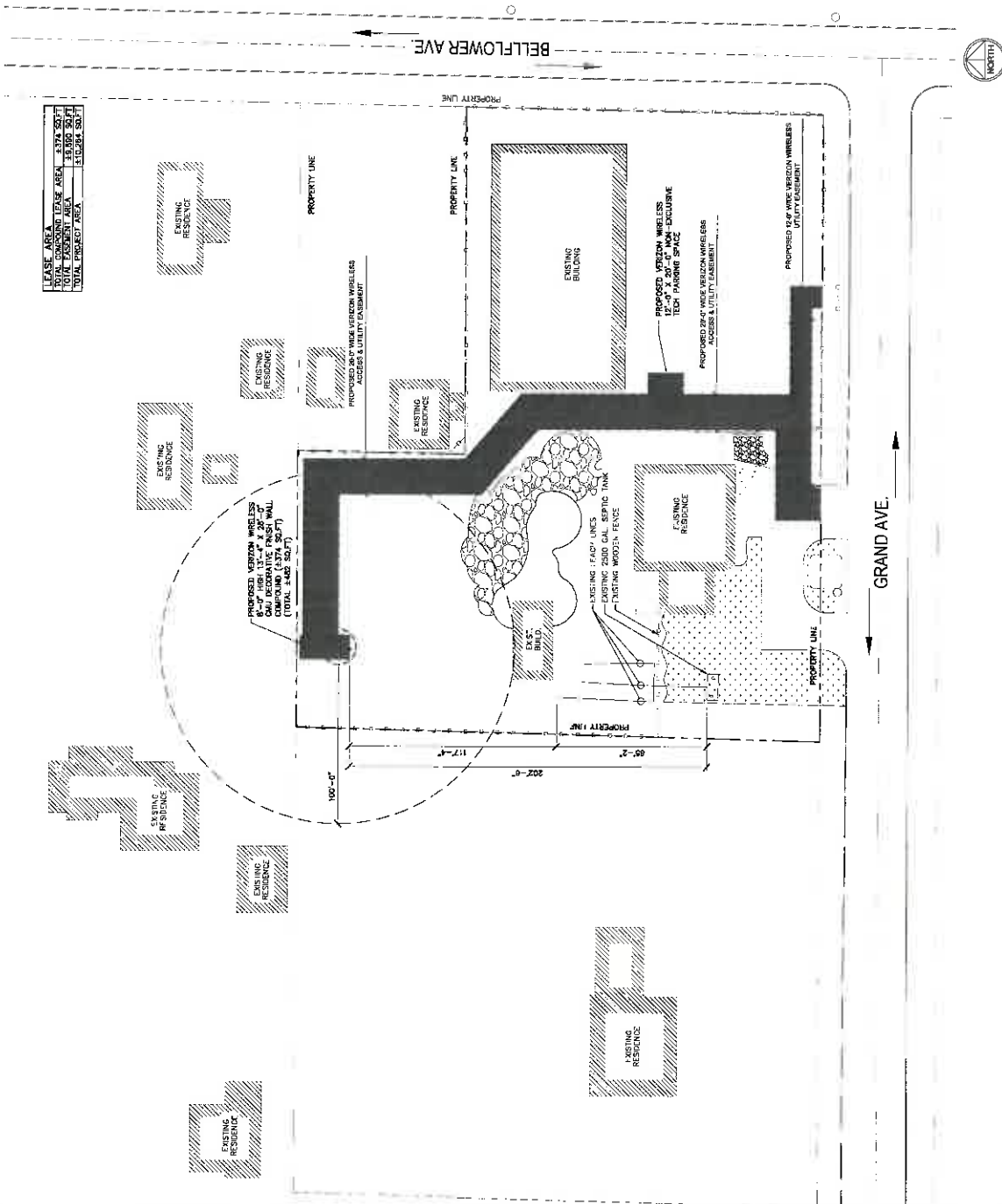
**NOT TO BE USED
FOR CONSTRUCTION**

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

PP25752
JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
LEASE AREA
GRAPHIC ANALYSIS
SHEET NUMBER
A-1

LEASE AREA	
TOTAL LEASING AREA	3,378 SQFT
TOTAL PROPERTY AREA	118,594 SQFT
TOTAL PROJECT AREA	310,881 SQFT



BELFLOWER AVE

GRAND AVE



SCALE: 1" = 30'-0"

LEASE AREA GRAPHIC ANALYSIS

ABBREVIATIONS

ABC	AIR CONDITIONING	FR	FOUND
APPROX	APPROXIMATE LEVEL	MACH	MAXIMUM
BLDG	BUILDING	MFR	MECHANICAL
BLK	BLOCKING	MFR	MECHANICAL MANUFACTURER
CLG	CLEARING	MFR	MISCELLANEOUS MANUFACTURER
CEILING		MIS	MISCELLANEOUS
CHG	CHANGING	HA	NOT APPLICABLE
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTIGUOUS	OC	ON CENTER
DBL	DOUBLE	CO	COUNCIL OF
DGNL	DIAGONAL	CL	CUSTOMER LETTER
DET	DETAIL	PRJ	PROJECT
DWG	DRAWING	PRG	PROPERTY
EACH		TRP	TREATED
ELEV	ELECTRICAL	UTD	UNUSUAL TREATMENT
ELEC	ELECTRICAL	ROOM	ROOM
EQIP	EQUIPMENT	PH	POUNDER OPENING
EXIT	EXIT	PH	PHOTIC
FIN	FINISH	SHL	SHEATH
FLOOR	FLOOR	SHL	SHALLOW
FR	FLOOR	STR	STRUCTURE
FR	FLOOR	STE	STAINLESS STEEL
FR	FLOOR	ST	STRUCT
FR	FLOOR	STP	STANDARD
FR	FLOOR	STP	STANDARD
FR	FLOOR	TBRN	TERRAZZO
FR	FLOOR	TRM	TERRAZZO
FR	FLOOR	TRM	TERRAZZO
FR	FLOOR	TRM	TERRAZZO
FR	FLOOR	TRM	TERRAZZO
FR	FLOOR	TRM	TERRAZZO
FR	FLOOR	TRM	TERRAZZO

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	ADJACENT BOUNDARY LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND FIBER LINE
---	BURIED GAS LINE
---	OVERHEAD TELEPHONE LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER
---	BURIED STORM DRAIN
---	CHAIN LINK FENCE
---	BROUGHT IRON FENCE
---	FIRE HYDRANT
---	GATE VALVE
---	WATER METER
---	CATCH BASIN, TYPE I
---	CATCH BASIN, TYPE II
---	UTILITY POLE
---	TRANSFORMER
---	LOCK STANDARD
---	POWER METER
---	UTILITY BOX
---	UTILITY POLE

NOTES: SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. ANY SOILS AND FOUNDATION WORK SHALL BE PERFORMED BY AN ENGINEER. DATE OF SURVEY IS 08/29/14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THIS IS A PRELIMINARY SURVEY AND FOR REFERENCE ONLY. ANY AND ALL RIGHTS, LOCATION AND EXPENSES THESE DAMAGES.

NOTES: CONTRACTOR TO INSTALL A 17"x30" PULL BOX FOR TOWER AND SURVEY MONUMENT AFTER EVERY 300'-0" OR AFTER EVERY 100'-0" IN BUNDLES.

NOTES: REFERENCE SURVEY BY RAYMOND LAND SURVEYING, DATED 01/14/14, 100-100 GRAND AVENUE, BEAUMONT, CALIFORNIA, 92223. ALL RIGHTS RESERVED.

NOTES: CHECK WITH PUBLIC ROW WILL BE UNDER SEPARATE PERMIT.

ABBREVIATIONS & SYMBOLS



15505 SAND CANYON AVE.
IRVINE, CA 92618



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS INFRASTRUCTURE
85055 East Valley
Las Vegas, NV 89123
PH: (702) 986-1000 FAX: (702) 986-1010
www.wtdesigngroup.com



core
DEVELOPMENT SERVICES
2749 SATURN STREET
SERRA, CA 92281

PROJECT NO: TT600030
DRAWN BY: REC
CHECKED BY: BJE

REV	DATE	DESCRIPTION
1	09/13/16	ADD SITE # 744
2	09/29/16	ADD LANDSCAPE PLANS
3	09/19/16	SITE REDRAWN
4	12/16/16	DITV CHANGES
5	7/12/16	100% ROSTER ZONING CHANGES

**NOT TO BE USED
FOR CONSTRUCTION**

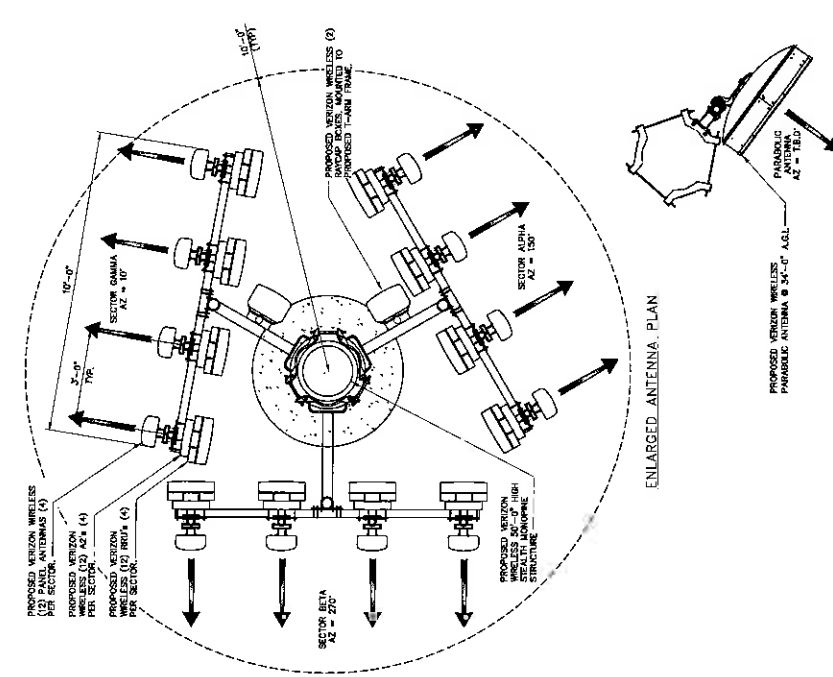
IT IS A VIOLATION OF LAW FOR ANY PERSON,
FIRM OR CORPORATION TO REPRODUCE, TRANSMIT,
OR TO ALTER THIS DOCUMENT.

PP25752
JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE
& ANTENNA PLAN

SHEET NUMBER
A-2

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR
THE LOWER PORTION OF THE TOWER. A STRUCTURAL EVALUATION HAS BEEN PERFORMED BY VECTOR
ENGINEERS AND IS SHOWN ON SHEET A-1. THIS DOCUMENT IS FOR REFERENCE ONLY AND THE HEIGHT, LOCATION AND MOUNTING SHOWN IN THE
STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

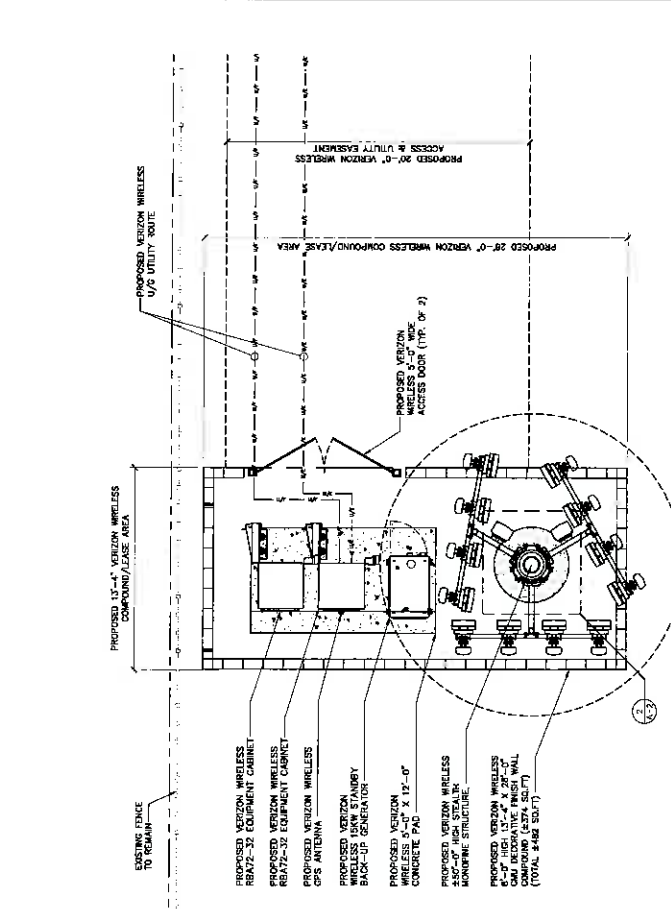


ANTENNA SECTOR	ASSEMBLY	# OF ANTENNAS	# OF BEAMS	SECTOR USE	COAX	CONDUIT
ALPHA	100'	4	4	4°	60'±	(1)-3/4" HDPE/LLK
BETA	270'	4	4	4°	60'±	(1)-3/4" HDPE/LLK
GAMMA	10'	4	4	4°	60'±	(1)-3/4" HDPE/LLK
PARABOLIC	180'	1	N/A	34'	55'±	7/8" CONK
GPS	N/A	3	N/A	N/A	40'	1/2" CONK

COAX/ANTENNA SCHEDULE

NOTE: COORDINATION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO OPENING, FABRICATING, OR INSTALLATION OF CABLES, COAX OR CONDUIT.

NOTE:
PROPOSED FOR FINISHING SHALL BE CONSTRUCTED AND FINISHED TO A FINISH GRADE OF 10
INCHES ABOVE FINISH GRADE.
NOTE:
REFERENCE SURVEY BY DIMON/JACK LAND SURVEYING
DATE 08/11/16 FOR PROPERTY LINES &
EXISTING EASEMENT INFORMATION.
NOTE:
STAIRS ANTENNA STRUCTURE BRANCHES NOT SHOWN
FOR CLARITY.



ENLARGED ANTENNA PLAN & CABLE/ANTENNA SCHEDULE

ENLARGED SITE PLAN

SCALE: 1/2" = 1'-0"

SCALE: 7/8" = 1'-0"

2

1



15505 SAND CANYON AVE.
BUILDING 70 1st FL.
IRVINE, CA 92618



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS TELECOMMUNICATIONS
STRUCTURE
8650 S. LAMAR AVE. SUITE #223
LAS VEGAS, NV 89123
PH: (702) 958-1000 FAX: (702) 958-1010
www.wtdesign.com



DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92821

PROJECT NO:	11800030	
DRAWN BY:	NEC	
CHECKED BY:	BDJ	
REV	DATE	DESCRIPTION
1	07/17/15	ADD SITE NAME
2	08/26/15	ADD LANDSCAPE PLANS
3	07/14/15	REV. FOUNDATION
4	12/18/15	CIT. COMMENTS
5	7/17/15	USE REVISION ZONING DEPT. 052

**NOT TO BE USED
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON
OTHER THAN A LICENSED PROFESSIONAL ENGINEER
TO ALTER THIS DOCUMENT.

PP25752
JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

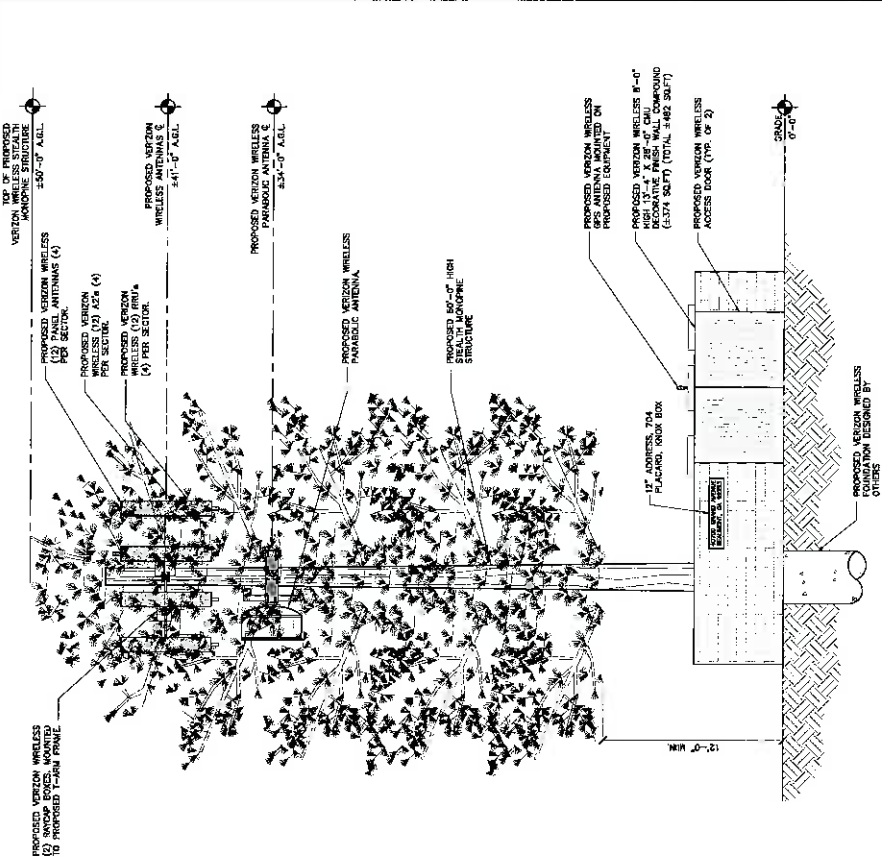
NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR THE EXISTING BUILDING. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.

NOTE: THE BRACKERS FOR THE STEALTH ANTENNA STRUCTURE SHALL START 12 FEET FROM THE EXISTING FOUNDATION. THE BRACKERS SHALL BE SPACED AT THREE (3) BRACKERS PER FOOT & ALL ANTENNAS SHALL HAVE "DOORS".

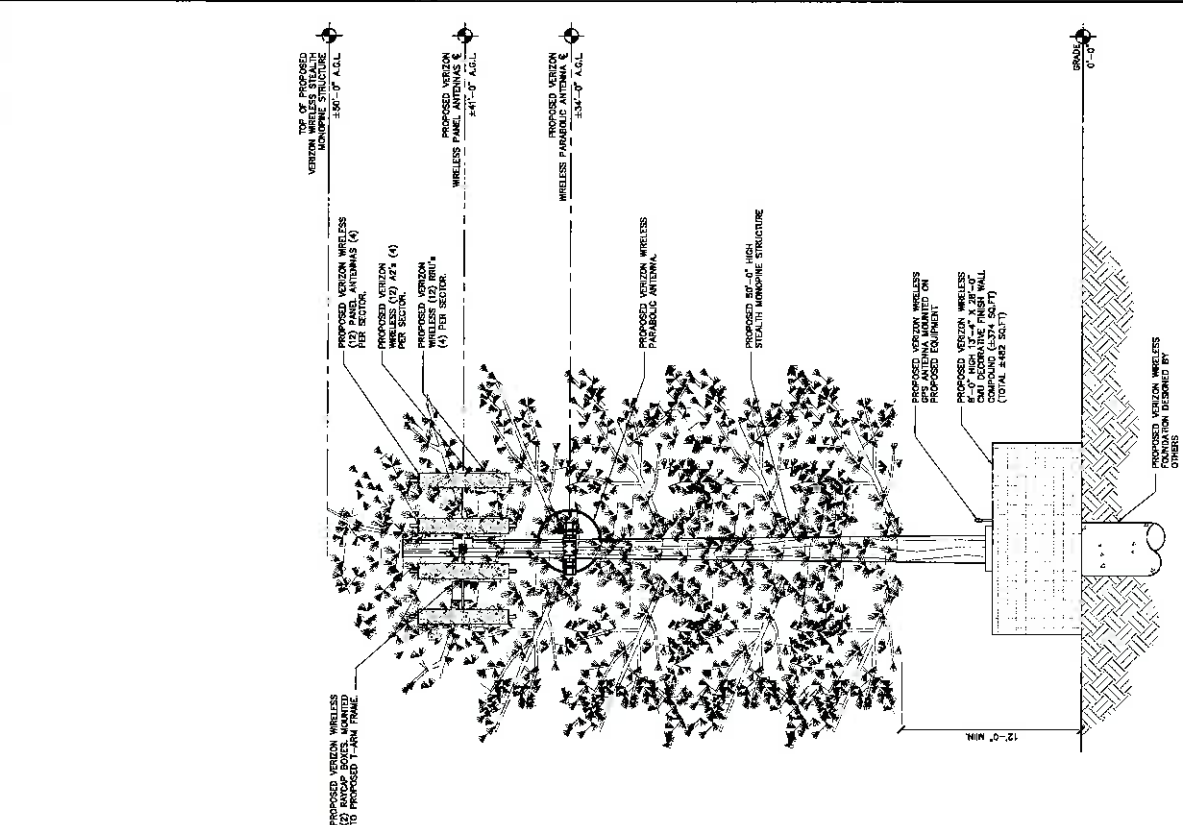
NOTE: ALL CABLES TO BE ROUTED ON THE INTERIOR OF STEALTH ANTENNA STRUCTURE.

NOTE: ALL BRACKERS TO BE PAINTED TO MATCH THE COLOR OF THE EXISTING STRUCTURE.

NOTE: THE BRACKERS FOR THE STEALTH ANTENNA STRUCTURE SHALL BE SPACED AT THREE (3) BRACKERS PER FOOT & ALL ANTENNAS SHALL HAVE "DOORS".



PROPOSED EAST ELEVATION SCALE: 1/4" = 1'-0" 2



PROPOSED NORTH ELEVATION SCALE: 1/4" = 1'-0" 1

verizon
 15505 SAND CANYON AVE.
 BUILDING 1D 1A FL
 IRVINE, CA 92618

W-T
W-T COMMUNICATION
DESIGN GROUP, LLC.
 WIRELESS TELECOMMUNICATIONS STRUCTURE
 8505 S. BAYVIEW BLVD SUITE 200
 LAS VEGAS, NV 89123
 PH: (702) 898-1000 FAX: (702) 898-1010
 www.wtcomm.com
 COPYRIGHT © 2012 W-T COMMUNICATIONS DESIGN GROUP, LLC

core
 DEVELOPMENT SERVICES
 2749 SATURN STREET
 BREA, CA 92821

PROJECT NO:	T1600030	
DRAWN BY:	NEC	
CHECKED BY:	BUB	
H	10/17/16	ADD SPEC C LINE
D	09/28/16	ADD LANDSCAPE PLANS
F	07/17/16	REV REVISION
E	07/07/16	CITY COMMENTS
D	7/19/15	ISSUE REVISION DRAWING
REV	DATE	DESCRIPTION

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS SPECIFICALLY AUTHORIZED BY THE CITY OF IRVINE, TO ALTER THIS DOCUMENT.

PP25752
 JOULE
 40700 GRAND AVENUE
 BEAUMONT, CA 92223
 RIVERSIDE COUNTY

SHEET TITLE
 ELEVATIONS

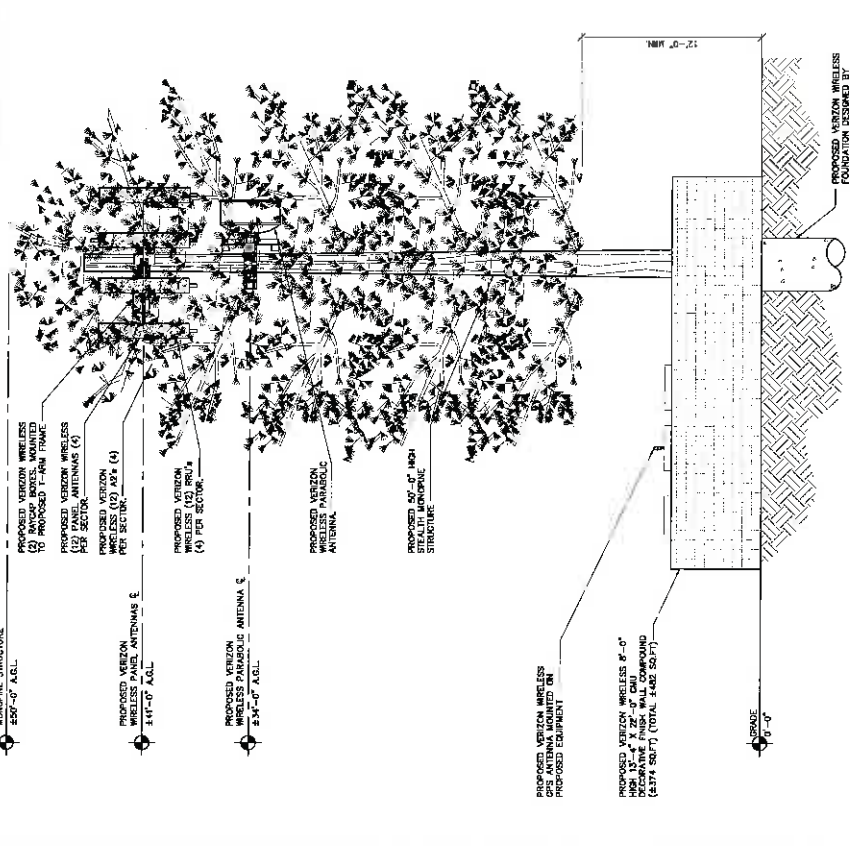
SHEET NUMBER
A-4

NOTE: SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE TREE OR STRUCTURE. AN ANALYSIS OF THE TREE OR STRUCTURE HAS BEEN PERFORMED BY AN ENGINEER AND THE RESULTS OF THE ANALYSIS ARE SHOWN IN THE DRAWINGS. ANY MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS. ANY DEVIATION FROM THE DRAWINGS WILL BE AT THE RISK OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF IRVINE AND RIVERSIDE COUNTY. A PLANNING APPROVAL STAMP AND EXEMPTION FROM THE DRAWINGS WILL BE REQUIRED. A PLANNING APPROVAL STAMP AND EXEMPTION FROM THE DRAWINGS WILL BE REQUIRED. A PLANNING APPROVAL STAMP AND EXEMPTION FROM THE DRAWINGS WILL BE REQUIRED. A PLANNING APPROVAL STAMP AND EXEMPTION FROM THE DRAWINGS WILL BE REQUIRED.

NOTE: CONTRACTOR TO PAINT ANTENNAS, CABLES, & ALL MOUNTING HARDWARE TO MATCH THE COLOR OF THE EXISTING STRUCTURE.

NOTE: ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO STEALTH ANTENNA STRUCTURE SHALL BE PAINTED OR COVERED WITH SHADES TO MATCH STEALTH ANTENNA STRUCTURE COLOR.

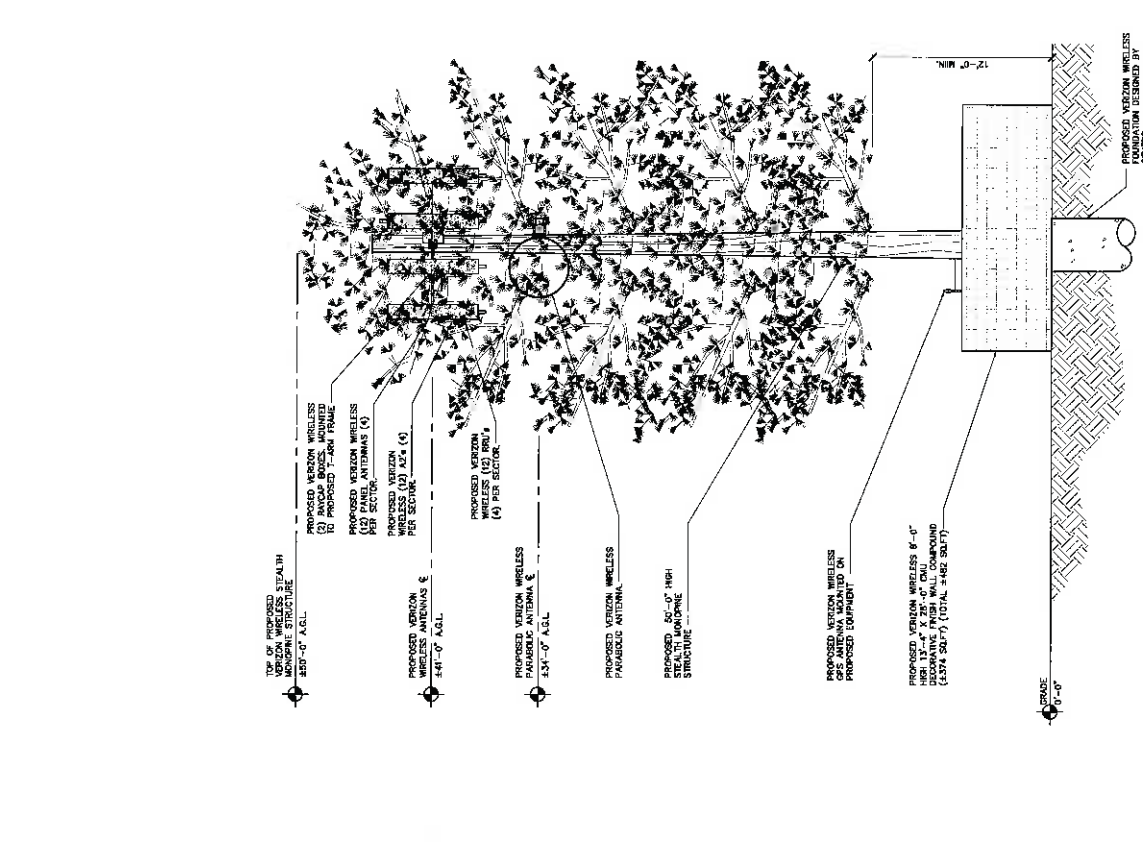
NOTE: BRANCHES FOR THE STEALTH ANTENNA STRUCTURE SHALL START 12 FEET FROM THE BOTTOM OF THE TREE. SHALL BE SPACED AT THREE (3) BRANCHES PER 1000' & ALL ANTENNAS SHALL HAVE "SHOES"



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

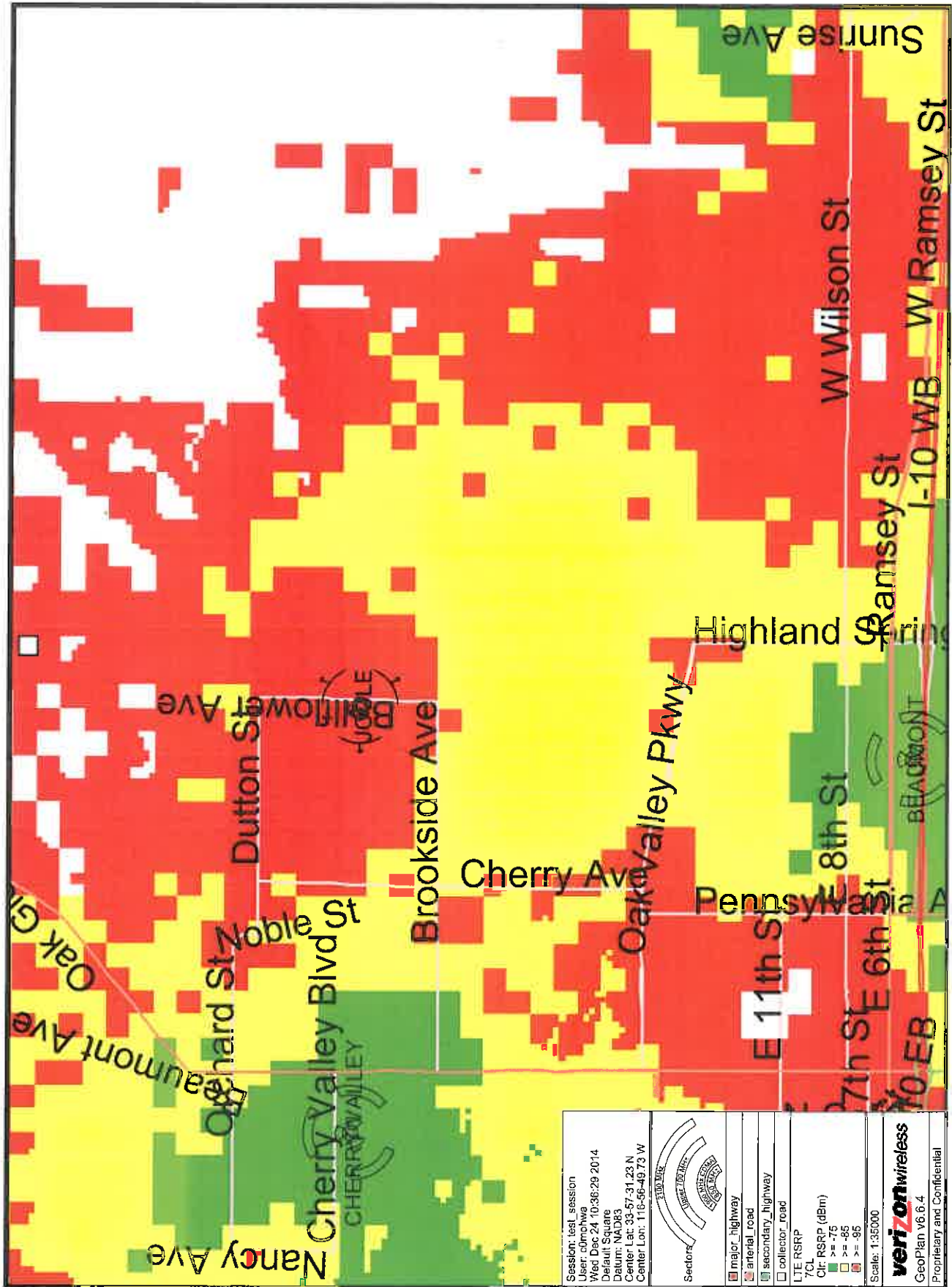
2



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1



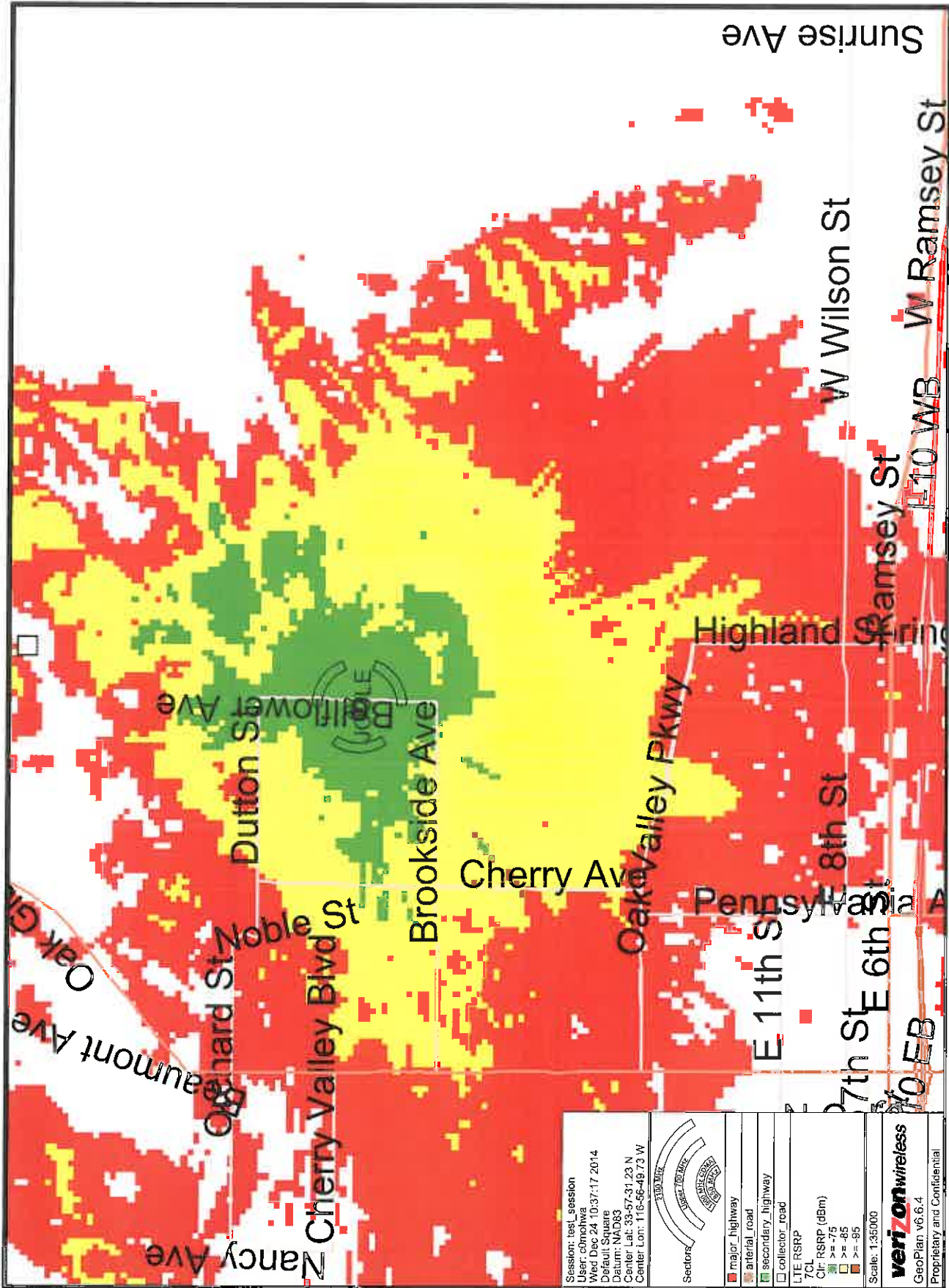
Session: test_session
 User: s0mchwa
 Wed Dec 24 10:36:29 2014
 Default Square
 Datum: NAD83
 Center Lat: 33-57-31.23 N
 Center Lon: 118-56-49.73 W

Sectors
 1200 MHz
 1200 MHz
 1200 MHz
 1200 MHz

- major_highway
- arterial_road
- secondary_highway
- collector_road

LTE RSRP
 7CL
 Ctr: RSRP (dBm)
 > -75
 > -85
 > -95

Scale: 1:35000
verizonwireless
 GeoPlan v6.6.4
 Proprietary and Confidential



Sunrise Ave

W Wilson St

Ramsey St

E 10 WB

W Ramsey St

Highland Springs

Boylower Ave
 Dutton St

Cherry Valley Blvd St

Brookside Ave

Cherry Ave

Oak Valley Pkwy

Pennsylvania Ave

E 11th St

E 8th St

E 6th St

E 7th St

E 10 EB

Cherry Valley Blvd St
 Noble St
 Dutton St
 Boyle Ave

Nancy Ave

Cherry Valley Blvd St

Brookside Ave

Cherry Ave

Oak Valley Pkwy

Pennsylvania Ave

E 11th St

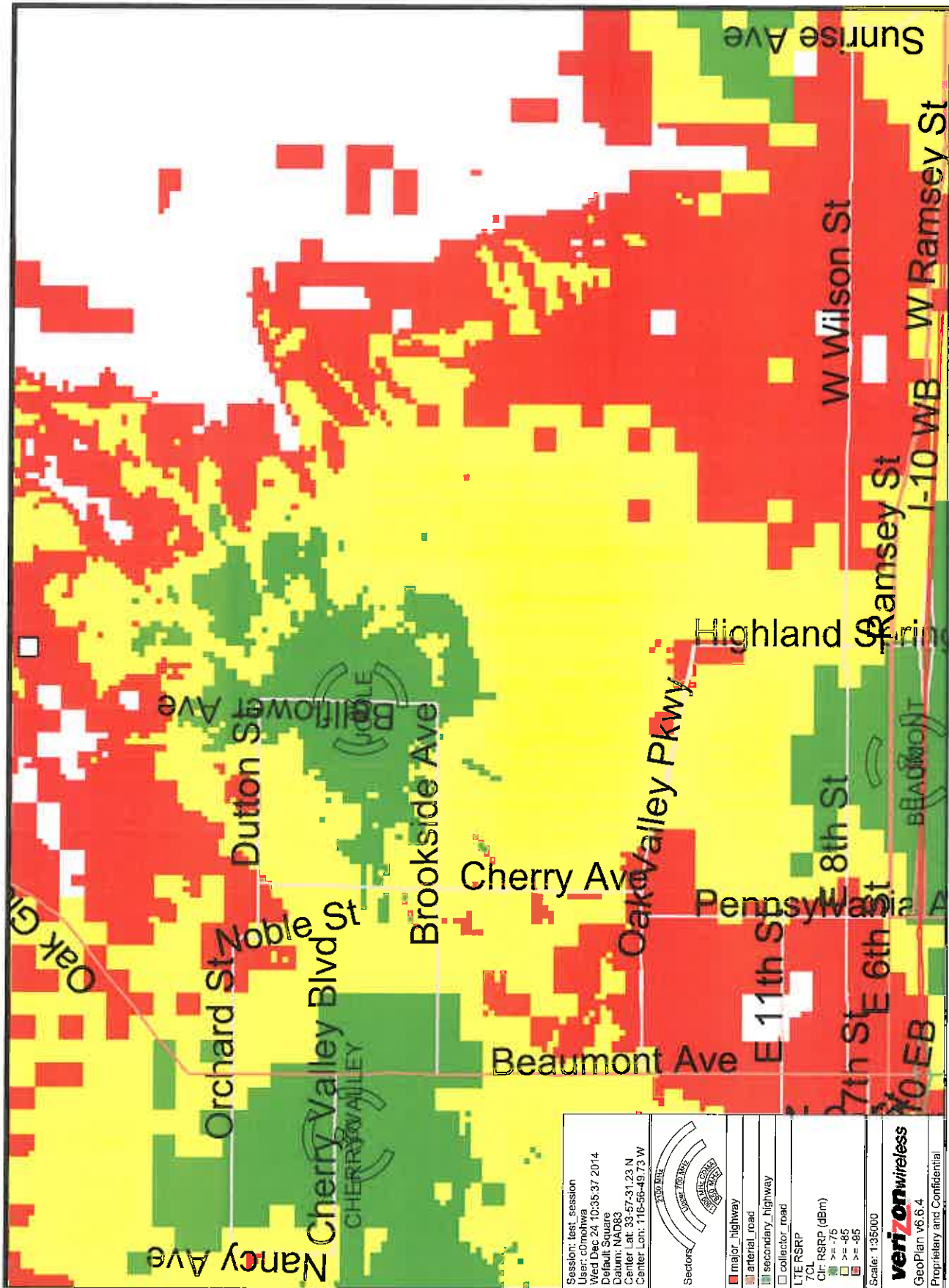
E 8th St

E 6th St

E 7th St

E 10 EB

Cherry Valley Blvd St
 Noble St
 Dutton St
 Boyle Ave



Session: test_session
 User: c0mohwa
 Wed Dec 24 10:35:37 2014
 Default: Square
 Datum: NAD83
 Center Lat: 33-57-31.23 N
 Center Lon: 118-56-49.73 W



- major_highway
 - arterial_road
 - secondary_highway
 - collector_road
- LTE RSRP
 7CL
 Clr: RSRP (dBm)
 >= -75
 >= -85
 >= -85

Scale: 1:35000
verizonwireless
 GeoPlan v6.6.4
 Proprietary and Confidential



JOULE

40700 GRAND AVENUE BEAUMONT CA 92223



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



JOULE

40700 GRAND AVENUE BEAUMONT CA 92223



LOOKING NORTHEAST FROM GRAND AVENUE

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



JOULE

40700 GRAND AVENUE BEAUMONT CA 92223



VIEW 3



LOOKING SOUTHEAST FROM WINESAP AVENUE

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

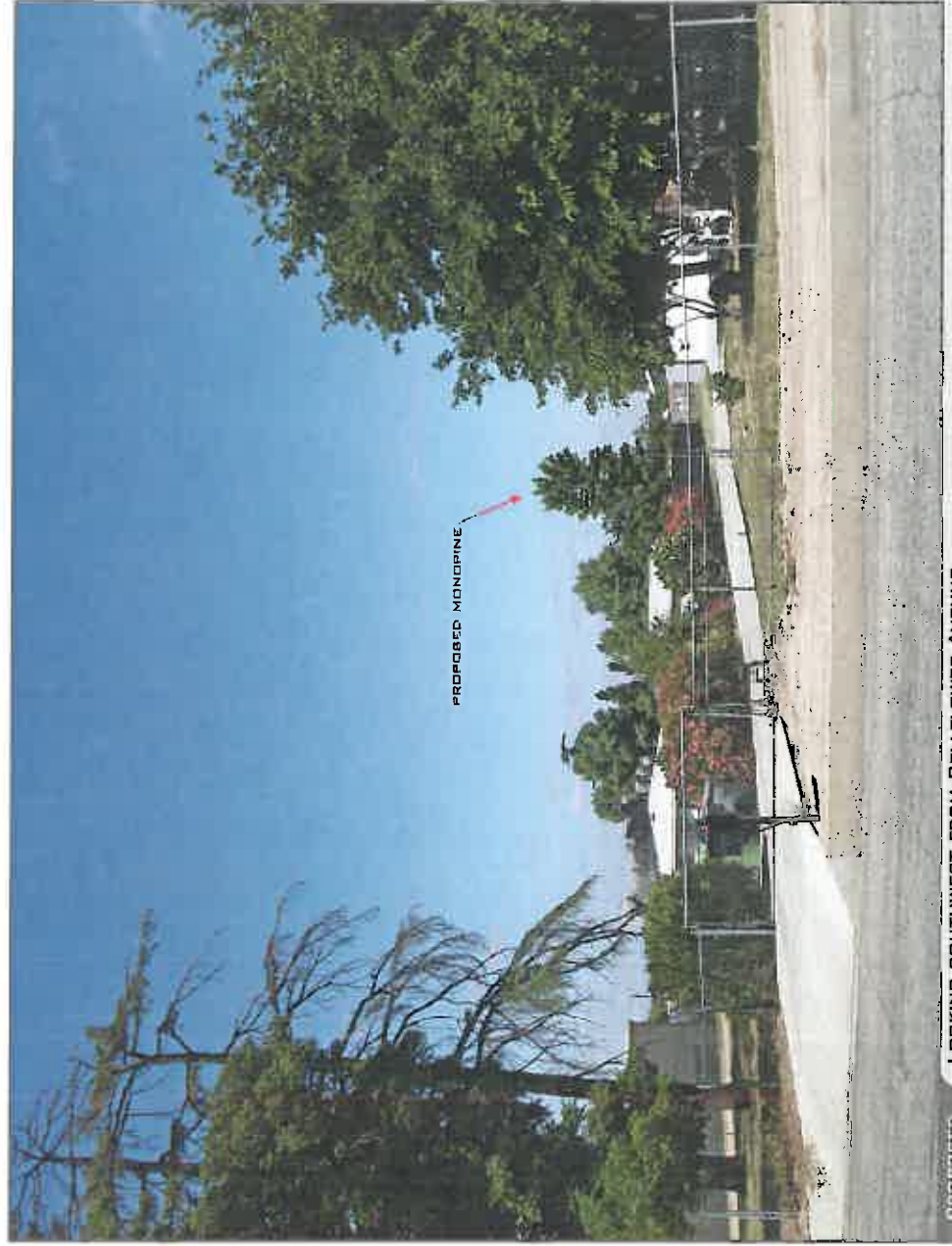


JOULE

40700 GRAND AVENUE BEAUMONT CA 92223



VIEW 4



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PP25752 / EA42768 _____

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: Tim Wheeler Title: Project Planner Date: June 16, 2017

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 2/13/15

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: July 24, 2017

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 Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org.

Please charge deposit fee case#: ZEA42768 ZCFG06152 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42768
Project Case Type (s) and Number(s): Plot Plan No. 25752
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: (951) 955-6060
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue - Building 1, Irvine, CA 92618

I. PROJECT INFORMATION

Project Description: Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

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

B. Total Project Area: 375 square feet

C. Assessor's Parcel No(s): 402-180-012

Street References: South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South Range 1 West Section 26

E. Brief description of the existing environmental setting of the project site and its surroundings: The site currently contains a single family residence and detached structure. The site is surrounded by single-family residences.

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 project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is a 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 or within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a 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): The Pass

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community: Very Low Density Residential (RC: VLDR)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Pass

2. **Foundation Component(s):** Rural Community and Community Development

3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Medium Density Residential (CD: MDR)

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, One Acre Minimum (A-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture, One Acre Minimum (A-1), Residential Agricultural, One Acre Minimum (R-A), and Mobile Home Subdivision and Mobile Home Park (R-T)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

March 24, 2017

Date

Tim Wheeler
Printed Name

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) According to the Riverside County General Plan Figure 9, Scenic Highways, there are no State Eligible Scenic Highways or County Eligible Scenic Highways in the vicinity of the Project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project is located on a 2.02 acre parcel. Under current conditions, the Project site contains a single family residence and detached structure. 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 monopine Project would be similar in character to the existing trees 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. Any future co-locations that may occur to the site would not affect the scenic resources as they too would be contained within the established area of the lease for the facility. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

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 42.39 miles from the Mt. Palomar Observatory. The Project does not propose any outdoor lighting. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact

a-b) The proposed wireless communications facility may provide a service light inside the equipment cabinet(s) to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 "Other Lands" and "Urban-Built Up Land." 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-c) 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.

The Project site is zoned Light Agriculture, One Acre Minimum (A-1-1). According to "Map My County," zoning designations surrounding the Project site are designated Light Agriculture, One Acre Minimum (A-1-1), Residential Agricultural, One Acre Minimum (R-A-1), and Mobile Home Subdivision and Mobile Home Park (R-T). Even though the Project site and a few of the surrounding parcels are zoned Light Agricultural, there are no farming operations within the vicinity and the project site is adjacent to a mobile home subdivision. Therefore, there is a less than significant impact.

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. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-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.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD 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. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

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

California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has 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 SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Community Development: High Density Residential (CD: HDR) (8-14 du/ac) and Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac). Because the proposed Project is simply an unmanned wireless communication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD:HDR and CD:MDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless communication facility, there would be no change in any density ratio. 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 SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance

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

Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

It should be noted that all projects within the SCAB, including 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 basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

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.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for an fraternal event hall. Additionally, once the cell site is complete, the unmanned cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. 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

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

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 Highgrove Elementary School located at 690 Center St, Riverside, CA 92507 at approximately .97 miles east of the Project site.

While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

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, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

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 a concrete pad for the placement of the cell site equipment. 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. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

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	<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
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is on a built-up parcel next to an urbanized area. The project site currently has a single family residence and detached structure on site. The proposal will disturb an approximately 375-square-foot lease area for the construction of the tower and associated equipment. Based on minimal disturbance, the site is not anticipated to have biological impacts due to an already existing land use on the subject parcel. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 375 square foot lease area for the construction of the tower and associated equipment. The site is currently developed with a single family residence and detached structure. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect 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. The project site is located adjacent to an urbanized area and on a parcel with an existing land use of a single family residence and detached structure. 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. The project is not located within Ordinance 663 (Stephen's Kangaroo Rat). With this project site already being a disturbed site consisting

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

of a single family residence and detached structure, No other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project will not impact historical resources, because prior grading of the project site has eliminated any potential for impacts to historical resources. Moreover, the project site is vacant of historic buildings and does not support historical resources of any kind.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?

Source: Project Application Materials, on-site inspection

Findings of Fact:

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance

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

of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

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

Findings of Fact:

In compliance with Assembly Bill 52 (AB52), on July 13, 2015 notices regarding this project were mailed to all Native American groups who had requested to be noticed pursuant to AB 52.. No consultation was requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians deferred to Bands closer to the project, there was no response from the Pechanga Band of Mission Indians, the Agua Caliente and San Manuel Bands deferred to Morongo, who did not request consultation. No Tribal Cultural Resources were identified by any of the Native American groups because there are none present. Therefore, there will be no impacts to Tribal Cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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. The site does lie within a fault zone established by the County of Riverside. The nearest fault is ½ mile northeast of the Project site (Banning Fault). Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 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 measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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 "Map My County," the Project site is identified as having "low" liquefaction susceptibility. 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.

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)

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone, but within a 1/2 mile away from an identified fault (Banning Fault). As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 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 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"

Findings of Fact:

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

Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. 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 rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

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"

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

Findings of Fact:

The Project site is more than 58.93 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed 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. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

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

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

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

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require 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) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems on the subject site. The existing septic system for the existing residence on site is approximately 120 feet away from where the lease area and tower are to be located. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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

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

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 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

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

Findings of Fact:

a) The proposed Project is located on disturbed, built-up 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. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

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

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

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

Findings of Fact:

The Project site is considered to have a “high” 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.

21. 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:

The project site is in an Undetermined Area per the Riverside County General Plan Figure OS-8 Paleontological Sensitivity exhibit. A Paleontological Report (PDP) No. 1547 and a Paleontological Resource Impact Mitigation Plan (PRIMP), for this project were both submitted on September 30, 2016. PDP01547 concluded potential for destruction of paleontological resources during earthmoving and construction related activity is considered to be high in sediments of the Quaternary alluvial fan and San Gorgonio Pass at depths of 5 feet or deeper. PDP01547 recommended, because of this high potential, monitoring by a qualified paleontologist when auguring or trenching occurs at a depth of 5 feet or below.

PDP01547 satisfies the requirement for a PRIMP for this site grading. PDP01547 was hereby accepted by the County Geologist/Paleontologist for this project. PDP01547 shall be implemented for site grading under a grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01547 for fossil protection and recovery, as appropriate. The project has been conditioned, as is normal practice, for a qualified paleontologist to be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources; a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

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

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. Therefore, due to these provisions, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Project Application Materials

Findings of Fact:

a) The Project proposes the installation of a 50-foot tall disguised wireless communication facility within a 375 square foot lease area. The installation of the wireless communication facility 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 and thus 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. 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

23. 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. For this reason, this project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials and will have no impact.

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. Therefore, the project will result in 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.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The closest airport is the Banning Municipal Airport which is located approximately 6.17 miles southeast of the project site. Therefore, the project site is not located within the vicinity of any public or private airport; and the project will not result in an inconsistency with an Airport Master Plan. There will be no impact.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impact.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impact.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. 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: GIS database (Map My County)

Findings of Fact:

According to County of Riverside GIS database (Map My County), the Project site is not located within a high fire area, a fire responsibility area, or 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

26. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) Due to the limited scope of the proposed Project and the existing development onsite, 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 (neither of which occur in the vicinity), 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 communication 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) The Project site is located within a 100 year flood zone however no housing is being proposed therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal

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

Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.

f) The project site is located within a 100 year flood zone. However, because the Project consists solely of a wireless communications tower and associated small equipment cabinets and a generator, the Project structures are too small to substantially impede or redirect flood flows, and the Project itself would therefore have a less than significant impact to 100-year flood hazard area.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water 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.

27. 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"/>
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 "Special Flood Hazard Areas," 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 and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the Project will have a less than significant impact.

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

b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have a less than significant impact.

c) As indicated in the Riverside County GIS database, the Project site is not located in a dam inundation zone, but is located within a 100-year flood zone. However, because the proposed Project is simply an unmanned wireless communication facility, the Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the Project will have 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

28. Land Use

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

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

Findings of Fact:

a) Under existing conditions, the Project site is built-up with a single family residence and detached structure. With implementation of the proposed Project, only the 375-square-foot lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum). Wireless communications towers are a permitted use with a plot plan in this area, and the proposed Project will not result in a substantial alteration of the present or planned land use of the area. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and is located outside the sphere of influence of any city. Therefore, the proposed Project would not adversely affect land use within an adjacent city sphere of influence, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. 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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 for Light Agriculture – 1 Acre Minimum (A-1) which allow for one-family dwellings, mobile homes, as well as public utility uses such as communication facilities. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is entirely surrounded by properties with a Light Agriculture – 1 Acre Minimum (A-) to the west and south, Rural Agricultural – 1 Acre Minimum (R-A) to the north, and Mobile Home Subdivision and Mobile Home Park (R-T) to the east. The Project proposes a wireless communication facility. The proposed use would be fully compatible with A-1, R-A, and R-T zoning designations in the vicinity of the Project site. 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 single-family residential properties to the north, south, east and west. The wireless communication facility would be fully compatible with the existing residential uses near the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses. There would be no impact.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: Rural Community: Very Low Density Residential (RC: VLDR) to the north, south, west. To the east it is designated Community Development: Medium Density Residential (CD: MDR). 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 communication facility would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the north, south, east and west 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 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
--	--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring is required

MINERAL RESOURCES Would the project

30. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

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 3 (MZ-3) 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 of undetermined mineral resource significance. 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 or designated areas by the State, 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

31. Airport Noise

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

a) 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

There is no railroad located in any a proximity to the Project site. However, the proposed Project is simply a wireless communication facility, which would not be affected by railroad noise or pose an impact to the railroad. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Findings of Fact:

The nearest highway is Interstate 10, which is located approximately 3.29 miles to the west of the Project site. However, the proposed Project is simply a wireless communication facility, which would not be affected by highway noise or pose an impact to Interstate 10. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

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.

35. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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 communication 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, 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

36. 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

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

Findings of Fact:

a & c) There is only a detached single family residence and detached structure on the subject property. The inclusion 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 a wireless communication facility 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.

e) The Project simply proposes a wireless communication 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 a wireless communication 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:

37. 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 by Riverside County Fire Station No. 22, located approximately 1.37 miles west of the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned wireless communication 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.

38. Sheriff Services

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

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department and City-Operated Police Agencies provide community policing to the Project area via the Cabazon Sheriff Station and the Beaumont Police Station located approximately 10.31 miles southeast and 2.81 miles southwest of the Project site. The proposed Project's demand on sheriff or police protection services would be little to nonexistent because the proposed Project is simply a wireless communication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff or police stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: School District correspondence, GIS database

Findings of Fact:

The Project simply proposes a wireless communication 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.

40. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes a wireless communication 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.

41. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

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

Findings of Fact:

The Project simply proposes a wireless communication facility. No housing, which could increase the demand for health services, is being proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. 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 a wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to “Map My County,” the Project site is partially located within the Cherry Valley/Beaumont County Service Area (CSA) #27. However, the project is a wireless communication facility and does not involve the construction or expansion of recreational facilities or payment of Quimby Fees. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

Findings of Fact:

According to the Pass Area Plan Figure 8, *Trails and Bikeway System*, there are no regional trails located or 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.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<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, Project Application Materials

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

Findings of Fact:

a-b) The proposed Project is simply a wireless communication facility. Any traffic resulting from the proposed Project would be due to regular 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. There will be no impact.

c-d) The proposed Project is simply a wireless communication 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 will be no impact.

e-f) The proposed Project is simply a wireless communication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a very minor 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 a wireless communication facility on a 375 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 a wireless communication 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.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The proposed Project is simply a wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. Therefore, there would be no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply a wireless communication facility with no need for water supplies as part of its operations. 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.

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply a wireless communication 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.

48. Solid Waste				<input checked="" type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require solid waste services. The project is conditioned to report and demonstrate compliance with an approved Waste Reporting Plan, required prior to issuance of the project. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities and there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. 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: Riverside County General Plan, Project Application Materials

Findings of Fact:

a & c) Implementation of the proposed Project would require the use of electrical facilities. Electrical service would be provided by Southern California Edison. The Project consists of communication systems, which would be provided by Verizon, and the expansion of which is evaluated in this environmental assessment. Standard electrical transformers and units are provided to facilitate the cell site. These would be the same as needed for small commercial facilities or additional dwelling units. Large expansion of electrical services or SCE facilities are not needed for the implementation of this project. 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. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

The proposed Project is an unmanned wireless communication 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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Project Application Materials, Staff Review

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. Therefore, there would be a less than significant impact.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. 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 | <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
--------------------------------	--	------------------------------	-----------

with the effects of past projects, other current projects and probable future projects)?

Source: Project Application Materials, Staff Review

Findings of Fact: As discussed throughout this environmental assessment, implementation of the wireless communication facility would not result in potentially significant or cumulative effects. It is not expected that additional projects of a similar character would be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment.

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

Source: Project Application Materials, Staff Review

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. 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 significant 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;

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

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.

Revised: 06/07/17
Y:\Planning Master Forms\Templates\CEQA Forms\Form_Initial_Study.docx

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) Global Positioning Satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

The project site is located South of Cherry Valley Boulevard, west of Bellflower Avenue, north of Grand Avenue, and east of Winesap Avenue at the address of 40700 Grand Ave.

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

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

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

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25752 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25752, Exhibit A, dated July 24, 2017.

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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - CODE/ORDINANCE REQUIRE RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s)

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - CODE/ORDINANCE REQUIRE (cont.)

RECOMMND

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.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process.

Additional accessible requirements within the structure shall be reviewed during the building plan review.

The applicant shall obtain an approved final building inspection from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

Noise Consultant: TCA
5621 Florinda Avenue
Arcadia, CA 91006

Noise Study: "Noise Assessment Report, Verizon Wireless, Joule Site, 40700 Grand Avenue, Beaumont, CA 92223, Riverside County," August 9, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25752 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 26, 2016 c/o Steven Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NO WASTEWATER PLUMBING

RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 3 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE - #89 KNOX BOX RECOMMND

KNOX BOX-key storage 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.

10.FIRE. 2 USE - ADDRESS RECOMMND

Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12 inches in height. 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.

10.FIRE. 4 USE - EXTINGUISHER RECOMMND

Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

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

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.FIRE. 6 USE - #88A AUTO/MAN GATES (cont.) RECOMMND

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.

10.FIRE. 7 USE - COMMERCIAL HYDRANT RECOMMND

Approved Super fire hydrants, (6"x4"x 2-1/2X2-1/2_) shall be within 400 feet of any portion of the lot frontage

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25752 is a proposal to construct, operate and maintain a unmanned telecommunications facility in the Cherry Valley area. The 2.02-acre site is located on the northwest corner of the Grand Avenue and Bellflower Avenue.

The site is located within the 100-year floodplain as delineated on Beaumont Quadrangle Awareness Floodplain Maps by California Department of Water Resources (DWR) and is available at:

http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/riverside/beaumont.cfm

This floodplain map uses approximate assessment procedures and does not have specific depths or other flood hazard data.

The site is subject to sheet flow type flooding from the mountains to the north and the northeast. The project shall be designed to protect all proposed structures from flooding and allow for the passage of stormwater runoff safely through the site during all storm events up to the 100-year storm event. There is a perimeter block wall proposed around the facility. Due to the small size of the project area in relation to the entire parcel, this block wall should not affect the storm flows and adversely impact the adjacent properties. It is recommended that the gated entrance to the project site be situated on the south perimeter wall to discourage stormwater runoff from entering the project/leased area. All new structures shall be floodproofed by constructing the finished floor a minimum of 18 inches above the highest adjacent ground. All

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

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

new construction should comply with all applicable ordinances and grading should perpetuate the natural drainage patterns for the area.

10.FLOOD RI. 2 USE - ELEVATE FINISH FLOOR 18 RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

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

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

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.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The monopine located within the property shall not exceed a height of 50 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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

The balance of the subject property, APN 402-180-012, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

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.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 15 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

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

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

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NOISE REDUCTION (cont.) RECOMMND

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

10.PLANNING. 18 USE - IF HUMAN REMAINS FOUND RECOMMND

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 by the Coroner within the period specified by law (two working days). 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. 19 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, 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.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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 resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 20 USE - PDP01547 RECOMMND

County Paleontological Report (PDP) No. 1547, submitted for this case (PP25752), was prepared by L&L Environmental, Inc. and is entitled: "A Phase I Paleontological Resources Inventory for the Joule Monopine Project (Verizon Wireless Site Joule), Beaumont Area, Riverside County, CA", dated September 30, 2016. This report also contains the following document as an appendix:

"Paleontological Resource Impact Mitigation Plan (PRIMP), for the Joule Monopine Project (Verizon Wireless Site Joule), Beaumont Area, Riverside County, CA", dated September 30, 2016.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - PDP01547 (cont.)

RECOMMND

This document is herein incorporated as a part of PDP01547.

PDP01547 concluded:

Potential for destruction of paleontological resources during earthmoving and construction related activity is considered to be high in sediments of the Quaternary alluvial fan and San Gorgonio Pass at depths of 5 feet or deeper.

PDP01547 recommended:

Because of this high potential, mitigation monitoring is recommended by a qualified paleontologist when augering or trenching occurs at a depth of 5 feet or below.

PDP01547 satisfies the requirement for a PRIMP for this site grading. PDP01547 is hereby accepted for PP25752. PDP01547 shall be implemented for site grading under this grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01547 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 21 USE - GEO02515 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2515, submitted for the project PP25752, APN 402-180-012, was prepared by ASR Engineering, Inc. (ASR). The report is titled; "Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated August 24, 2016. In addition, ASR submitted the following documents:

"Additional Information, Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated October 27, 2016.

This document is hereby incorporated as a part of GEO No. 2515.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02515 ACCEPTED (cont.)

RECOMMND

GEO No. 2515 concluded:

1.The site is not within an Alquist-Priolo Special Studies Zone for fault rupture hazard but is within a County of Riverside Seismic Zone for active or potentially active faults.

2.Based on a topographic and historic aerial photographic review, and a literature and map review, the proposed improvement in project site area is not prone to the hazard of fault surface rupture.

3.FEMA map shows the site within Zone X, areas outside the 0.2% annual chance floodplain.

4.The risk for landslides and rock falls at the site is low.

5.Liquefaction and lateral spreading are not anticipated to be a hazard at the site.

GEO No. 2515 recommended:

1.Excavations, depressions, or soft and pliant areas extending below planned finish subgrade levels should be cleaned to firm, undisturbed soil and backfilled with engineered fill.

2.If a conventional foundation system is utilized for the proposed tower, footings should have a minimum width of 4 feet and extend a minimum depth of 5 feet below the lowest adjacent grade.

3.The bottom of the foundation excavation should be scarified to a depth of 12 inches, moisture conditioned to near optimum, and compacted to at least 90 percent of the maximum dry density by ASTM D 1557.

4.If a deep foundation system is utilized, the proposed tower can be supported by a single drilled caisson extending to a minimum embedment depth of 20 feet below existing grade.

This update to GEO No. 2515 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - GEO02515 ACCEPTED (cont.) (cont.) RECOMMND

GEO No. 2515 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 upon application for grading and/or building permits.

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Development Code.

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.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 - 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 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 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.

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

60. PRIOR TO GRADING PRMT ISSUANCE

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.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

TRANS DEPARTMENT

60.TRANS. 1 USE - 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

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 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 - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

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.

EPD DEPARTMENT

80.EPD. 1 PPA - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 PPA - MBTA SURVEY (cont.)

RECOMMND

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 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

80.FIRE. 1 USE - #51 WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1,500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure.

If a water system currently does not exist, the applicant or developer shall be responsible to provide written

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 USE - #51 WATER CERTIFICATION (cont.) RECOMMND

certification that financial arrangements have been made to provide them.

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 July 24, 2017.

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 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated July 24, 2017.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 3 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

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

80.TRANS. 4

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. Locate all trees entirely outside of the access and utility easement.
2. Provide screening shrubs or vines along entire length of

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

the compound wall.

3.Plans must show entire dripline of all trees and shrubs covered with a 3" layer of mulch.

4.Wall and wall footings shall be located so as not to interfere with landscape and irrigation.

5.Irrigation controller shall have a permanent source of power, i.e. hard wired.

6.All new work, including any work within the right-of-way, must comply with current ordinances. Existing site conditions to be altered may require further review and approval.

80.TRANS. 5 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 years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 6 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.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLOT PLAN TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE - GENERATOR RECOMMND

Submit plans to the fire department for review and approval for the generator

90.FIRE. 2 USE - #27 EXTINGUISHERS RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

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

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, dated July 24, 2017.

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.

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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. 25752 has been calculated to be 0.01 net acres.

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

90.PLANNING. 5 USE - ORD 810 O S FEE (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. 25752 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

- Address of wireless communications facility and any internal site identification number or code;

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

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

- 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 Plot Plan No. 25752 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated July 24, 2017.

TRANS DEPARTMENT

90.TRANS. 1 USE - UTILITY INSTALL CELL TWR 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. 3 USE - LNDSCPE 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.

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

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.

90.TRANS. 4 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.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department

06/16/17
17:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25752

Parcel: 402-180-012

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1

USE - WASTE REPORTING FORM (cont.)

RECOMMND

of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 3, 2015

TO: Core Development Services
Attn: Christine Song
2749 Saturn Street
Brea, CA 92821

CC: Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

RE: PLOT PLAN NO. 25752 (Joule Monopine)

Proposed project Plot Plan No. 25752 was scheduled for comments from the Land Development Committee (LDC) on September 10, 2015. Please see the attached UPDATED comment letter from the Riverside County Planning Department and all other available comments. This letter replaces the September 24, 2015 comment letter per our phone conversation on December 2, 2015.

Planning Comments:

1. As currently designed the proposed monopine does not meet the current setback requirements per section 19.410.m of Ord. No. 348. The setback needs to be 50 feet from the property line (Grand Ave). Please address.
2. Please provide alternate site analysis for this project.
3. Please provide a copy of the lease agreement entered into with the property owner of the underlying property in accordance with section 19.409.a.7 of Ord. No. 348.

Exhibit Comments:

4. Please show the correct zoning on the site plan, it should be A-1-1.
5. Show branch density on the plans (the minimum spacing shall be three (3) branches per foot).
6. In order to determine the project area for this wireless facility, please provide a calculation (either on the site plan or on a separate sheet) of the access path plus the lease area.

Land Development Committee Comments:

Your case has been CLEARED (with or without recommended conditions) by the following departments:

BUILDING & SAFETY GRADING REVIEW

BUILDING & SAFETY PLAN REVIEW

INFORMATION TECHNOLOGY

FIRE

FLOOD CONTROL

ARCHAEOLOGY

TRANSPORTATION

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

LDC PROJECT REVIEW COMMENTS

Your case has been DENIED (with or without comments) by the following departments:

ENVIRONMENTAL HEALTH
GEOLOGY
PALEONTOLOGY
LANDSCAPE REVIEW

You may also check with the individual departments for outstanding comments and corrections. A list of contact numbers has been provided.

The following LDC Members can be contacted at:

Environmental Programs Division (Biology) Receptionist (951) 955-6892
Geology & Paleontological Receptionist (951) 955-2873
Fire Dept. Receptionist (951) 955-4777
Environmental Health Dept. Receptionist (951) 955-8980
Flood Control District Receptionist (951) 955-1200
Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559
Regional Parks & Open Space District (951) 955-6998
County Archaeologist (951) 955-2873
County Landscape Architect info (951) 955-5133
Transportation Dept. (951) 955-6800

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit an **electronic version** as well as **three** paper copies of all required amended maps/site plans, elevation, floor and landscaping plans reflecting any requests, comments, and requirements along with a response letter addressing each comment. The three paper copies should be folded to dimensions of no greater than 8.5" x 14". Upon approval, digital images of the final approved exhibits must be provided to the Project Planner for filing and presentation purposes. Colored digital images must also be provided for all landscape and elevation plans.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

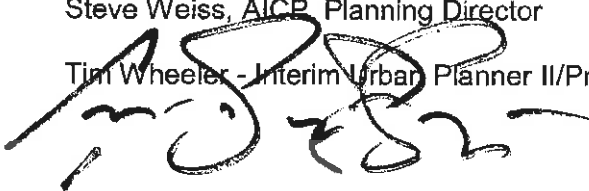
Please address any Planning Department questions or concerns to maevans@rctlma.org call (951) 955-3025. Questions concerning other departments should be addressed to the individuals listed on the phone list provided.

As a note, be aware that prior to scheduling this project for a public hearing, all property tax assessments associated with this project must be paid.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director

Tim Wheeler - Interim Urban Planner II/Project Manager



LAND DEVELOPMENT COMMITTEE (LDC)
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 31, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Information Technology
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section
P.D. Landscaping Section

P.D. Archaeology Section
5th District Supervisor
5th District Planning Commissioner

PLOT PLAN NO. 25752 AMENDED NO. 1 – EA42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1) – **REQUEST: Plot Plan proposing to construct, operate, and maintain and unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A **BBID: 527-338-816****

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 September 10, 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 **Mark Corcoran, (951) 955-3025, Project Planner**, or e-mail at mcorocra@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: February 26, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Information Technologies
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology – H. Thomson
P.D. Landscaping Section-M. Hughes
5th District Supervisor
5th District Planning Commissioner

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1) – **REQUEST:** Plot Plan proposing to construct, operate, and maintain and unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for **LDC comments on March 12, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at mcorcora@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.



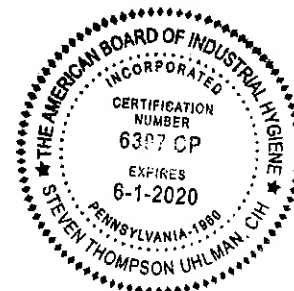
County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: September 26, 2016

To: County of Riverside Planning
Attention: Timothy Wheeler
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: PP 25752 Verizon "Joule", 40700 Grand Ave., Beaumont, CA 92223

SR Number: 33071

Applicant: Core Development Services
2749 Saturn Street
Brea, CA 92821

Noise Consultant: TCA
5621 Florinda Ave.
Arcadia, CA 91006

Information Provided: "Noise Assessment Report, Verizon Wireless, Joule Site, 40700 Grand Avenue, Beaumont, CA 92223, Riverside County", August 9, 2016

Noise Standards - Stationary Noise Sources:

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 exterior 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).

Findings:

The consultant's report is adequate. Although the regular operational noise associated with the project is low, the rare occasional use of the emergency generator will exceed the nighttime noise standard for a brief period of time. Because these occasions are unplanned and beyond the control of the applicant, we will only require that running of the generator for non-emergency purposes (periodic testing, maintenance, etc.) be limited to daytime hours (7:00 to 10:00 p.m)

Recommendations:

- 1) Non-emergency operation of the generator for testing and maintenance shall be restricted to the hours between 7:00 a.m. and 10:00 p.m.

Noise Assessment Report

**Verizon Wireless
Joule Site
40700 Grand Avenue, Beaumont
CA 92223
Riverside County**

Prepared for:

Core Development Services
2749 Saturn Street
Brea, CA 92821

Prepared by:

TCA
5621 Florinda Avenue,
Arcadia, CA 91006

August 9, 2016

TCA

August 9, 2016

Core Development Services
2749 Saturn Street
Brea, CA 92821

**RE: Noise Assessment Report for the Verizon Wireless Telecommunications Equipment
at the Joule Site**

TCA has developed this Noise Assessment Report to evaluate whether the proposed telecommunications equipment and standby generator at the Joule project site (40700 Grand Avenue, Beaumont, CA 92223) would result in exceedances of the noise limits identified within the Noise Element of the General Plan. This Noise Assessment Report has concluded that the wireless telecommunications equipment would be in compliance and not exceed these noise limits under day-to-day operations. Under conditions of power failure of the electrical grid, noise level limits for the standby generator is exempted per Section 9.52.020 of the County of Riverside Code of Ordinances for work done to restore a public utility.

We appreciate the opportunity to provide this Noise Assessment Report. Please let me know if there are any questions related to this report.

Sincerely,



Tin Cheung
Principal

1. Introduction

This Noise Assessment Report was developed to evaluate whether the installation of the Verizon telecommunications equipment at the Joule site within an unincorporated portion of Beaumont (Riverside County) would result in exceedances of the permitted noise levels established within the permissible noise limits established by Riverside County. Because the project site is located within an unincorporated portion of Beaumont, the project site will be evaluated under the noise limits established by Riverside County. This Report provides a discussion of the project, environmental setting, physical setting, regulatory setting, project impacts and conclusion.

2. Project description

The proposed project involves the installation and operation of Verizon telecommunications equipment located within Beaumont. The project site is located at 40700 Grand Avenue, Beaumont, CA 92223. The equipment consists of a high stealth monopine structure, 8 feet decorative CMU Wall, equipment cabinets, standby generator with fuel tank (diesel), panel antennas, remote radio units, A2 backpacks on proposed sector frames, Raycap boxes on proposed T-arm frames, parabolic antenna, GPS antennas, 100 AMP Verizon wireless power service, and cables. This equipment is located at the bottom of a proposed 50 feet high stealth tower.

3. Environmental Setting

Noise Setting

Noise is most often defined as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as “noisiness” or “loudness.”

Terminology and Noise Descriptors

The following are brief definitions of terminology used in this chapter:

- *Noise*. Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
- *Decibel (dB)*. A measure of sound on a logarithmic scale.
- *A-Weighted Decibel (dBA)*. An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- *Equivalent Continuous Noise Level (L_{eq})*. The mean of the noise level averaged over the measurement period, regarded as an average level.

Characteristics of Sound

When an object vibrates, it radiates part of its energy as acoustical pressure in the form of a sound wave. Sound can be described in terms of amplitude (loudness), frequency (pitch), or duration (time). The human hearing system is not equally sensitive to sound at all frequencies. Therefore, to approximate this human, frequency-dependent response, the A-weighted filter system is used to adjust measured sound levels. The normal range of human hearing extends from approximately 0 dBA to 140 dBA.

Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. Because of the physical characteristics of noise transmission and noise perception, the relative loudness of sound does not closely match the actual amounts of sound energy. Table 1, *Change in Sound Pressure Level*, presents the subjective effect of changes in sound pressure levels.

Table 1 Change in Sound Pressure Level	
<i>Change in Apparent Loudness</i>	
± 3 dB	Threshold of human perceptibility
± 5 dB	Clearly noticeable change in noise level
± 10 dB	Half or twice as loud
± 20 dB	Much quieter or louder
Source: Bies and Hansen 2003.	

Sound is generated from a source and dissipates exponentially with distance from that source. This phenomenon is known as “spreading loss.” As such, noise levels attenuate with increasing distance. A standard rule of thumb is that noise levels from point sources would be reduced by 6 dB per doubling of distance.

Psychological and Physiological Effects of Noise

Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire biological system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and nervous system. Extended periods of noise exposure above 90 dBA results in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear, called the threshold of pain. A sound level of 160 to 165 dBA will result in dizziness or loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less developed areas. Table 2 shows *Typical Noise Levels from Noise Sources*.

Table 2
Typical Noise Levels from Noise Sources

<i>Common Outdoor Activities</i>	<i>Noise Level (dBA)</i>	<i>Common Indoor Activities</i>
	110	Rock Band
Jet Flyover at 1,000 feet		
	100	
Gas Lawn Mower at three feet		
	90	
Diesel Truck at 50 feet, at 50 mph		Food Blender at three feet
	80	Garbage Disposal at three feet
Noisy Urban Area, Daytime		
	70	Vacuum Cleaner at ten feet
Commercial Area		Normal Speech at three feet
Heavy Traffic at 300 feet	60	
		Large Business Office
Quiet Urban Daytime	50	Dishwasher Next Room
Quiet Urban Nighttime	40	Theater, Large Conference Room (background)
Quiet Suburban Nighttime		
	30	Library
Quiet Rural Nighttime		Bedroom at Night, Concert Hall (background)
	20	
		Broadcast/Recording Studio
	10	
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, Table 9-2136.2, October 1998.

4. Physical Setting and Existing Land Uses

The Joule site is located within an unincorporated area of Riverside County. The telecommunications equipment will be installed at an existing residential use at 40700 Grand Avenue, Beaumont, CA 92223. Figure 1 depicts the location of proposed equipment area where the standby power generator and radio cabinets would be located relative to the nearest noise sensitive residential uses. The project site is located a few feet south of a residential use located along the Bellflower Easement. The project site is located approximately 110 feet to the east of the backyard of a Bellflower Avenue residence. To the south of the project site, the nearest offsite residential uses are located to 336 feet away. A residential property located along Grand Avenue is also located 40 feet away to the west of the project site.

5. Regulatory Framework

The County of Riverside ordinances establishes permissible noise levels from a variety of noise sources. Regulated noise emissions include those from construction activity, machinery/devices, amplified sound and other sources. Preferred noise level limits have been identified in the County’s Noise Element of the General Plan. The noise limits apply to the property lines of residential or commercial uses. According to County Policy N 2.3 of the Noise Element of the General Plan, noise sources are required to mitigate exterior and interior noises to levels listed in Table 3 below to the extent feasible for stationary sources.

Table 3		
Stationary Source Noise Standards		
Land Use	Interior Standards	Exterior Standards
Residential Zone		
10:00 p.m. to 7:00 a.m.	40 Leq (10 minute)	45 Leq (10 minute)
7:00 a.m. to 10:00 p.m.	55 Leq (10 minute)	65 Leq (10 minute)
*Excepted as permitted under 9.09.020, Exceptions		

Source: Table N-2 of the Noise Element of the General Plan.



Figure 1
Joule Site Location

6. Project Impacts

Project related noise emissions are associated with the radio cabinet and standby power generator. The operation of the radio cabinet will be continuous while the standby power generator will only result in noise emissions as a result of a failure in the power grid. Typical day-to-day noise emissions associated with the equipment are from the radio cabinet. The manufacturer's data on this cabinet states that "Cabinets, equipped with telecommunications equipment and associated cooling fans, shall suppress acoustical noise to a level of less than 65 dBA at a distance of 1.5 m (5 ft.) from the cabinet with the doors closed during times of maximum noise generation within the cabinet.¹" The reference noise level from the standby generator is 64 dBA at a distance of 7 m (23 ft.). Noise levels differ depending on the distance between the noise source and the noise sensitive receptor. Noise from the generator is substantially greater than that produced from the radio cabinet. The telecommunications equipment will be located within a 50 feet tall stealth tower which has an 8 feet high concrete masonry wall surrounding the equipment at the base of the tower.

Residential Impacts

Noise levels attenuate with increasing distance from the emission source. Noise levels produced by the project site would be attenuated by the distance from the project site to the nearest noise sensitive residential uses Table 4 lists the noise levels of the generator and radio cabinet at the analyzed noise sensitive receptors.

Day-to-day operations of the telecommunications equipment would involve noise produced from the two proposed radio cabinets. Noise levels for the radio cabinets range between 24-43 dBA L_{eq} . These noise levels would be below the County's preferred noise limit of 55 dBA for noise generated between 7 am to 10 pm and 45 dBA for noise levels occurring from 10 pm to 7 am.

During infrequent instances of power failure of the electrical grid, the standby generator would be used to maintain operation of the telecommunications equipment so that public wireless communication could occur. Noise levels from the use of both the radio cabinets and standby generator would range from 34-54 dBA L_{eq} . Noise levels at the north, west and eastern property lines proximate to the project site would be below the County's preferred noise limit of 55 dBA for noise generated between 7 am to 10 pm and but temporarily exceed the 45 dBA for noise levels occurring from 10 pm to 7 am. The County of Riverside has established Section 9.52.020 – Exemptions in the County code of ordinances. This section provides an exemption for noise. This exemption states: "Public safety personnel in the course of executing their official duties, including, but not limited to, sworn peace officers, emergency personnel and public utility

¹ NTS. Acoustical Noise Suppression Data Log Sheet Sound Pressure Measurement Summary, July 21, 2010.

TCA

personnel. This exemption includes, without limitation, sound emanating from all equipment used by such personnel, whether stationary or mobile².

Without the operation of the proposed telecommunications facility, the loss of communications to emergency responders such as the fire department, police or medical providers may inhibit necessary communication between County residents and first responders. The use of the standby generator constitutes work necessary to restore access to communications to a safe condition which could protect persons from an imminent public exposure to danger.

Table 4
Residential Noise Impacts (dBA L_{eq})

Land Use	Source Receptor Distance (ft.)	Daytime Noise Limit (dBA)	Nighttime Noise Limit (dBA)	Project Noise Level (dBA)	Exceeds Noise Limits?
Equipment Cabinets Only					
North - Bellflower Easement Residence	8	55	45	36	No
East - Bellflower Avenue Residences	112	55	45	32	No
South - Grand Avenue Residence	345	55	45	11	No
West - Grand Avenue Residence	40	55	45	24	No
Standby Generator					
North - Bellflower Easement Residence	14	55	45	54	Yes
East - Bellflower Avenue Residences	112	55	45	50	Yes
South - Grand Avenue Residence	336	55	45	34	No
West - Grand Avenue Residence	40	55	45	49	Yes
Combined Noise Levels (Equipment Cabinets and Standby Generator)					
North - Bellflower Easement Residence	14	55	45	54	Yes
East - Bellflower Avenue Residences	112	55	45	50	Yes
South - Grand Avenue Residence	336	55	45	34	No
West - Grand Avenue Residence	40	55	45	49	Yes

² Riverside County Code of Ordinances. Website accessed 8-14-16.
https://www.municode.com/library/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_CH9.52NORE

7. Results and Conclusions

The noise generated by the day to day operations of the radio cabinets would be less than the exterior noise limits identified within the County's Noise Element. The use of both the radio cabinets and standby generator under instances of power failure would result in noise levels that are above the exterior noise limits identified within the County's Noise Element. Failure of the electrical grid would activate the standby generator and would be necessary for the restoration of communication with County residents and emergency providers. Noise generated by utility personnel and equipment during a power outage is exempted from County noise ordinances as per Section 9.52.020 of the Riverside County Code of Ordinances. Consequently, the project's noise emissions are in compliance with the requirements identified in the County's Noise Element under day-to-day operations as well as under emergency conditions.

Appendices

Stationary Source Noise - Verizon Telecom Equipment

Noise Levels (dBA Leq)	Construction Phase	Reference Noise Levels	Reference Distance (ft)
	Radio Cabinet	58.7	5
	Standby Generator	64.0	23

Nearest Noise Sensitive Uses

	Source Receptor Distance	All Applicable Equipment in Use ¹	All Applicable Equipment in Use with Barrier
Radio Cabinet			
North - Bellflower Easement Residence	14	50	36
East - Bellflower Avenue Residences	112	32	32
South - Grand Avenue Residence	336	22	11
West - Grand Avenue Residence	40	41	24
Standby Generator			
North - Bellflower Easement Residence	14	68	54
East - Bellflower Avenue Residences	112	50	50
South - Grand Avenue Residence	336	41	34
West - Grand Avenue Residence	40	59	49
Combined Noise Levels			
North - Bellflower Easement Residence	14	68	54
East - Bellflower Avenue Residences	112	50	50
South - Grand Avenue Residence	336	41	34
West - Grand Avenue Residence	40	59	49

Point Source - Single Barrier Calculator

Source: Verizon Emergency Generator
 Source Level (dBA): 64
 Reference Distance (ft): 23
 Frequency (Hz): 500
 Speed of Sound (f/s): 1128
 Wavelength (ft): 2.256
 Level: 63.0
 New Distance: 25.9

Single Barrier - Noise Level Reductions at Wiley Canyon Road yards

Case	Source Height	Source Elevation	Source to Barrier 1	Barrier 1 Height	Barrier 1 Elevation	Barrier 1 to Receiver	Receiver Height	Receiver Elevation	Distance Reduction	Breaks LOS 1	A	B	D	Fresnel	Barrier Reduction	Total (dBA)
North - Bellflower Easement Residence	6.3	0	12	8	0	2	5	0	-4.3	1.0	12.1	3.6	14.1	1.5	14.7	54
East - Bellflower Avenue Residences	6.3	0	5	0	0	107	5	0	13.7	0.0	8.1	107.1	112.0	2.8	0.0	50
South - Grand Avenue Residence	6.3	0	13	8	0	323	5	0	23.3	1.0	13.1	323.0	336.0	0.1	6.7	34
West - Grand Avenue Residence	6.3	0	3	8	0	37	5	0	4.8	1.0	3.4	37.1	40.0	0.5	10.3	49

Point Source - Single Barrier Calculator

Source: Verizon Radio Cabinet
 Source Level (dBA): 58.7
 Reference Distance (ft): 5
 Frequency (Hz): 500
 Speed of Sound (f/s): 1128
 Wavelength (ft): 2.256
 Level: 63.0
 New Distance: 3.1

Single Barrier - Noise Level Reductions at Wiley Canyon Road Yards

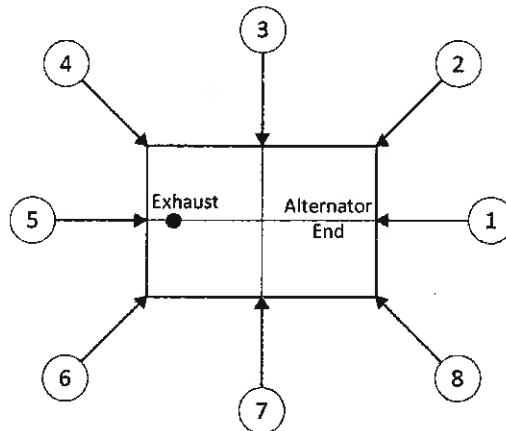
Case	Source Height	Source Elevation	Source to Barrier 1	Barrier 1 Height	Barrier 1 Elevation	Barrier 1 to Receiver	Receiver Height	Receiver Elevation	Distance Reduction	Breaks LOS 1	A	B	D	Fresnel	Barrier Reduction	Total (dBA)
North - Bellflower Easement Residence	3	0	5	8	0	2	5	0	6.0	1.0	9.4	3.6	10.2	2.5	17.0	35.7
East - Bellflower Avenue Residences	3	0	5	0	0	107	5	0	27.0	0.0	5.8	107.1	112.0	0.8	0.0	31.7
South - Grand Avenue Residence	3	0	2.2	8	0	323	5	0	36.3	1.0	22.6	323.0	345.0	0.5	10.5	11.4
West - Grand Avenue Residence	3	0	3	8	0	37	5	0	18.1	1.0	5.8	37.1	40.0	2.6	17.1	23.5



Type of Test	Sound Test	Serial No.	n/a
Test No.	080415	Controller serial No.	n/a
Generator model	8340Y-3TNV88-001 (15kW) Diesel	Observer	PY/JB
Enclosure model	88-25-0603	Date	6 Jun. 2015

Sound Pressure Levels in dB(A)

Position	Overall Level	Frequency Spectrum Levels								
		Center Frequency (Hz)								
		31.5	63	125	250	500	1000	2000	4000	8000
1	64.4	--	45.3	49.5	51.4	50.5	49.8	46.5	44.1	38.2
2	65.1	--	47.2	48.4	49.9	49.1	46.8	46.1	45.4	38.6
3	63.8	--	44.4	48.2	48.0	49.7	47.6	46.0	46.5	38.6
4	63.9	--	44.8	48.1	45.9	50.4	48.7	47.2	46.8	40.0
5	64.7	--	45.0	48.0	48.7	50.9	49.9	46.6	46.9	40.7
6	63.8	--	44.4	47.7	48.5	49.9	49.1	46.7	47.2	40.9
7	64.7	--	44.3	48.2	46.6	49.9	48.5	46.6	46.2	39.2
8	64.5	--	46.0	47.1	46.4	49.6	48.3	46.9	46.2	40.5
Average	64.4	--	45.2	48.1	48.2	50.0	48.6	46.6	46.2	39.6



Notes:

1. Generator operating at full rated load
2. Generator configuration includes quiet exhaust system
3. All measurement positions are 7 m (23 ft.) from center of generator set and 1 m (3.3 ft.) height
4. Test conducted outside on an asphalt surface, temperature 72°F, humidity 69%, wind 12 mph, barometer 29.65 inHg.
5. Meter used - Phonic PAA2, Serial No. OGA0H80208

ACOUSTICAL NOISE SUPPRESSION DATA LOG SHEET SOUND PRESSURE MEASUREMENT SUMMARY

CUSTOMER: Commscope	MJO: A10225
TEST ITEM: Nebs Cabinet	DATE: 7/21/2010
MODEL: RBA72 AT&T Alpha 1 Cabinet	UNIT NO: ENV 1
SPECIFICATION: GR-487-CORE PARA: 3.29	CHAMBER NO: EMI 1

CRITERIA

ACOUSTICAL NOISE SUPPRESSION

R3-222[157]

Cabinets, equipped with telecommunications equipment and associated cooling fans, shall suppress acoustical noise to a level of less than 65 dBA at a distance of 1.5 m (5 ft) from the cabinet with the doors closed during times of maximum noise generation within the cabinet.

Note: For cabinets with a permanent generator, this criterion shall be met with the generator not running. With the generator running, the acoustical noise level shall be less than 75 dBA.

Test Procedure - The sound level shall be measured by a sound level meter meeting ANSI 1.4, and set to the A-weighting scale and the slow meter response setting. Measurements shall be made in accordance with ANSI 1.18. For the duration of this test, all equipment fans and any other noise producing equipment shall be operating so that the maximum noise possible is being produced within the cabinet. Cabinet doors shall be closed. Sound levels thus produced shall be measured at 1.5 m (5 ft) from the cabinet surfaces in all horizontal directions at a height of 1 m (3 ft) from the cabinet mounting surface. The background noise must be at least 10 dBA below the measured noise.

Test Results:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If No or N/A, why?		
The EUT is compliant with		
the requirement for		
GR-487-CORE Acoustical		
Noise		

Background Noise - Sound Pressure Level (dBA ref. 0.0002 microbar)

OCTAVE BAND CENTER FREQUENCY (HZ)										
Position:	31.5	63.0	125.0	250.0	500.0	1000.0	2000.0	4000.0	8000.0	L _{aeq}
1	20.0	20.1	25.3	33.3	32.1	34.0	29.0	20.1	20.0	37.6
2	20.0	20.1	24.5	33.2	30.6	32.4	28.3	20.0	20.0	36.4
3	20.0	20.0	24.6	31.1	31.4	32.1	28.5	20.0	20.0	36.2
4	20.0	20.5	24.9	32.3	31.4	32.8	28.3	20.0	20.0	36.8
5	20.0	20.1	24.9	32.5	31.3	33.3	28.2	20.0	20.0	36.6
6	20.0	20.2	25.0	33.4	30.6	32.0	28.1	20.0	20.0	36.3
7	20.0	20.2	24.6	32.4	32.1	32.5	28.3	20.0	20.0	36.5
8	20.0	20.1	24.9	34.2	31.6	32.9	28.3	20.0	20.0	37.5

Operating - Sound Pressure Level (dBA ref 0.0002 microbar)

OCTAVE BAND CENTER FREQUENCY (HZ)										
Position:	31.5	63.0	125.0	250.0	500.0	1000.0	2000.0	4000.0	8000.0	L _{aeq}
1	20.0	23.8	32.8	52.9	47.5	51.0	51.8	53.6	44.9	58.7
2	20.0	23.4	31.6	51.7	45.8	48.4	50.3	55.7	47.3	58.7
3	20.0	22.4	30.5	48.1	43.3	46.9	52.3	49.9	40.1	55.9
4	20.0	22.5	28.9	43.7	41.5	45.6	47.9	44.8	35.0	52
5	20.0	22.4	29.1	45.9	40.7	45.1	53.5	48.5	37.4	55.6
6	20.0	22.6	28.4	40.6	41.2	44.7	48.3	51.6	42.2	54.2
7	20.0	23.8	29.4	46.3	42.1	46.4	50.9	47.3	36.8	54.3
8	20.0	23.1	31.2	51.0	46.6	49.5	53.3	47.7	36.8	57.1

TECHNICIAN / ENGINEER: J Chambers

DATE: 7/21/10





1505 SAND CANYON AVE.
BUILDING 17 1A, FL.
IRVINE, CA 92618



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS NETWORK DESIGN
1800 S. BURNHAM AVE. SUITE 4200
LAS VEGAS, NV 89123
PH: (702) 596-1000 FAX: (702) 968-1010
WWW.WTDESIGN.COM
CORPORATE DESIGN CENTER: 1800 S. BURNHAM AVE. SUITE 4200 LAS VEGAS, NV 89123



DEVELOPMENT SERVICES
2748 SATURN STREET
BREA, CA 92821

PROJECT NO: T1600330
DRAWN BY: NEC
CHECKED BY: B&B

REV	DATE	DESCRIPTION
1	07/17/16	SITE RELOCATION
2	12/29/16	CITY COMMENTS
3	07/27/15	100% REVISION ZONING DRAWINGS
4	07/27/15	100% REVISION ZONING DRAWINGS
5	08/17/14	100% ZONING DRAWINGS
6	08/29/14	100% ZONING DRAWINGS

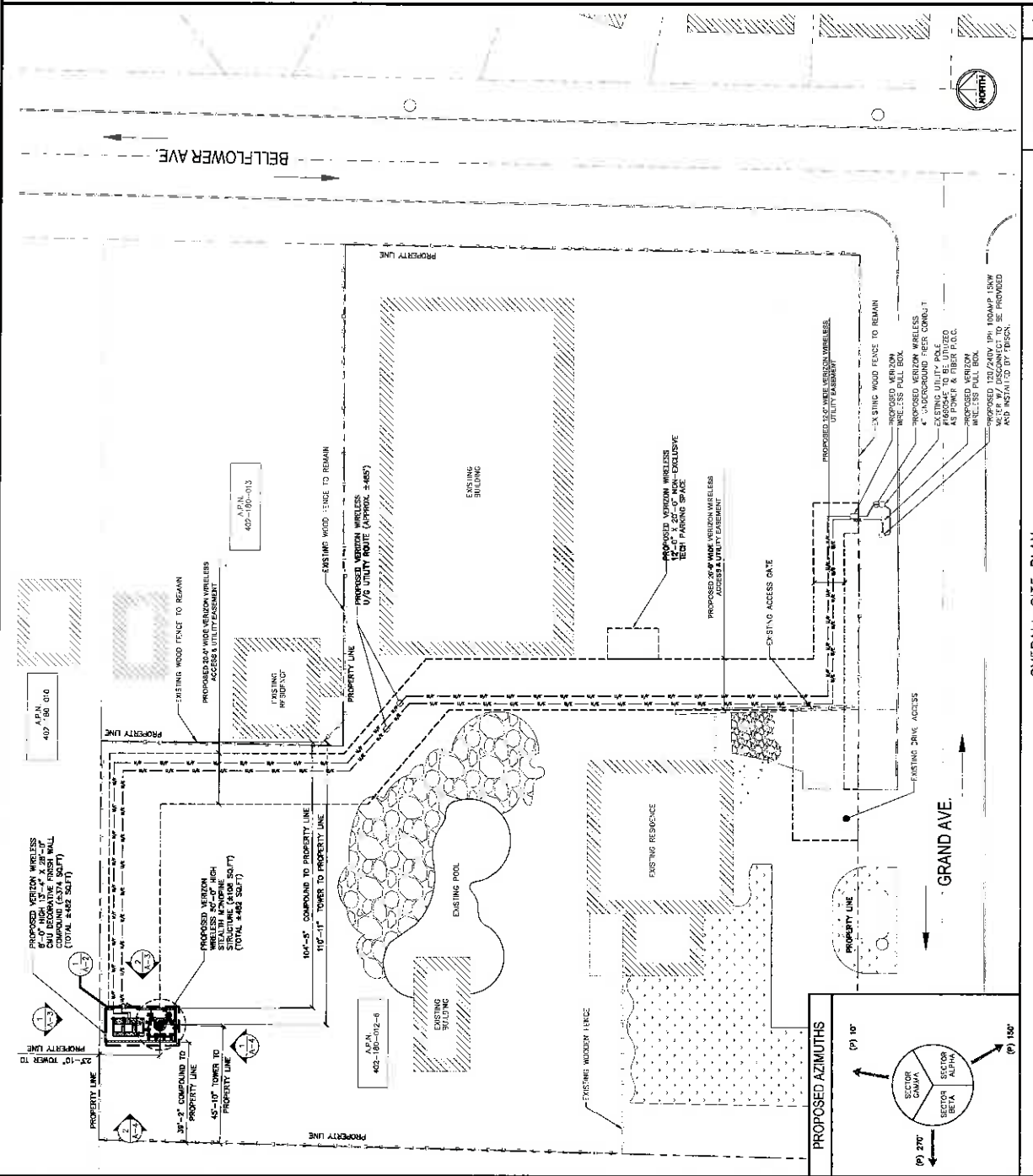
**NOT TO BE USED
FOR CONSTRUCTION**

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

PP25752
JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

OVERALL SITE PLAN
SHEET TITLE

SHEET NUMBER
A-1.1



SCALE: 1" = 20'-0"

OVERALL SITE PLAN

ABBREVIATIONS	LEGEND
ACZ AIR CONDITIONING	--- SUBJECT BOUNDARY LINE
AD ABOVE GRADE LEVEL	--- RIGHT-OF-WAY CONTINUE
APN APPROXIMATE	--- RIGHT-OF-WAY LINE
AR ARCH	--- ADJACENT BOUNDARY LINE
BLG BUILDING	U/E UNDERGROUND ELECTRICAL LINE
CMR COMMERCIAL	U/F UNDERGROUND FIBER LINE
CLR CLEAR	U/G UNDERGROUND GAS LINE
CLG CLEAR	U/W OVERHEAD WIRELINE
CON CONTINUOUS	--- BURIED WATER LINE
CR CR	--- BURIED SANITARY SEWER
CR DR	--- BURIED STORM DRAIN
CR DR	--- BURIED WATER LINE
CR DR	--- CHAIN LINK FENCE
CR DR	--- WROUGHT IRON FENCE
CR DR	--- PRE HIGHLIGHT
CR DR	--- DATE VALUE
CR DR	--- WATER METER
CR DR	--- CATCH BASIN, TYPE I
CR DR	--- CATCH BASIN, TYPE II
CR DR	--- TRANSFORMER
CR DR	--- UTILITY STANDARD
CR DR	--- UTILITY BOX
CR DR	--- UTILITY POLE

NOTE: BLOCKS OF WIRELESS SITES NOT INDICATED A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE AND ANALYSIS OF THE TOWER OR STRUCTURE. ENGINEERS DATED ON SEPTEMBER 16, 2016. THE ENGINEERING ANALYSIS SHALL BE THE RESPONSIBILITY OF THE ENGINEER AND THE ENGINEERING FIRM. THE ENGINEERING ANALYSIS SHALL BE THE RESPONSIBILITY OF THE ENGINEER AND THE ENGINEERING FIRM.

NOTE: CONTRACTOR TO INSTALL A 17'-30" PULL BOX FOR WATER & FIBER AFTER EVERY 300'-0" OR AFTER EVERY 100'-0" BEHIND.

NOTE: THIS SURVEY IS A PRELIMINARY SURVEY. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE LOCAL JURISDICTION AND FOR PROVIDING THE NECESSARY INFORMATION TO THE LOCAL JURISDICTION.

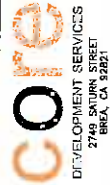
ABBREVIATIONS & SYMBOLS



15505 SAND CANYON AVE.
BUILDING 17 - 1st FL.
IRVINE, CA 92618



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
4580 S. SANDHILL AVE. SUITE #220
LAS VEGAS, NV 89123
PH: (702) 898-1000 FAX: (702) 998-1010
WWW.WTDESIGN.COM
CORPORATE: (972) 722-2222 FAX: (972) 722-2222



DEVELOPMENT SERVICES
2749 SKATURN STREET
BREA, CA 92821

PROJECT NO: T160000
DRAWN BY: MEC
CHECKED BY: SJS

REV	DATE	DESCRIPTION
A	07/17/14	SITE RELATION
B	07/17/14	CITY COMMENTS
C	07/17/14	100% DEVELOPMENT DRAWINGS
D	07/17/14	100% DEVELOPMENT DRAWINGS
E	07/17/14	100% DEVELOPMENT DRAWINGS
F	08/05/14	SUB ZONING DRAWINGS

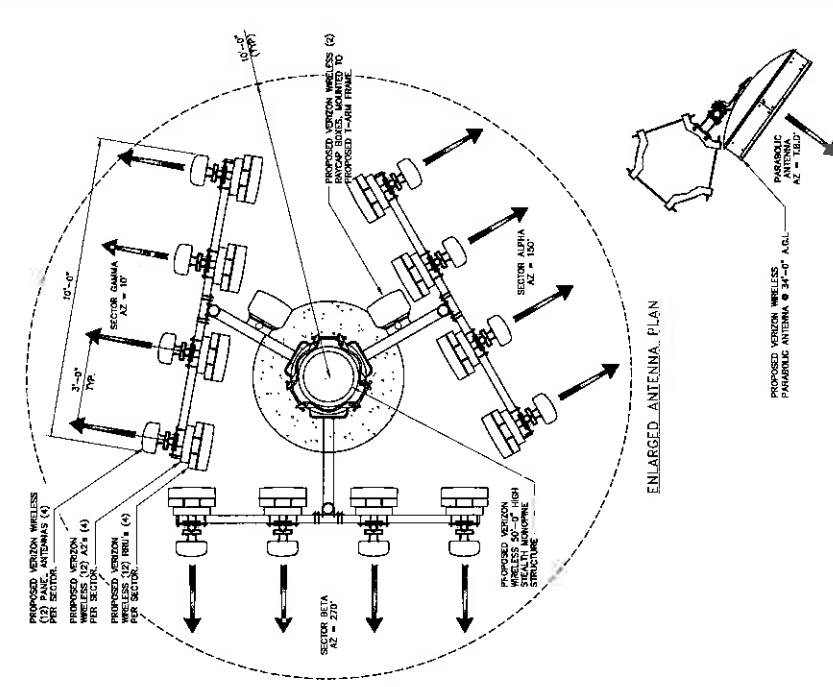
NOT TO BE USED FOR CONSTRUCTION

IF IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PP25732
JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
ENLARGED SITE & ANTENNA PLAN
SHEET NUMBER
A-2

NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE HAS BEEN PERFORMED BY VECTOR SURVEYING AND DESIGN. VECTOR SURVEYING AND DESIGN HAS PROVIDED THE PLAN AND ELEVATION DATA FOR THE TOWER AND ANTENNAS. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SURPRISE THESE DRAWINGS.



ANTENNA SECTION	ADMIN.	# OF WIRELESS	# OF RFP'S	CARRIER TIME	COAX SIZE
ALPHA	150'	4	4	41"	60'L (3)-5/8" HBR/FLX
BETA	270'	4	4	41"	60'L (3)-5/8" HBR/FLX
GAUZA	10'	4	4	41"	60'L (3)-5/8" HBR/FLX
PARABOLIC	TBE	1	N/A	34"	7/8" COAX
GPS	N/A	1	N/A	34"	7/8" COAX



SCALE: 1/2" = 1'-0"

ENLARGED ANTENNA PLAN & CABLE/ANTENNA SCHEDULE

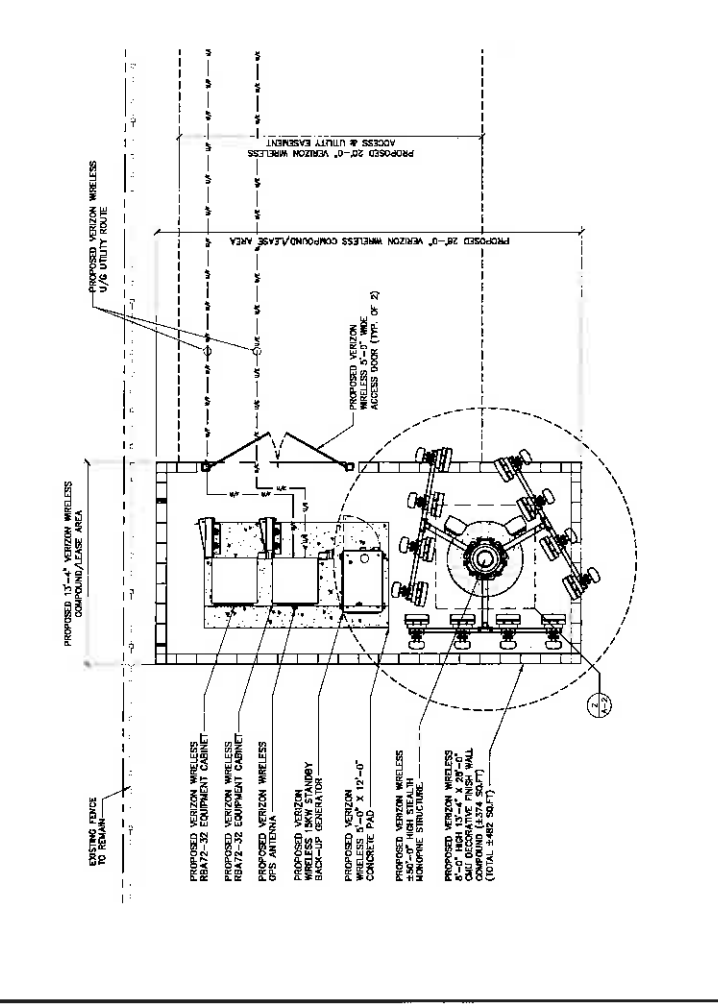
SCALE: 1/2" = 1'-0"

ENLARGED SITE PLAN

NOTE: ALL DIMENSIONS SHALL BE FLOOR-TO-FLOOR UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE A MINIMUM OF 10 INCHES ABOVE THE FINISH GRADE.

NOTE: REFERENCE SURVEY BY PANDORICK LAND SURVEYING, BEAUMONT, CA, SHALL BE USED FOR ALL PROPERTY LINES & EASEMENTS. CONTACT PANDORICK FOR FURTHER INFORMATION.

NOTE: ALL UTILITY ANTENNA STRUCTURE BRANCHES NOT SHOWN FOR CLARITY.



SCALE: 1/2" = 1'-0"



15005 SAND CANYON AVE.
BUILDING D' 1A, FL.
IRVINE, CA 92618



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS INFRASTRUCTURE
Las Vegas, NV 89133
PH: (702) 899-1000 FAX: (702) 968-1010
www.wtcomm.com
CORPORATE: (877) 468-2828 RESIDENTIAL: (702) 468-2828



DEVELOPMENT SERVICES
2749 SATURN STREET
BREA, CA 92821

PROJECT NO:	1180000
DRAWN BY:	NEC
CHECKED BY:	QAS
DATE:	07/17/14
REV:	DESCRIPTION
1	07/17/14 SET REVISION
2	07/17/14 CITY COMMENTS
3	07/17/14 WORK ISSUES/ISSUE DIMINISH
4	07/17/14 WORK ISSUES/ISSUE DIMINISH
5	08/07/14 WORK ISSUES/ISSUE DIMINISH
6	08/07/14 WORK ISSUES/ISSUE DIMINISH

NOT TO BE USED FOR CONSTRUCTION

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

PP25752
JOULE
40700 GRAND AVENUE
BEAUMONT, CA 92223
RIVERSIDE COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER. THE STRUCTURAL EVALUATION OF THE TOWER SHALL BE THE RESPONSIBILITY OF THE CLIENT. W-T HAS BEEN ADVISED BY THE CLIENT THAT THE TOWER HAS BEEN EVALUATED BY A STRUCTURAL ENGINEER AND IS SAFE FOR THE ANTENNAS SHOWN ON THIS PLAN. USE FOR REFERENCING ONLY AND THE EXISTING LOCATION AND HEIGHT SHOWN IN THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION.

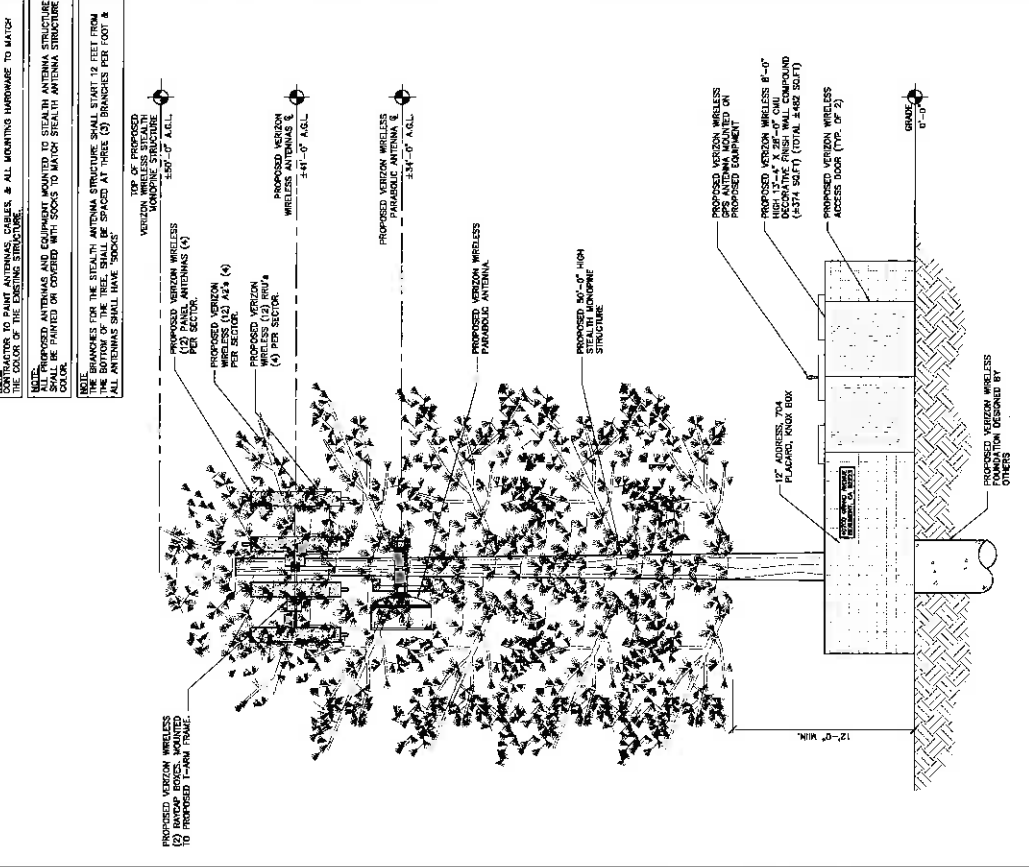
NOTE: ALL EQUIPMENT ON THE TOWER WILL BE INSTALLED PER THE JURISDICTION APPROVED CHANNEL. ANY DEVIATION FROM THE DRAWINGS WILL REQUIRE A PLANNING APPROVAL. CHANNEL EQUIPMENT MUST BE INSTALLED PER THE 3/4" FOOT TO 3/8" VERTICAL CLEARANCE AREA.

NOTE: ALL CABLES TO BE ROUTED ON THE INTERIOR OF STEALTH ANTENNA STRUCTURE.

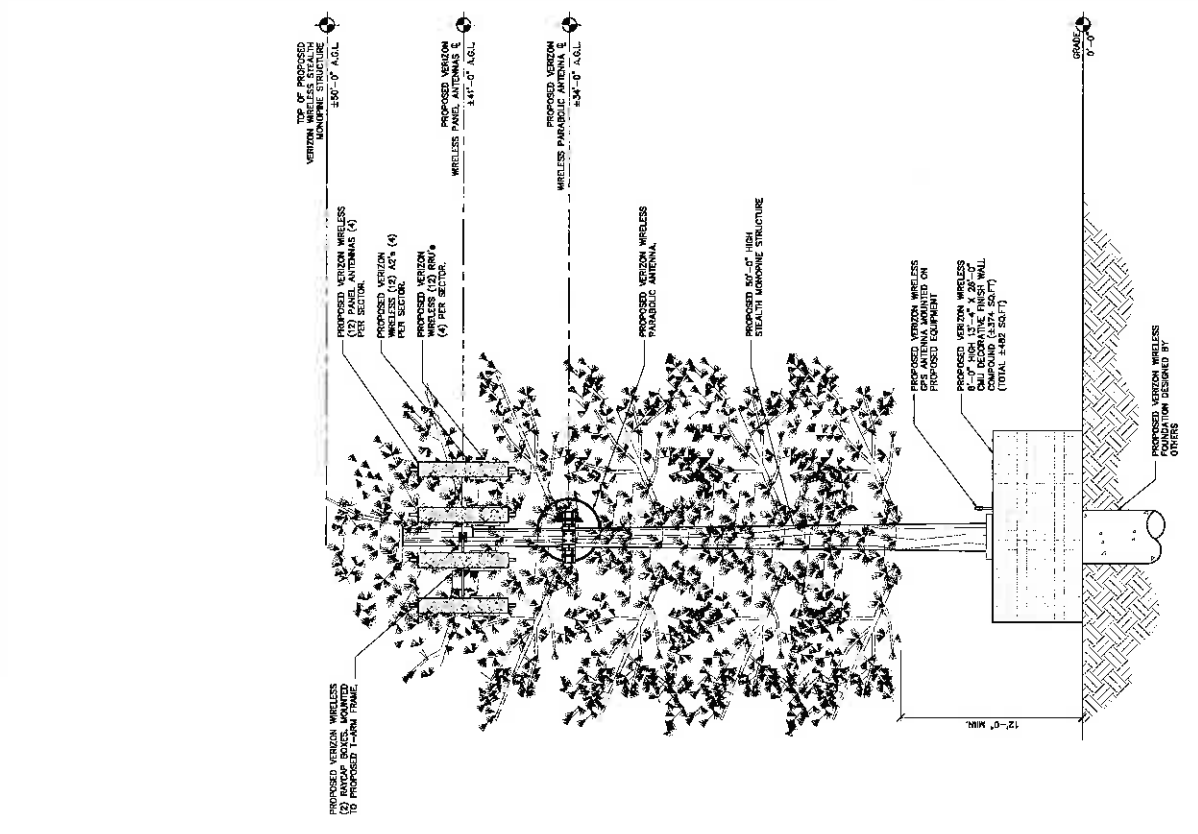
NOTE: ALL MOUNTING HARDWARE TO MATCH THE COLOR OF THE EXISTING STRUCTURE.

NOTE: ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO STEALTH ANTENNA STRUCTURE SHALL BE FINISHED OR COATED WITH 5000 TO MATCH STEALTH ANTENNA STRUCTURE COLOR.

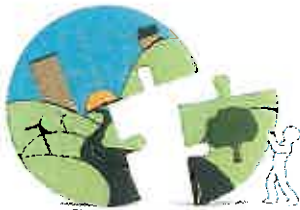
NOTE: THE BRANCHES FOR THE STEALTH ANTENNA STRUCTURE SHALL START 12 FEET FROM THE TOP OF THE TOWER AND BE SPACED AT THREE (3) BRANCHES PER FOOT & ALL ANTENNAS SHALL HAVE 3000'S.



PROPOSED EAST ELEVATION SCALE: 1/4" = 1'-0" 2



PROPOSED NORTH ELEVATION SCALE: 1/4" = 1'-0" 1



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

October 28, 2016

Pages 3 (including this cover)

ASR Engineering, Inc.
Attn: A. Saboor Rahim
asrengineering@sbcglobal.net

RE: Conditions of Approval
County Geologic Report No. 2515
"Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue,
Beaumont, California," dated August 24, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Eng./Rep.: Core Development Services, Attn: Maree Hoeger
(mhoeger@core.us.com)

File: GEO02515, PP25752

B:\Geology\CGR\GEO02500-2599\geo2515_COA.doc

10/28/16
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 21 USE - GEO02515 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2515, submitted for the project PP25752, APN 402-180-012, was prepared by ASR Engineering, Inc. (ASR). The report is titled; "Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated August 24, 2016. In addition, ASR submitted the following documents:

"Additional Information, Geotechnical Engineering Investigation, Joule Tower, 40700 Grand Avenue, Beaumont, California," dated October 27, 2016.

This document is hereby incorporated as a part of GEO No. 2515.

GEO No. 2515 concluded:

1. The site is not within an Alquist-Priolo Special Studies Zone for fault rupture hazard but is within a County of Riverside Seismic Zone for active or potentially active faults.

2. Based on a topographic and historic aerial photographic review, and a literature and map review, the proposed improvement in project site area is not prone to the hazard of fault surface rupture.

3. FEMA map shows the site within Zone X, areas outside the 0.2% annual chance floodplain.

4. The risk for landslides and rock falls at the site is low.

5. Liquefaction and lateral spreading are not anticipated to be a hazard at the site.

GEO No. 2515 recommended:

1. Excavations, depressions, or soft and pliant areas extending below planned finish subgrade levels should be cleaned to firm, undisturbed soil and backfilled with engineered fill.

2. If a conventional foundation system is utilized for the proposed tower, footings should have a minimum width of 4

10/28/16
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP25752

Parcel: 402-180-012

10. GENERAL CONDITIONS

10. PLANNING. 21 USE - GEO02515 ACCEPTED (cont.)

RECOMMND

feet and extend a minimum depth of 5 feet below the lowest adjacent grade.

3. The bottom of the foundation excavation should be scarified to a depth of 12 inches, moisture conditioned to near optimum, and compacted to at least 90 percent of the maximum dry density by ASTM D 1557.

4. If a deep foundation system is utilized, the proposed tower can be supported by a single drilled caisson extending to a minimum embedment depth of 20 feet below existing grade.

This update to GEO No. 2515 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2515 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 upon application for grading and/or building permits.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Cherry Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-041

August 25, 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, PP25752

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 PP25272 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to the Morongo Band of Mission Indians. 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.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 13, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Cherry Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Cherry Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

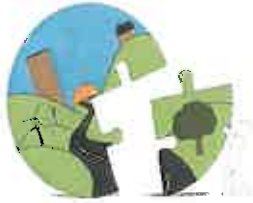
Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25752)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Cherry Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25752 – EA 42768 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density

Residential (RC: VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum Lot Size (A-1-1).

REQUEST: Plot Plan proposing to

construct, operate, and maintain an unmanned disguised telecommunications facility that will include a 50 foot tall monopine with 12 panel antennas, three (3) GPS antennas, one (1) microwave dish antenna, one (1) standby backup generator, and an 194 square foot equipment shelter within an enclosed 900 square foot lease area. – APN: 402-180-012 – Related Cases: N/A

Sincerely,

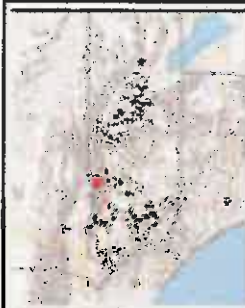
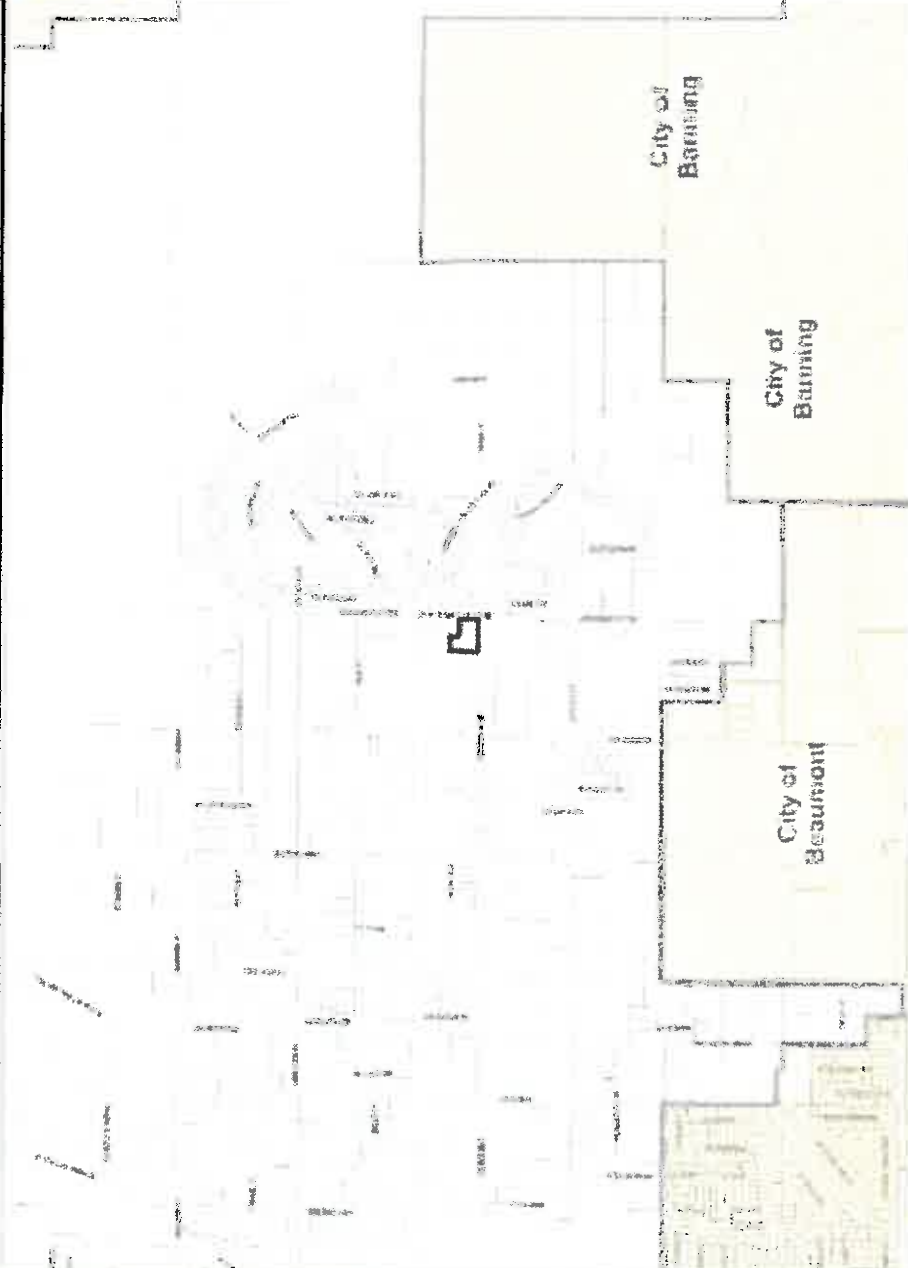
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Mark Corcoran, Contract Planner; MCORCORA@rctlma.org

Attachment: Project Vicinity Map

PP25752



- Legend**
- ACLIS Parcels
 - City Boundaries
 - Cities
 - roadway
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFF RAMP
 - ON RAMP
 - JOINTWAY
 - courses
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

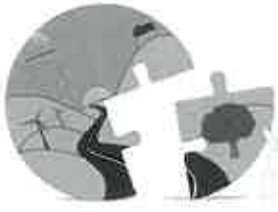
"MORTALIS" Maps and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. The County of Aberdeen makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

© Riverside County CLM 024

REPORT PRINTED ON: 1/18/2015 11:24 PM



Set ID
CC006631



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: Wireless Telecommunication Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: MC Section 5.08.170

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: PP25752, EA42768 DATE SUBMITTED: 2/13/15

APPLICATION INFORMATION CFG06152

Applicant's Name: VERIZON WIRELESS E-Mail: _____

Mailing Address: 15505 Sand Canyon Ave.

	<u>Street</u>	
<u>Irvine</u>	<u>CA</u>	<u>92618</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (714) 319-0370 Fax No: (_____) _____

Engineer/Representative's Name: Monica Esparza c/o Core Development Services E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn Street

	<u>Street</u>	
<u>Brea</u>	<u>CA</u>	<u>92821</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (714) 986-6372 Fax No: (714) 333-4441

Property Owner's Name: Mark Weaver E-Mail: _____

Mailing Address: 40700 Grand Ave.

	<u>Street</u>	
<u>Cherry Valley</u>	<u>CA</u>	<u>92223</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (909) 578-8029 Fax No: (_____) _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 E! Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

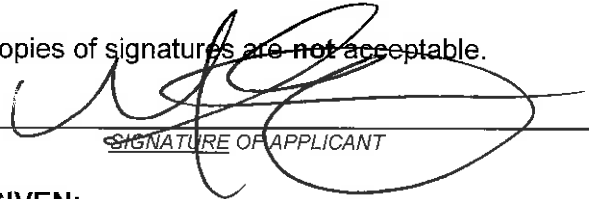
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

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.

Mark Weaver

PRINTED NAME OF PROPERTY OWNER(S)

See Attached LOA

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): 402-180-012

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 2.02

General location (nearby or cross streets): North of Grand Ave., South of High St., East of Winesap Ave., West of Bellflower Ave.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Verizon Wireless proposes the installation of a 50' Monopine to consist of: 12 panel antennas, 12 RRU's, 3 GPS Antennas, 1 microwave dish antenna, 1 standby backup generator, and an equipment shelter with 8' high 30'x30' CMU wall.

Related cases filed in conjunction with this application:

N/A

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

If yes, provide Case No(s). _____ (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) N/A

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) N/A

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: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? 0 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) Verizon Wireless 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) Monica Esparza  Date 2/9/15

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 ¹		
Project File No.		
Project Name:	VZW Joule	
Project Location:	40700 Grand Ave., Beaumont CA 92223	
Project Description:	Proposed installation of a Verizon Wireless 50' Monopine	
Applicant Contact Information:	Monica Esparza (714) 986-6372 / 2749 Saturn Street, Brea CA 92821	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
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.		

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), Mark Weaver, and Los Angeles SMSA Limited Partnership, a California Limited Partnership (collectively referred to as "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 402-180-012 ("PROPERTY"); and,

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the PROPERTY; and

WHEREAS, on February 13, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25752 ("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:
Mark Weaver
40700 Grand Avenue
Cherry Valley, CA 92223

Los Angeles SMSA Limited Partnership
Attn: Maree Hoeger, Core Dev. Services
3350 E. Birch St. #250
Brea, CA 92821

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

A notary public or other office 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.

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: 2-14-17

PROPERTY OWNER:
Mark Weaver, and Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: *Mark Weaver*
Mark Weaver

Dated: 2-2-17

State of California, County of Riverside, On 2-2-17
before me, J. E. Wagner Notary Public,
personally appeared Mark Weaver
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/han/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.

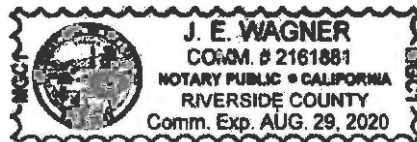
J. E. Wagner

[Signatures continued on following page]

FORM APPROVED COUNTY COUNSEL

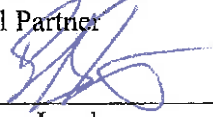
BY: *Michelle Clack* DATE 2/14/17

MICHELLE CLACK DATE



Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
dba Verizon Wireless
Its General Partner

By: 

Steve Lamb
Director - Network Field Engineering

Dated: 01/30/17

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

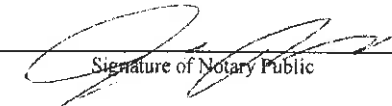
STATE OF CALIFORNIA

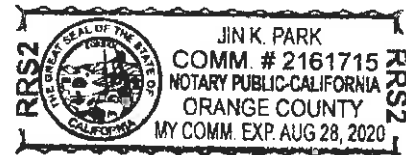
COUNTY OF ORANGE

On January 30, 2017 before me, Jin K. Park, a Notary Public, personally appeared Steven Lamb 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.


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. 25752 – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Mark Weaver – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Land Use: Rural Community: Very Low Density Residential (RC-VLDR) (1 ac min) – Location: Southerly of Cherry Valley Boulevard, westerly of Bellflower Avenue, northerly of Grand Avenue, and easterly of Winesap Avenue – 2.02 Gross Acres – Zoning: Light Agriculture, One Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 25752 proposes to construct a disguised wireless communication facility that will include a 50 foot tall monopine with 12 panel antennas, 12 remote radio units, two (2) raycap boxes, one (1) 4 foot diameter parabolic antenna, two (2) equipment cabinets on a concrete pad with one (1) global positioning satellite antenna, one (1) standby backup generator with fuel tank inside a 375 square-foot lease area enclosed by an eight (8) foot high decorative block wall.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 24, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.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 Friday, 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25752 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

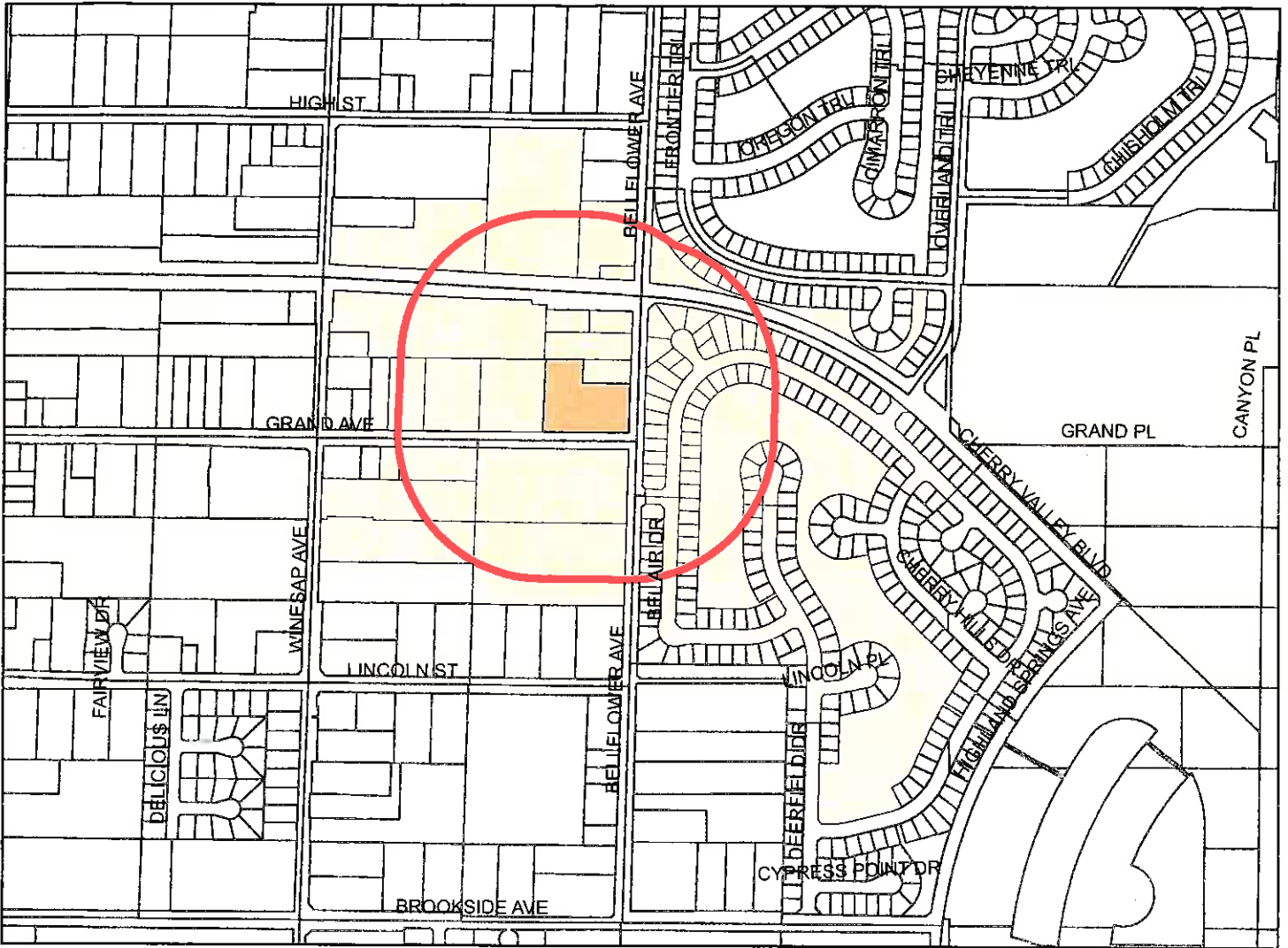
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25752 (600 feet buffer)



Selected Parcels

402-391-023	402-151-004	402-152-006	402-392-019	402-151-008	402-152-011	402-320-026	402-391-024	402-152-042	402-152-045
402-320-024	402-151-020	402-151-016	402-391-025	402-140-014	402-391-021	402-151-011	402-392-002	402-180-009	402-180-020
402-151-040	402-151-015	402-152-005	402-151-014	402-152-009	402-152-012	402-320-029	402-151-003	402-392-021	402-392-020
402-151-007	402-320-027	402-180-008	402-151-041	402-152-048	402-310-023	402-391-028	402-320-033	402-152-014	402-152-007
402-140-007	402-151-022	402-151-005	402-320-028	402-392-023	402-320-022	402-152-046	402-152-013	402-152-015	402-151-006
402-152-047	402-180-010	402-320-023	402-151-013	402-152-038	402-151-039	402-152-008	402-152-010	402-180-012	402-392-001
402-152-037	402-230-004	402-152-044	402-151-010	402-152-039	402-151-018	402-392-024	402-140-009	402-151-021	402-391-022
402-240-001	402-240-002	402-391-020	402-230-003	402-180-027	402-140-015	402-151-009	402-320-025	402-180-013	402-180-011
402-180-019	402-151-017	402-151-012	402-230-018	402-230-020	402-151-019	402-392-022	402-152-043		



520 260 0 520 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: 402140007, APN: 402140007
KIMBERLY SMITH, ETAL
10489 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402151006, APN: 402151006
KENNETH STEVENS
41023 CEDAR RIDGE LN
CHERRY VALLEY CA 92223

ASMT: 402140009, APN: 402140009
RICHARD LAWHEAD
10486 WINESAP
CHERRY VALLEY CA 92223

ASMT: 402151007, APN: 402151007
FRED BRAMEL
10430 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402140014, APN: 402140014
RICHARD SWARTZ, ETAL
C/O ERIC S SWARTZ
10483 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402151008, APN: 402151008
RICHARD ORTIZ, ETAL
1316 S GERTRUDA AVE
REDONDO BEACH CA 90277

ASMT: 402140015, APN: 402140015
ROLF KRUMES
236 OWENS DR
ANAHEIM CA 92808

ASMT: 402151009, APN: 402151009
SANDRA BROCK
10450 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151003, APN: 402151003
DEBORAH HOLLEY, ETAL
10390 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151010, APN: 402151010
PABLO JACOME
40795 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151004, APN: 402151004
LOUISE SCHNITTKER, ETAL
10161 COUNTRY CLUB RD
PRATT KS 67124

ASMT: 402151011, APN: 402151011
DARLENE WELCH
40793 NORTHMOOR DR
BEAUMONT CA 92223

ASMT: 402151005, APN: 402151005
JOE MCENDREE
10410 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151012, APN: 402151012
SHIRLEY LITHGOW
40771 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151013, APN: 402151013
LEGESSE SENBETU
40759 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151020, APN: 402151020
CHRISTOPHER YOUNGGREN
10510 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151014, APN: 402151014
MICHELLE LITHGOW, ETAL
40760 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151021, APN: 402151021
LOURDES COX, ETAL
10520 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151015, APN: 402151015
DONALD REED
40772 NORTHMOOR DR
CHERRY VALLEY CA 92223

ASMT: 402151022, APN: 402151022
JO CASCARINI
10530 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402151016, APN: 402151016
SHIRLEY JEWELL, ETAL
885 AZURE CT
UPLAND CA 91786

ASMT: 402151039, APN: 402151039
PATRICIA LITTLE, ETAL
10370 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402151017, APN: 402151017
SHERRY OELRICH
40796 NORTHMOOR DR
BEAUMONT, CA. 92223

ASMT: 402151040, APN: 402151040
DENISE ALFORD
10380 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402151018, APN: 402151018
CAROL HAZELMAN, ETAL
10490 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152005, APN: 402152005
MARIANNE CONNER, ETAL
10640 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402151019, APN: 402151019
STANLEY MARTIN
13154 OAK CREST DR
YUCAIPA CA 92399

ASMT: 402152006, APN: 402152006
ALYCE ORTIZ
10651 DEERFIELD DR
CHERRY VALLEY CA 92223



ASMT: 402152007, APN: 402152007
LAQUITA GOFF, ETAL
10661 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402152014, APN: 402152014
JAMES EVANS
10411 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152008, APN: 402152008
LORRAINE BOYD
10671 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402152015, APN: 402152015
KATHLEEN BOSLER
P O BOX 335
YUCAIPA CA 92399

ASMT: 402152009, APN: 402152009
CHRISTINE CLARK, ETAL
10681 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402152037, APN: 402152037
STEPHANIE ADLER, ETAL
38785 BROOKSIDE AVE
BEAUMONT CA 92223

ASMT: 402152010, APN: 402152010
MADISON PAYNE
10371 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152038, APN: 402152038
BARBARA VOGT, ETAL
10531 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152011, APN: 402152011
GLORIA PRITCHARD, ETAL
81218 AVD LORENA
INDIO CA 92203

ASMT: 402152039, APN: 402152039
TARA TOKIJKLA, ETAL
10545 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152012, APN: 402152012
ELIZABETH NASH
10391 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402152042, APN: 402152042
RHEA WEBER, ETAL
10435 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152013, APN: 402152013
AURORA CALISE, ETAL
10401 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402152043, APN: 402152043
HARRIET BIERLING, ETAL
10455 BEL AIR DR
BEAUMONT CA 92223



ASMT: 402152044, APN: 402152044
KAREN WARREN, ETAL
10459 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402180011, APN: 402180011
THERESA MIRCI SMITH, ETAL
40642 GRAND AVE
BEAUMONT, CA. 92223

ASMT: 402152045, APN: 402152045
CECILIA SALBILLA
10471 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402180012, APN: 402180012
MARK WEAVER
P O BOX 67
BEAUMONT CA 92223

ASMT: 402152046, APN: 402152046
JOYCE PURDY, ETAL
10483 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402180013, APN: 402180013
SHEILA WALKINGTON
29991 CANYON HILLS 1709
LAKE ELSINORE CA 92532

ASMT: 402152047, APN: 402152047
L YOUNG
10497 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402180020, APN: 402180020
SHERRI SANCHEZ, ETAL
40612 GRAND AVE
CHERRY VALLEY CA 92223

ASMT: 402180008, APN: 402180008
GRISWOLD GORDON ESTATE OF
C/O BURTON R POPKOFF
35438 SHADETREE RD
YUCAIPA CA 92399

ASMT: 402180027, APN: 402180027
WANDA GONZALEZ, ETAL
10539 BELLFLOWER AVE
CHERRY VALLEY CA 92223

ASMT: 402180009, APN: 402180009
DAVID MOLCHAN
10545 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402230003, APN: 402230003
DANA SHAVER, ETAL
40605 GRAND AVE
BEAUMONT, CA. 92223

ASMT: 402180010, APN: 402180010
KRISTINA OSWALD, ETAL
10563 BELLFLOWER AVE
BEAUMONT, CA. 92223

ASMT: 402230004, APN: 402230004
KRISTY DELANEY, ETAL
40615 GRAND AVE
BEAUMONT, CA. 92223



ASMT: 402230020, APN: 402230020
SHIRLEY SANTAR
1345 JELLYCK AVE
ROWLAND HEIGHTS CA 91748

ASMT: 402320026, APN: 402320026
NANCY SEMF, ETAL
1135 MOUNTAIN GATE RD
UPLAND CA 91786

ASMT: 402240002, APN: 402240002
ROBERT HOHBERG
P O BOX 2466
CHINO CA 91710

ASMT: 402320027, APN: 402320027
GERTRUDE BELOAT
10415 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402310023, APN: 402310023
HIGHLAND SPRINGS COUNTRY CLUB OWNER
40905 LINCOLN PL
BEAUMONT CA 92223

ASMT: 402320028, APN: 402320028
LINDA WEBB, ETAL
10405 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402320022, APN: 402320022
MAUDINE KESLER, ETAL
10465 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402320029, APN: 402320029
DEBORAH HABERMAN, ETAL
10395 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402320023, APN: 402320023
LAURENCE EMANUEL
10455 FRONTIER TR
CHERRY VALLEY CA 92223

ASMT: 402320033, APN: 402320033
HIGHLAND SPRINGS VILLAGE OWNERS ASSO
HIGHLAND SPRINGS VLG ASSN C/O WESTPAR
1900 AVE OF THE STARS #940
LOS ANGELES CA 90067

ASMT: 402320024, APN: 402320024
CHARLOTTE FOSTER
10445 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402391020, APN: 402391020
MARI KUHN, ETAL
10300 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402320025, APN: 402320025
SHARRON KUNZ
10435 FRONTIER TR
BEAUMONT, CA. 92223

ASMT: 402391021, APN: 402391021
GLENDA TUIG, ETAL
10310 BEL AIR DR
CHERRY VALLEY CA 92223



ASMT: 402391022, APN: 402391022
JACQUELINE HILOVSKY, ETAL
10320 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402392019, APN: 402392019
DANA CAMACHO, ETAL
40933 LINCOLN PL
CHERRY VALLEY CA 92223

ASMT: 402391023, APN: 402391023
ALBERTA TERREL
10730 DEERFIELD DR
CHERRY VALLEY CA 92223

ASMT: 402392020, APN: 402392020
SHARON STARK, ETAL
10321 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391024, APN: 402391024
BONNIE LANDA
10340 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402392021, APN: 402392021
FERN HERSHBERGER
10331 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391025, APN: 402391025
COLLEEN SARGENT
10350 BEL AIR DR
BEAUMONT, CA. 92223

ASMT: 402392022, APN: 402392022
VINEDA RANGEL
10341 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402391028, APN: 402391028
HIGHLAND SPRINGS COUNTRY CLUB OWNER
C/O GURALNICK & ASSOC
1535 SOUTH D ST STE 200
SAN BERNARDINO CA 92408

ASMT: 402392023, APN: 402392023
KATHLEEN BALDWIN, ETAL
10351 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402392001, APN: 402392001
MARLENE BOWMAN
10691 DEERFIELD DR
BEAUMONT, CA. 92223

ASMT: 402392024, APN: 402392024
CAROLYN MORENO, ETAL
10361 BEL AIR DR
CHERRY VALLEY CA 92223

ASMT: 402392002, APN: 402392002
GAIL BLAKEBOROUGH, ETAL
10701 DEERFIELD DR
CHERRY VALLEY CA 92223

Core Development
Attn: Maree Hoeger
3350 East Birch St. Suite 250
Brea, CA 92821

Core Development
Attn: Maree Hoeger
3350 East Birch St. Suite 250
Brea, CA 92821

Mark Weaver
P O Box 67
Beaumont, CA 92223

Mark Weaver
P O Box 67
Beaumont, CA 92223

Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1501484

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

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

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

Received from: VERIZON WIRELESS \$50.00
paid by: CK 11016
paid towards: CFG06152 CALIF FISH & GAME: DOC FEE
GEOLOGIC REVIEW FOR PP25752
at parcel #: 40700 GRAND AVE BEAU
appl type: CFG3

By _____ Feb 13, 2015 14:59
MGARDNER posting date Feb 13, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1506063

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

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

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

Received from: VERIZON WIRELESS \$2,210.00
paid by: CK 12116
paid towards: CFG06152 CALIF FISH & GAME: DOC FEE
GEOLOGIC REVIEW FOR PP25752
at parcel #: 40700 GRAND AVE BEAU
appl type: CFG3

By _____ May 29, 2015 15:03
MGARDNER posting date May 29, 2015

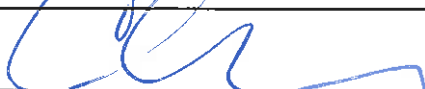
Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at www.rctlma.org

Agenda Item No.: 4.1
Area Plan: Elsinore
Zoning Area: Temescal
Supervisorial District: First
Project Planner: Russell Brady
Director's Hearing Date: July 24, 2017

General Plan Amendment No. 1146
Change of Zone No. 7859
Plot Plan No. 26290
Conditional Use Permit No. 3712
Environmental Assessment No. 42664
Applicant: Speedway Development, Tom Chavez
Engineer: K&A Engineering
Representative: Ruth Villalobos & Associates, inc.



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on July 3, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on August 1, 2017.

LOCATION:

The project site is located in the Community of Spanish Hills in the Elsinore Area Plan in Western Riverside County; more specifically, east of Interstate-15 (I-15), north of Indian Truck Trail, and west of Temescal Canyon Road.

EXISTING CONDITIONS:

The entire proposed project area is comprised of approximately 27 acres of land. The proposed project is located on a narrow strip of land between I-15 and Temescal Canyon Road in the County of Riverside (County). Areas to the west of I-15 consist of residential, commercial, and industrial land uses. Corona

Lake and associated recreational land uses are located to the southeast. Areas to the east of the project site consist of vacant, undeveloped land extending up to Estelle Mountain. Immediately east of the project site and east of Temescal Canyon Road is a hill that separates the project site from the Temescal Canyon Wash. The wash flows around the eastern side of the hill in a northerly direction adjacent to Temescal Canyon Road.

Surface elevations range from approximately 1,078 to 1,215 feet above mean sea level (AMSL) with areas of greater topographic relief located along the western boundary of the project site. Based on the USDA Soil Survey, the project site is underlain by the following soil units: Altamont Clay (15 to 25 Percent Slopes Eroded); Cortina Gravelly Coarse Sandy Loam (2 to 8 Percent Slopes); Gorgonio Loamy Sand (0 to 8 Percent Slopes); Ramona Sandy Loam (0 to 5 Percent Slopes, Eroded); Ramona Sandy Loam (5 to 8 Percent Slopes, Severely Eroded); Ramona Sandy Loam (8 to 15 Percent Slopes, Eroded); and Terrace Escarpments.

Nine (9) plant communities were observed within the boundaries of the project site during the habitat assessment: annual grassland; Riversidean sage scrub (RSS); southern cottonwood willow riparian forest; coast live oak riparian forest; mulefat scrub; wetland; eucalyptus woodland; disturbed; and developed. The project site consists of vacant land that varies in levels of disturbance. The southern two thirds of the project site primarily consist of annual grasslands that have historically been subject to grading activities and human disturbance with isolated patches of Riversidean Sage Scrub on terrace slopes.

Historically, the majority of the northern half of the project site was used as a storage yard, based on historic aerial photographs. Currently, this area is no longer utilized as a storage area, but the vegetation has been heavily disturbed. Additionally, on top of the recessed area along the northern boundary is an area that has been graded and leveled with little to no vegetation. On the northwestern corner of the project site is an ephemeral drainage feature that extends from the western boundary of the project site via an earthen channel. This drainage feature then becomes riprap lined as it generally flows in a northern direction into Temescal Canyon Wash.

PROJECT DESCRIPTION:

The proposed project to be analyzed in the EIR is divided between two phases, a southerly Phase I consisting of approximately 12 acres and a northerly Phase II consisting of approximately 15 acres for a total project area of approximately 27 acres. The General Plan Amendment and Change of Zone cover the entire 27 acre project site that include Phase I and II and the Plot Plan and Conditional Use Permit just cover the southerly 12 acres of the site that makes up Phase I.

General Plan Amendment No. 1146 proposes to change the land use designation of the entire project site from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Retail (CD:CR).

Change of Zone No. 7859 proposes to change the zoning classification of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

Plot Plan No. 26290 proposes the construction of 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, convenience store, and gas station use on the southerly 12 acres of the project site.

Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store.

The remaining portion of the site consisting of Phase II is projected to be constructed with 9 buildings with a total of 133,000 square feet for restaurant, bank, office, retail, and supermarket uses on the northerly 15 acres of the project site.

SUMMARY PROJECT DATA:

- | | |
|------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI) |
| 2. Proposed General Plan Land Use: | Community Development: Commercial Retail (CD:CR) |
| 3. Existing Zoning: | Manufacturing – Service Commercial (M-SC) |
| 4. Proposed Zoning: | Scenic Highway Commercial (C-P-S) |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Interstate-15 to the west, vacant land to the north, east, and south with the Temescal Canyon Wash to the east |
| 7. Project Data: | Total Acreage: 27 acres
Total Building Area: 194,000 square feet |
| 8. Environmental Concerns: | See attached environmental assessment |

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

- | | | |
|--|--|--|
| <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 checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" 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 checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

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 Fault Zone;
 - c. An Agricultural Preserve; or
 - d. A 100-year flood plain.
3. The project site is located within:
 - a. A WRCMSHCP Criteria Cell;
 - b. The City of Corona sphere of influence;
 - c. An area susceptible to subsidence;
 - d. A very high fire hazard severity area;
 - e. An area with very low potential for liquefaction;
 - f. Riverside County Parks and Recreation District; and
 - g. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 290-130-003, 290-130-004, 290-130-005, 290-130-006, 290-130-052, 290-130-053, 290-130-054, 290-130-055

Environmental Assessment for the Toscana Village at Temescal Valley Project

Prepared for:
**Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501**

Prepared by:
**Ruth Villalobos & Associates, Inc.
3602 Inland Empire Blvd., Suite C-310
Ontario, CA 91764**

**Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506**

June 2017

Table of Contents

I. PROJECT INFORMATION	1
A. Project Description	1
B. Type of Project	9
C. Total Project Area	9
D. Assessor's Parcel No(s)	9
E. Street References	9
F. Section, Township & Range Description or Reference/Attach a Legal Description	9
G. Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings	9
II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS	10
A. General Plan Elements/ Policies	10
B. General Plan Area Plan(s)	10
C. Foundation Component(s)	11
D. Existing Land Use Designation(s)	11
E. Proposed Land Use Designations	11
F. Overlay(s), if any	11
G. Policy Area(s), if any	11
H. Adjacent and Surrounding Area	11
I. Adopted Specific Plan Information	11
J. Existing Zoning	11
K. Proposed Zoning, if any	11
L. Adjacent and Surrounding	11
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	12
IV. DETERMINATION	12
V. ENVIRONMENTAL ISSUES ASSESSMENT	14
Aesthetics	14
Agricultural & Forestry Resources	16
Air Quality	17
Biological Resources	18
Cultural Resources	19
Geology and Soils	21
Greenhouse Gas Emissions	27
Hazards and Hazardous Materials	27
Hydrology and Water Quality	29
Land Use Planning	32
Mineral Resources	33
Noise	33
Population and Housing	35
Public Services	36
Recreation	39
Transportation/Traffic	40
Tribal Cultural Resources	41
Utility and Service Systems	42
Mandatory Findings of Significance	46
VI. EARLIER ANALYSES	47
VII. REFERENCES/AUTHORITIES CITED	47
 LIST OF FIGURES	
Figure 1- Regional Map	4
Figure 2- Aerial Map	5
Figure 3- USGS Topographic Map	6
Figure 4- Site Plan	7
Figure 5- Earthquake Faults	8

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42664
Project Case Type (s) and Number(s): GPA01146, CZ07859, PP26290
Lead Agency Name: Riverside County Planning Department
Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Contact Person: Russell Brady, Contract Planner
Telephone Number: (951) 955-3025
Applicant's Name: Tom Chavez, Speedway Development, LLC
Applicant's Address: 15350 Fairfield Ranch Road, Suite K, Chino Hills, CA 91709

I. PROJECT INFORMATION

A. Project Description: The project site is an approximately 27-acre area located east of the Interstate-15 (I-15) freeway, north of Indian Truck Trail and Corona Lake, and west of Temescal Canyon Road (Refer to Figure 1, Regional Map and Figure 2, Aerial Map, and Figure 3, USGS Topographic Map). The project site is located within the Elsinore Area Plan of the Riverside County General Plan. The proposed project is a commercial development that will include a gas station, restaurants, retail, office, and a supermarket. The overall project would be developed in two phases; Phase I would include development of approximately 12 acres of the southeast portion of the site and Phase II would include future development of the remaining approximately 15 acres of the northwest portion of the site. Development applications (Plot Plan and Conditional Use Permit) that cover Phase I as listed below are in process to be considered concurrently with the environmental document. Subsequent applications for Phase II would be submitted at a later time and will require subsequent environmental review.

Plot Plan No. 26290 covering Phase I of the planned development proposes the construction of 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use as outlined in Table 1 below. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Table 1: Phase I/ Plot Plan No. 26290 Buildings

Building Number	Proposed Use	Square Footage (square feet)	Height (in feet)
1	Fast Food Restaurant	3,400	27
2	Fast Food Restaurant	3,400	27
3	Gas Station with Convenient Store	3,800	27
4	Restaurant	4,500	39
5	Retail (1 st floor) and Office (2 nd floor)	39,900	47
6	Restaurant	6,000	37
Total		61,000	

The combined maximum square footage in Phase I is 6,800 square feet for fast-food restaurant; 10,500 square feet for restaurant; 3,800 square feet for gas station/convenience store; and 39,900 square feet for retail and office. The final development may have adjustments that result in a reduction of square footage. However, the development will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed.

General Plan Amendment No. 1146 proposes to change the Land Use designation of the entire project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).

Change of Zone No. 7859 proposes to change the zoning of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

Three access points to Phase I buildings will be located along Temescal Canyon Road. The first entrance into the Phase I development would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of Phase I is located north of Building 6 and constitutes the northwest extent of Phase I. The six buildings would be served by a total of approximately 389 parking spaces.

Phase II buildings will follow the same architectural design standards as Phase I buildings. Phase II of the planned development would include the construction of an anticipated total of 9 buildings totaling approximately 133,000 square feet for restaurant, bank, office, retail and supermarket uses as outlined in Table 2 below. Building 7 is single story 6,000 square foot restaurant. Buildings 8, 9, and 10 are two-story office buildings each with 14,000 square feet. Building 11 is a single-story 14,000 square foot pharmacy. Building 12 is a single story 21,000 square foot retail building. Building 13 is a single-story 3,500 square foot bank or restaurant building. Building 14 is a single story 3,500 square foot restaurant. Building 15 is a single story 43,000 square foot supermarket.

Table 2: Phase II Buildings

Building Number	Proposed Use	Square Footage	Height (in feet)
7	Restaurant	6,000	
8	Office	14,000	
9	Office	14,000	
10	Office	14,000	
11	Pharmacy	14,000	
12	Retail	21,000	
13	Bank or Restaurant	3,500	
14	Restaurant	3,500	
15	Supermarket	43,000	
Total		133,000	

The maximum square footage in Phase II is 13,000 square feet for restaurant; 42,000 square feet for office; 14,000 square feet for pharmacy; 21,000 square feet for retail; 3,500 square feet for bank; and 43,000 square feet for supermarket. The final development may have adjustments that result in a reduction of square footage. However, the final site plan and plot plan(s) will not exceed the total square footages outlined herein as these are used in the

technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

One access point to Phase II buildings will be located along Temescal Canyon Road, near the northeast corner of the site and Building 15, the supermarket. The nine buildings will be served by a total of approximately 749 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during Phase I. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported. Phase II would be mass graded at the same time Phase I is graded. However, construction of Phase II buildings would be sometime after initial mass grading of the entire site and construction of Phase I.

The project will include the construction of offsite water, sewer, and non-potable water pipeline extensions in Temescal Canyon Road to connect to existing lines north up to Terramor Drive. The project will include road improvements at Temescal Canyon Road and Indian Truck Trail intersection at a driveway to the project along Temescal Canyon Road. The project will include construction of on-site drainage facilities (storm drain pipelines, swales, and basins) to convey on-site and off-site (upstream) across the site to existing downstream facilities located in Temescal Canyon Road.

Approximately 8 existing Southern California Edison (SCE) power poles that are located along Temescal Canyon Road and the project site's frontage will need to be relocated. The power poles will generally remain in the same location within the existing SCE Right-of-Way. The relocation is an adjustment in elevation because the existing elevation (or ground level) where they are located and the proposed elevation after site grading and proposed improvements to the west side of Temescal Canyon Road are different. The elevation adjustments are anticipated to be completed by installing a new pole several feet away from the existing at the new elevation and then transferring the power lines from the previous pole to the new pole at the proper elevation.

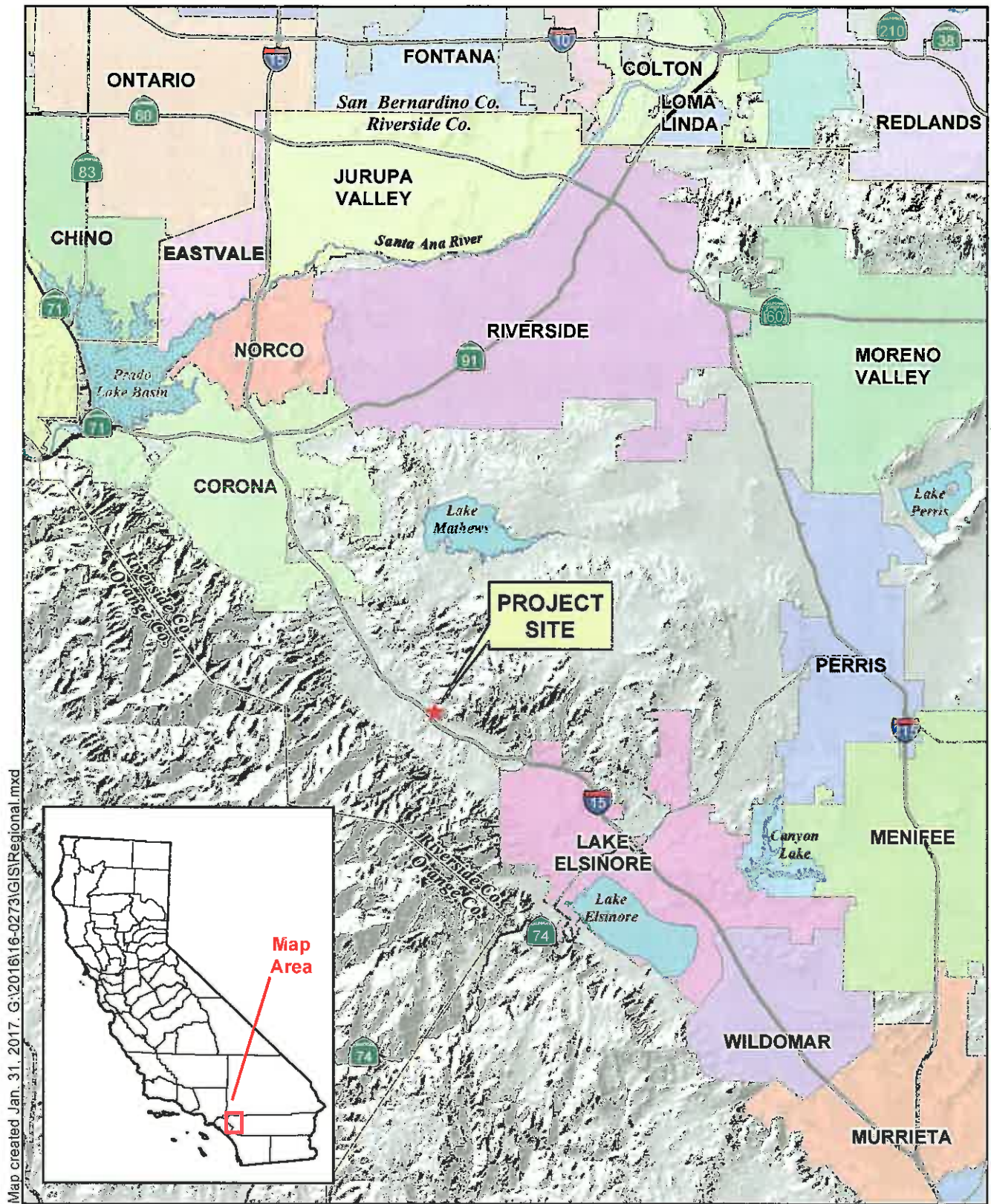


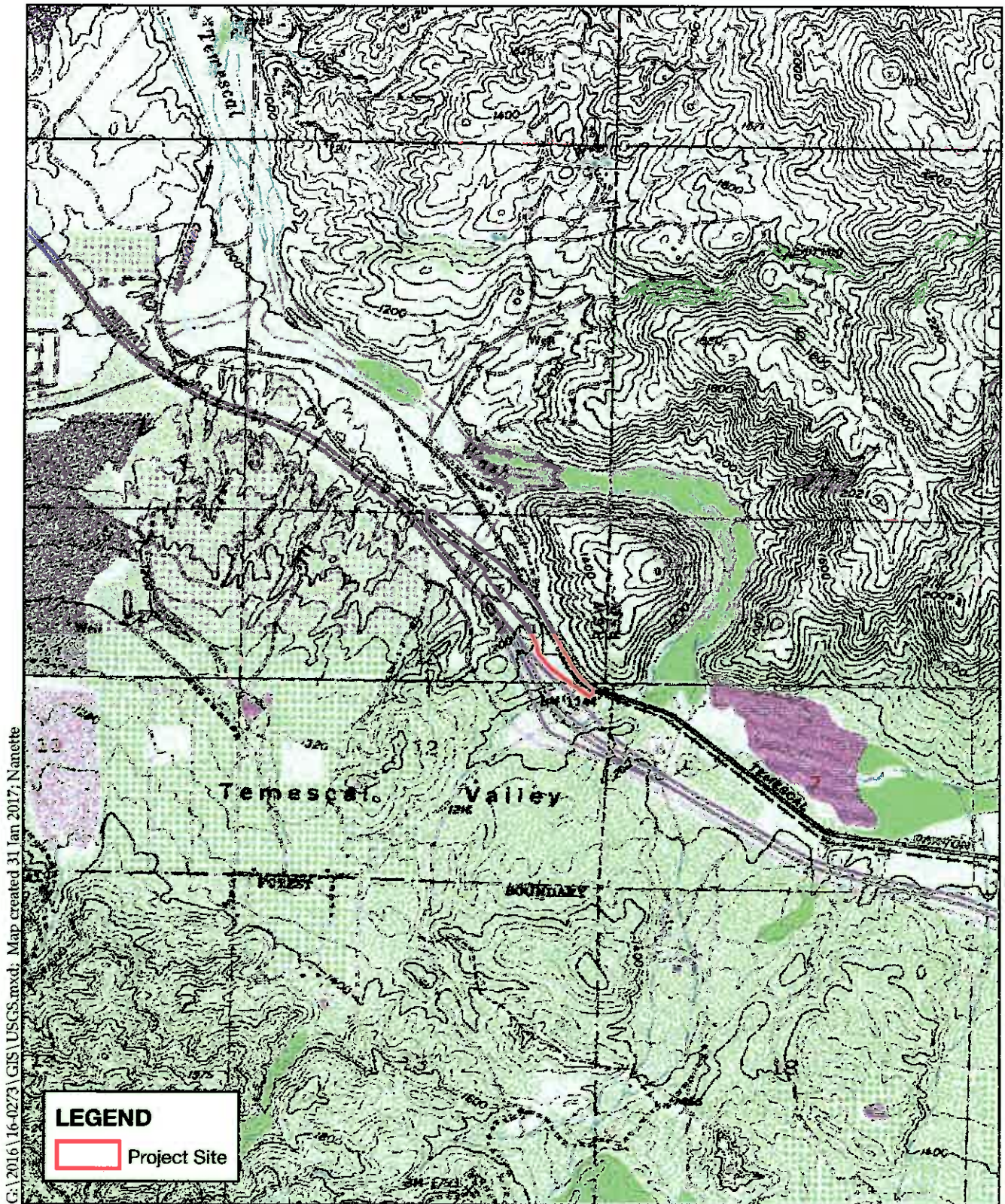
Figure 1 – Regional Map

Toscana Village





Figure 2 - Aerial Map
 Toscana Village



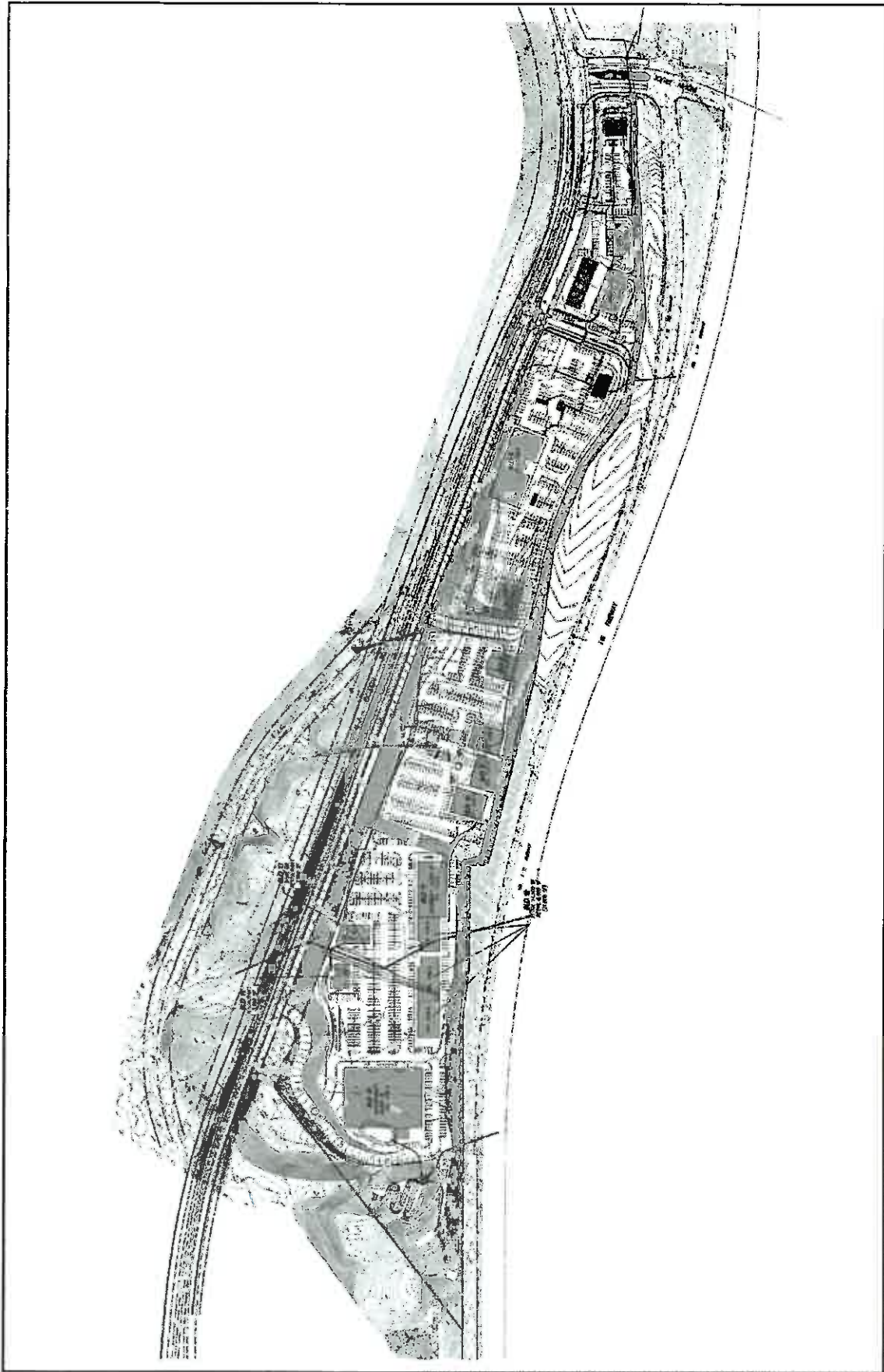
G:\2016\16-0273\GIS\USGS.mxd. Map created 31 Jan 2017; Nanette

LEGEND
 Project Site

Sources: USGS 7.5min Quad DRGs:
 LAKE MATHEWS / ALBERHILL

Figure 3 - USGS Topographic Map
 Toscana Village





G:\2016\16-0273\GIS\Site_Plan.mxd, Map revised 26 May 2017

K&A Engineering, April 2017

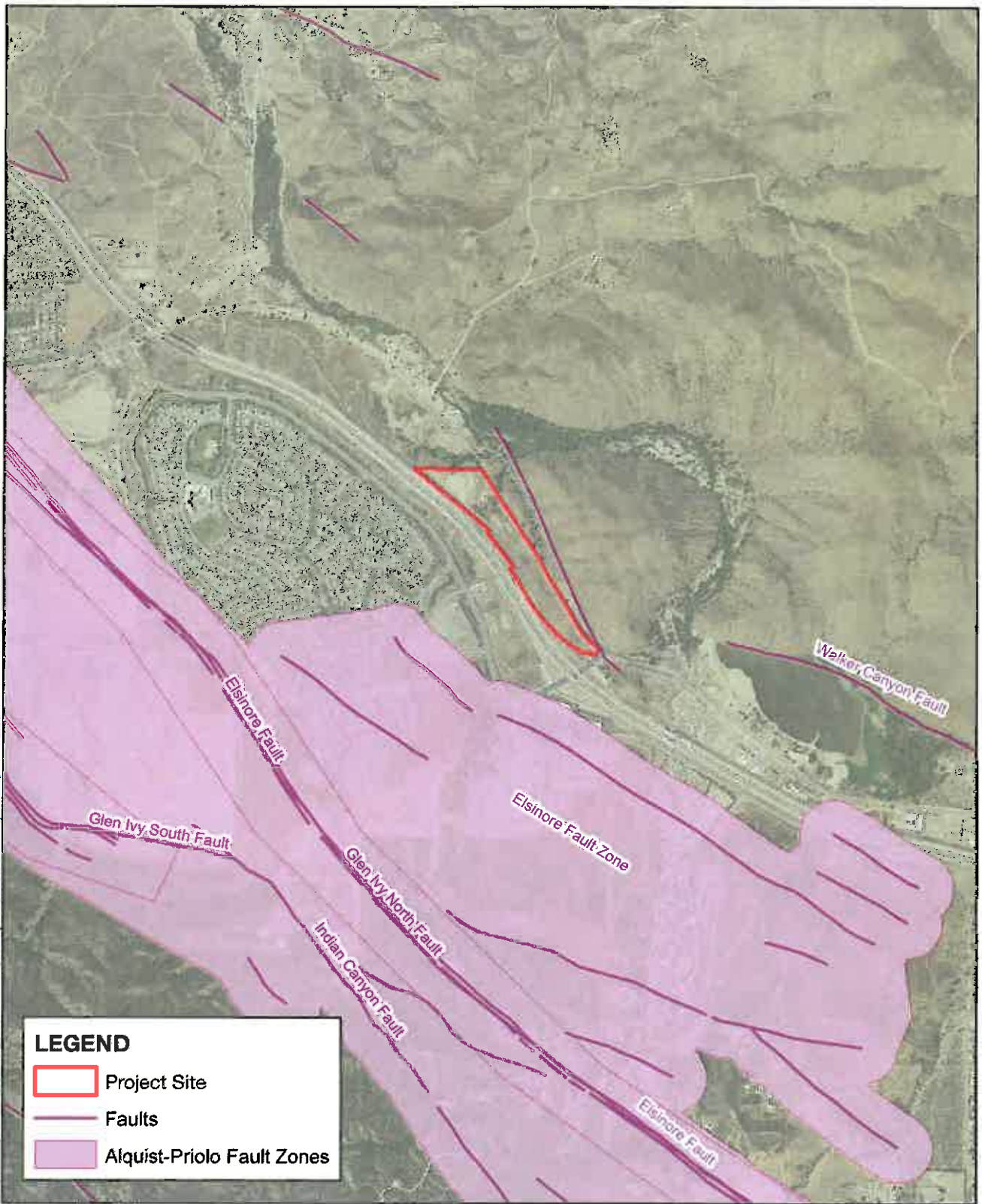


Not to Scale

Figure 4 - Site Plan
Toscana Village



G:\2016\16-0273\GIS\Faults.mxd: Map created 01 May 2017; Nanette



Sources: Riverside Co. GIS, 2017;
USDA NAIP, 2014

Figure 5 - Earthquake Faults
Toscana Village



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

C. Total Project Area: 27 acres

Residential Acres: Lots: Units: Projected No. of Residents:

Commercial Acres: 27 Lots: Sq. Ft. of Bldg. Area: 194,000 Est. No. of Employees: 470

Industrial Acres: Lots: Sq. Ft. of Bldg. Area: Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 290-130-003, 290-130-004, 290-130-005, 290-130-006, 290-130-052, 290-130-053, 290-130-054, 290-130-055

E. Street References: Temescal Canyon Road, Indian Truck Trail

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 6 West, Section 12.

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project is located on a narrow strip of land between I-15 and Temescal Canyon Road in the County of Riverside (County). Areas to the west of I-15 consist of residential, commercial, and industrial land uses. Corona Lake and associated recreational land uses are located to the southeast. Areas to the east of the project site consist of vacant, undeveloped land extending up to Estelle Mountain. Immediately east of the project site and east of Temescal Canyon Road is a hill that separates the project site from the Temescal Canyon Wash. The wash flows around the eastern side of the hill in a northerly direction adjacent to Temescal Canyon Road.

Surface elevations range from approximately 1,078 to 1,215 feet above mean sea level (AMSL) with areas of greater topographic relief located along the western boundary of the project site. Based on the USDA Soil Survey, the project site is underlain by the following soil units: Altamont Clay (15 to 25 Percent Slopes Eroded); Cortina Gravelly Coarse Sandy Loam (2 to 8 Percent Slopes); Gorgonio Loamy Sand (0 to 8 Percent Slopes); Ramona Sandy Loam (0 to 5 Percent Slopes, Eroded); Ramona Sandy Loam (5 to 8 Percent Slopes, Severely Eroded); Ramona Sandy Loam (8 to 15 Percent Slopes, Eroded); and Terrace Escarpments.

Nine (9) plant communities were observed within the boundaries of the project site during the habitat assessment: annual grassland; Riversidean sage scrub (RSS); southern cottonwood willow riparian forest; coast live oak riparian forest; mulefat scrub; wetland; eucalyptus woodland; disturbed; and developed. The project site consists of vacant land that varies in levels of disturbance. The southern two thirds of the project site primarily consist of annual grasslands that have historically been subject to grading activities and human disturbance with isolated patches of Riversidean Sage Scrub on terrace slopes.

Historically, the majority of the northern half of the project site was used as a storage yard, based on historic aerial photographs. Currently, this area is no longer utilized as a storage area, but the vegetation has been heavily disturbed. Additionally, on top of the recessed area along the northern boundary is an area that has been graded and leveled with little to no vegetation. On the northwestern corner of the project site is an ephemeral drainage feature that extends from the western boundary of the project site via an earthen channel. This drainage feature then becomes riprap lined as it generally flows in a northern direction into Temescal Canyon Wash.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated under the General Plan as Community Development: Light Industrial (CD: LI). The project includes a General Plan Amendment to change the land use designation to Community Development: Commercial Retail (CD:CR).
2. **Circulation:** The proposed project will add overall trips to the area. A traffic study will be prepared for the project and reviewed by the Transportation Department to determine whether the proposed project meets required levels of service.
3. **Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP). It is located in the Criteria Area; however, the site is not required for conservation. A MSHCP Compliance Report will be prepared for the project and reviewed by the County's Environmental Programs Department (EPD) as well as the Western Riverside County Regional Conservation Authority (RCA) to determine if all of the requirements of the MSHCP have been met.
4. **Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having very low potential for liquefaction and susceptible to subsidence. The project is within a very high fire area. The project site is located near a mapped fault located to the east of the project site generally on the east side of Temescal Canyon Road from the project site (Figure 5, Earthquake Faults). According to the site specific geotechnical report prepared for this project, this mapped fault is a possible fault trace located within approximately 200 feet of the eastern portion of the property. Soil within the southeastern tip of the site does appear to have surficial grading which has occurred previously and therefore no surface expression of this potential fault exists on the site.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, current noise levels are relatively high on the project vicinity and immediate area due to proximity to Interstate-15.
6. **Housing:** N/A
7. **Air Quality:** The proposed project will generate vehicle trips primarily that will impact regional and local air quality.
8. **Healthy Communities:** As outlined in the Healthy Communities Element of the General Plan, healthy land use patterns can be achieved by encouraging infill, focusing development in mixed use districts and along major transit corridors, avoiding leap frog development, constructing a diverse mix of uses throughout the County and encouraging land use patterns that promote walking, bicycling and transit use. The proposed project includes development of commercial, retail, and office uses along a major transit corridor, the I-15 freeway, within an area with existing residential development.

B. General Plan Area Plan(s): Lake Elsinore Area Plan

- C. Foundation Component(s):** Community Development
- D. Existing Land Use Designation(s):** Light Industrial
- E. Proposed Land Use Designation(s):** Commercial Retail
- F. Overlay(s), if any:** N/A
- G. Policy Area(s), if any:** N/A
- H. Adjacent and Surrounding**
 - 1. Area Plan(s):** Temescal Canyon Area Plan, Lake Elsinore Area Plan
 - 2. Foundation Component(s):** Community Development to the north and east and further to the west, Rural to the east, Open Space to the north and west
 - 3. Land Use Designation(s):** Light Industrial to the east, Mixed Use Area to the east, Rural Mountainous to the east, Conservation to the north and west
 - 4. Overlay(s), if any:** N/A
 - 5. Policy Area(s), if any:** N/A
- I. 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
- J. Existing Zoning:** Manufacturing – Service Commercial (M-SC)
- K. Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)
- L. Adjacent and Surrounding Zoning:** Manufacturing Service – Commercial (M-SC) to the north, Specific Plan (SP 327) to the east and north, Mixed Use Area (MUA) to the east, Specific Plan (SP 256) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) will 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 checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" 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

Russell Brady, Contract Planner
Printed Name

Date

For Charissa Leach, P.E. Assistant TLMA
Director

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

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.

AESTHETICS

Would the project:

1. Scenic Resources

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

Sources: Riverside County General Plan Policy C 19.1; Riverside County General Plan Figure C-9, "Scenic Highways"; Caltrans Scenic Highway Guidelines

Findings of Fact:

a) According to Riverside County General Plan Figure C-9 "Scenic Highways" the proposed project site is located adjacent of the I-15 freeway which is designated as a State Eligible Scenic Highway. The project site would be highly visible from this corridor. The County's General Plan also references Policy C 19.1, which calls to "preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highways Plan."

Views from the I-15 freeway in the project area include generally undeveloped hillsides of the Lake Mathews Estelle Mountains to the northeast and east and the hillsides of the Santa Ana Mountains to the west and northwest. The I-15 freeway generally follows Temescal Creek through the canyon between these mountains. Temescal Creek meanders through the canyon on the east side of the freeway and is generally located at a lower elevation than the freeway. Northwest of the project site, on the west side of I-15, there is an existing housing development that is at a higher elevation than the freeway. This development includes landscaped slopes and rooftops that are visible from the freeway. North and south of the project site, on both sides of the freeway, there is existing development of compatible uses such as existing residential, commercial, and industrial uses that already impact this scenic corridor.

The project site's graded elevation will be lower than the I-15 freeway north and southbound lanes. The project and will not substantially obstruct views of the surrounding hillsides or of Temescal Creek. The project will be required to follow the County's Design Standards and Guidelines for architecture. The two-story office buildings are the tallest proposed buildings and will not exceed 50 feet in height, which would not significantly obstruct views of the hillsides east of the project site from the I-15 freeway. The project will not conflict with the County's General Plan Policy C 19.1. Therefore, the proposed project impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

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

b) The proposed project site would 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 proposed project would include some minor vegetation removal, but no substantial scenic resources exist on the site that would be removed. Additionally, no prominent scenic vista or view that is open to the public is adjacent to the proposed project site nor would the proposed project obstruct any prominent scenic vista or view open to the public. As mentioned above, the project would be required to follow the County's Design Standards and Guidelines for architecture and would not create an aesthetically offensive site open to public view. Therefore, the proposed project impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

2. Mt. Palomar Observatory

- a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Sources: GIS Database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The proposed project is approximately 43.4 miles away from Mt. Palomar Observatory. The proposed project location falls within Zone B's 45-mile radius. The project will include new lighting and all outdoor building and parking lot lights, street lights, will be shielded and light directed downward, in accordance with County Zoning Code Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting). The proposed project would be compliant with Ordinance No. 655, which restricts the permitted use of certain light fixtures emitting undesirable light rays into the night sky which have detrimental effects on astronomical observation and research. With compliance with these existing requirements and Riverside County Ordinance No. 655, the proposed project would not interfere with the nighttime use of the Mt. Palomar Observatory. Therefore, the proposed project would have less than significant impacts and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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?

Sources: Riverside County Cod of Ordinances, Chapter 8.80

Findings of Fact:

a) The proposed project's specific lighting location, fixtures, and intensity would be designed and reviewed during the design review process and building permit process. The proposed project is required to adhere to provisions identified in County Ordinance Code Chapter 8.80, which outlines minimum requirements for outdoor lighting to protect the health, property, and well-being of residents in unincorporated areas of the county. Impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

b) The proposed project is not located directly next to any residential properties. The nearest existing residential community is located west of the I-15 freeway opposite of the proposed project. Therefore, there would not be

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

exposure to existing homeowners of unacceptable light levels. On the northeast side of Temescal Canyon Road off Hermano Road, the Terramor Project is currently being developed with residential properties that would sit at a higher elevation relative to the project site. The lighting from the proposed project may increase the amount of light and glare for future residents, however, the impacts would be less than significant because the Estelle Mountains and the hillside would act as a barrier to significant light pollution. Also, the proposed project would be required to adhere to all relevant provisions in the County Ordinance Code Chapter 8.80, which outlines minimum requirements for outdoor lighting to protect the health, property, and well-being of residents in unincorporated areas of the county. Therefore, impacts to residential properties would be less than significant and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

AGRICULTURAL & FORESTRY RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or with land subject to a Williamson Act contract or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan figure OS-2, "Agricultural Resources," GIS database, and Project application materials.

Findings of Fact:

a) According to Riverside County General Plan Figure OS-2 "Agricultural Resources" the proposed project site does not contain Prime Farmland, Farmland of Statewide Importance or Unique Farmland. Therefore, the project will not impact Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

b) As mentioned above, the proposed project is not zoned for agricultural uses and is not within a Riverside County Agricultural Preserve or Williamson Act contract. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

c) Land surrounding the proposed project is not agriculturally zoned property. No impact would occur and this topic will not be analyzed further in the draft EIR.

d) As the proposed project and its surrounding areas are not mapped as Farmland (Prime Farmland, Farmland of Statewide Importance, or Unique Farmland) the project will not result in the conversion of Farmland to non-agricultural uses. Therefore, no impact would result in the conversion of Farmland to non-agricultural use. This topic will not be analyzed further in the draft EIR.

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

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government 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 Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-3, "Parks, Forests and Recreation Areas," and Project application materials.

Findings of Fact:

a-c) According to Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" the proposed project site is not located within an area identified as a forest or timberland. The site does not contain forest vegetation or trees or timberland trees. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No mitigation is necessary.

AIR QUALITY

Would the Project:

6. Air Quality Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the project site to substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

a-f) The proposed project has the potential to impact air quality. This topic will be analyzed in the draft EIR.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-g) The proposed project will impact riparian habitat and streambeds. This topic will be analyzed in the draft EIR.

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"/>

Sources: Phase I Cultural Resources Report (BCR 2014)

Findings of Fact:

a, b) According to the Phase I Cultural Resources Assessment Report prepared in May of 2014, only one cultural resource was found within the proposed project site (Appendix A). A historic period railroad grade was located on the project site. The resource was recorded using California Department of Parks and Recreation (DPR) 523 forms. The field survey and research indicated that the previously recorded historic-period railroad grade lacks integrity and as such does not appear to be eligible for the California Register of Historical Resources. No further investigations are recommended. The Caltrans ROW that will be graded as part of this project is not expected to contain historical resources based on the records search conducted and since the area was already been disturbed by grading activities when the on-ramp to the I-15 was constructed. Therefore, no significant impacts related to historical resources would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

9. Archaeological Resources

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

Sources: Project application materials, Cultural Resources Report (BCR 2014, Appendix A)

Findings of Fact:

a, b) The Phase I Cultural Resources Assessment Report (Appendix A) included a records search that revealed 30 cultural resources studies have taken place resulting in the recording of 11 archaeological sites and no built environment resources within one mile of the proposed development site. A record search along with a field study was conducted on the proposed project site to determine the presence of an archaeological resource and none were found. However, if during construction any archaeological resource becomes exposed through ground disturbing activity on the site, construction activities shall be stopped until a qualified archaeologist determines the significance of the find. Mitigation and treatment measures may be necessary if the resource is found to be a

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

significant archaeological discovery. Therefore, with implementation of Mitigation Measure CUL-1, impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

c) A field visit evaluation and research on the proposed project site did not reveal any human remains, known cemeteries, or tribal burial grounds. However, if during construction activities human remains are discovered, the State of Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and deposition pursuant to the Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With permission of the landowner or his/her authorized representative, the MLD may inspect the site of discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The discovery of human remains is not expected at the project site. However, if there is a discovery the Coroner will be notified immediately and the State of Health Safety Code Section 7050.5 and the Public Resources Code Section 5097.98 will be followed. Therefore, impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

d) A record search of the NAHC Sacred Lands Inventory failed to indicate the presence of Native American traditional places at the project site. The proposed project is not expected to adversely affect a sacred land. Potential impacts are less than significant and this topic will not be analyzed further in the Draft EIR.

Mitigation:

CUL-1:

A qualified archaeological Inspector(s) would be retained to monitor construction-related activities that involve excavation below a depth of one foot such that inadvertent finds can be avoided by heavy equipment. If the Inspector encounters a cultural or paleontological resource site during implementation of this mitigation measure, the Inspector(s) shall if possible move the heavy equipment used during maintenance to a point at least 50 feet away from the new discovery and then inform the County of the event. Isolated artifacts lying outside established site boundaries of a known historic property need not be mitigated for, but such finds should be recorded and isolate forms by the Inspector(s). The project applicant must also notify the County if there is an inadvertent discovery made (without the Inspector(s) present) of buried unknown resources, human remains or sacred Native American objects during maintenance activities because there may be additional responsibilities under 36 CFR Part 800.

Monitoring: During mass grading activities.

10. Paleontological Resources

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

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

Findings of Fact:

a) The project site is located in an area mapped as high paleontological sensitivity. Portions of the site have been previously disturbed by grading activities and roadway (Temescal Canyon Road) and highway (I-15) construction. The proposed project is not anticipated to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. However, there is a potential for grading activities to cut into undisturbed soils and unearh paleontological resources. Potential impacts are reduced to less than significant with implementation of the County's standard condition of approval (outlined below) and this topic will not be analyzed further in the draft EIR.

County Condition of Approval:

If a paleontological resource is encountered onsite during construction activities, all site earthmoving shall be ceased in the area and may be diverted to other areas of the site. The owner of the property shall be immediately

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

notified of the discovery who shall in turn immediately notify the County Geologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside. The paleontologist shall determine the significance of encountered fossil remains.

If any fossils encountered are determined to be significant by the paleontologist, any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated and catalogued, and associated specimen data and corresponding geologic site data will be archived at the museum repository by a laboratory technician. The remains shall be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy", paleontological fossils found in the County should be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and shall provide confirmation to the County Geologist that such funding has been paid to the institution.

Mitigation: No mitigation is necessary

Monitoring: No monitoring is necessary.

GEOLOGY AND SOILS

Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Sources: Riverside County General Plan Figure S-2, "Earthquake Fault Study Zones," GIS database, Geotechnical Investigation Report (Matrix 2014); Riverside County Code of Ordinances, Chapter 15.12

Findings of Fact:

a) A geotechnical investigation report (Matrix 2014, Appendix B) was conducted for the proposed project and found the proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone as shown in Figure 5, Earthquake Faults). The proposed project would not expose people or structures to potential substantial adverse effects such as risk of loss, injury, or death. In its review, the geotech report found a possible fault trace located within approximately 200 feet of the eastern portion of the property. The fault trace appears to control the contact of a portion of the Cretaceous Estelle Mountain Volcanics with very old Quaternary alluvial deposits just east of Temescal Canyon Road. The presence of this postulated fault is not likely to affect the site with strong ground motions. The proposed project includes the construction of new buildings that are required to be constructed in accordance with the current California Building Code (CBC) as referenced in Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for buildings to be structurally sound, would apply to the proposed project. Therefore, impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

b) As previously mentioned, the proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. Also, no known faults (active, potentially active, or inactive) were discovered onsite. The Elsinore Fault

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

Zone is the nearest major fault system to the proposed project. It is located approximately one mile southwest of the site within the Lake Mathews Quadrangle United States Geological Survey (USGS) map and follows a northwestern alignment west of the I-15 freeway. The proposed project would be located on the eastern side of the I-15 freeway and is approximately one mile northeast of the fault. The Elsinore Fault Zone is one of the largest in Southern California, but has also been one of the least active systems historically. In its review, the geotech report found a possible fault trace located within approximately 200 feet of the eastern portion of the property. The fault trace appears to control the contact of a portion of the Cretaceous Estelle Mountain Volcanics with very old Quaternary alluvial deposits just east of Temescal Canyon Road. The presence of this postulated fault is not likely to affect the site with strong ground motions. The proposed project would not subject to rupturing of a known fault. Impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

12. Liquefaction Potential Zone

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

Sources: Riverside County General Plan Figure S-3, "Generalized Liquefaction"; Geotechnical Investigation Report (Matrix 2014); County of Riverside, Building & Safety Department, Grading and Grading Permit (website url in references section of this document); Riverside County Code of Ordinances, Chapter 15.12

Findings of Fact:

a) Liquefaction is the result of soils being partially or fully saturated where loss of strength and stiffness of the soil causes the soil to act like a liquid. Earthquakes and ground shaking can cause liquefaction to occur in areas susceptible to liquefaction. Riverside County's General Plan Figure S-3 "Generalized Liquefaction" depicts areas within the County with liquefaction susceptibilities to levels of 'Very High,' 'High,' 'Moderate,' 'Low,' and 'Very Low.' The proposed project is within an area on this map signified as 'Low' susceptibility where most of the remainder of the proposed project's footprint is in an area that has yet been defined for liquefaction susceptibility. The proposed project would involve construction of multiple buildings with parking spaces that would follow and be subject to a grading permit from the County's Department of Building and Safety, which includes grading safety standards that would ensure liquefaction potential is not significant. The proposed project would follow Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for buildings to be structurally sound. Additionally, the conclusion in the Geotechnical Investigation Report (Appendix B) was the potential for liquefaction to occur is negligible. The proposed project would include proper grading and compacting and, therefore, would not include a high risk for liquefaction. Impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation Report (Matrix 2014)

Findings of Fact:

a) The proposed project, along with most of Southern California, is within a seismically active area. The County's General Plan illustrates in Figure S-17 that the proposed project site is within an area known to have a 'Very High' risk to general ground shaking. As outlined in the Geotechnical Investigation Report (Appendix B), active or potentially active faults were not identified, known to exist on, or project towards the site. The proposed project

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

would include the construction of multiple buildings. Construction would comply with California's Building Code regulations to ensure the stability and integrity of the structures and minimize the potential for ground shaking to result in loss, injury, or death from the proposed project. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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?

Sources: On-site inspection, Riverside County General Plan, Figure S-5, "Regions Underlain by Steep Slope", Geotechnical Investigation Report (Matrix 2014)

Findings of Fact:

a) The proposed project site is not located on a geological unit or soil that is unstable, or that is expected to become unstable as a result of the proposed project. The proposed project would not potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. The review of the pertinent geologic literature and geologic mapping did not indicate the presence of landslides on or adjacent to the proposed project site. The potential for the existence of landslides is considered negligible since the proposed project site is underlain by hard to very dense older alluvium and formational bedrock and is not located within an area mapped as being potentially affected by earthquake-induced landsliding. Additionally, based upon the lack of free-face conditions on or adjacent to the site and the proposed location of the building, the potential for lateral spreading at the site is considered to be low. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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?

Sources: Geotechnical Investigation Report (Matrix 2014)

Findings of Fact:

a) The proposed project is not located on a geological unit or soil that is unstable, or that is expected to become unstable as a result of the project. Based on the Geotechnical Investigation Report (Matrix 2014), the proposed project is considered to be susceptible to subsidence from scarification and recompaction of exposed bottom surfaces in removal areas to receive fill. This susceptibility varies from negligible to approximately 0.05-foot in bedrock areas and up to 0.1-foot in the alluvial northern area. These estimates are expanded on in more technical detail within the Geotechnical Investigation Report referenced herein. If the proposed project follows the recommendations within the Geotechnical Investigation Report, then the potential for subsidence shall be considered negligible. Impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

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

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Sources: Geotechnical Investigation Report (Matrix 2014)

Findings of Fact:

a) The proposed project would not be subject to geological hazards, such as seiche, mudflow, or volcanic hazards. Based on the elevation of the proposed development of the site, which varies from approximately 1,060 feet Above Mean Sea Level (AMSL) to 1,200 feet AMSL, and with respect to sea level and its distance from large open bodies of water, the site proximity to Lee Lake (0.34-mile), with an approximate water surface elevation of 1,138 feet AMSL, Lake Elsinore (7 miles), with an approximate water surface elevation of 1,239 feet AMSL, and Lake Matthews (5 miles), with an approximate water surface elevation of 1,388 feet AMSL, the potential for seiche and/or tsunami waves is considered to be negligible with no impact. The project site is located south of Lake Matthews; however, the Estelle Mountains are located between Lake Matthews and the project site. If Lake Matthews were to overtop its spillways, flows could reach Temescal Creek but downstream of the project site where they would continue on downstream which is in a northwestern direction, away from the project site. The project site is located downstream of Lee Lake. If Lee Lake were to overtop its spillway, flows would follow Temescal Creek downstream and northeast of the project site. The project site is located on terraces at a higher elevation than the creek and flows would not be expected to reach the project site elevations. There would be a negligible opportunity for mudflows given the low topography of the proposed project site. Additionally, the proposed project is not located near a volcano, thus, volcanic hazards would not be anticipated. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

Sources: Project Application Materials, Geotechnical Investigation Report (Matrix 2014)

Findings of Fact:

a, b) The proposed project site consists of moderate sloping terrain traversing the long axis of the property, with drainage channels in the canyon areas, and a general elevation of the property of 1,060 feet to 1,200 feet AMSL. Local drainage generally flows towards the east. Currently, portions of the site have been cleared and grubbed with the balance of the site having a sparse cover of annual weeds and grasses and some small to significant trees within the low area in the northern portion of the property. The proposed project site would be mass graded during Phase I and would create compacted fills and cuts where necessary for the construction of the buildings. As outlined in the Geotechnical Investigation Report, the proposed project includes cut slopes at 2:1 (horizontal:vertical) up to a maximum height of approximately 25 feet as well as fill slopes at 2:1 (horizontal:vertical) or flatter up to a maximum height of approximately 40 feet. The Geotechnical Investigation Report includes recommendations for cut slopes, fill slopes, fill-over-cut slopes, and slopes toeing into alluvial canyons. The project will be conditioned to comply with all recommendations of the geotechnical investigation.

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

With implementation of all recommendations contained in the Geotechnical investigation Report, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

c) The proposed project's grading is not anticipated to affect or negate subsurface sewage disposal systems. Therefore, there should be less than significant impacts and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

18. Soils

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

Sources: Project Application Materials, Geotechnical Investigation Report (Matrix 2014); Riverside County Code of Ordinances, Chapter 15.12

Findings of Fact:

a) Proposed grading 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. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the proposed project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into proposed detention basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

b) As outlined in the Geotechnical Investigation Report prepared for the proposed project, the proposed project is not located on expansive soil and would not create substantial risks to life or property. The proposed project would follow CBC as referenced in Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which

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

establishes, in part, requirements for buildings to be structurally sound. The proposed project would be subject to a grading permit from the County's Department of Building and Safety, which includes grading safety standards that would ensure soil stability. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

c) The proposed project does not include the use of on-site septic tanks or alternative waste water disposal systems. Sewer service for the project will be provided by Temescal Valley Water District. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

Sources: Preliminary WQMP (K&A 2014); Riverside County Code of Ordinances, Chapter 15.12

Findings of Fact:

a) Grading of the site would result in changes to the drainage and erosional potential during construction. However, the project is required to obtain and comply with a NPDES General Construction Permit, including preparation of a Storm Water Pollution Prevention Plan (SWPPP) to be implemented during construction activities. Site development includes hardscaping, landscaping and bioretention swales that would minimize deposition, siltation and erosion off the site. The onsite storm drain facilities and water quality Best Management Practices (BMPs) required to comply with the County's MS4 permit are outlined Water Quality Management Plan (WQMP) prepared for the project. Water erosion would be minimal with implementation of the WQMP. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

b) The proposed project would not result in any increase in water erosion on- or off-site. As mentioned above, pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a NPDES permit for construction activities. During grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the proposed project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into proposed detention basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream. Less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

a) The County's General Plan Figure S-8, "Wind Erosion Susceptibility Map," shows the project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, impacts related to wind erosion is less than significant and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

GREENHOUSE GAS EMISSIONS

Would the Project:

21. Greenhouse Gas Emissions

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Findings of Fact:

- a) This topic will be analyzed in the draft EIR.
 b) This topic will be analyzed in the draft EIR.

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"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project application materials; DTSC Envirostor Database; Riverside County Code of Ordinances, Chapter 8.40

Findings of Fact:

a, b) The routine transport, use, and disposal of hazardous materials can result in hazards to the public through the potential for accidental release. Such hazards are typically associated with certain types of land uses, such as chemical manufacturing facilities, industrial processes, waste disposal, and storage and distribution facilities. The proposed project would include the construction of buildings with uses for restaurants, office, and retailers. While the proposed project would transport standard chemicals used in retail and restaurant settings, it does not include the routine transport or use of hazardous materials that if accidentally released (i.e. spilled) would create a significant hazard to the public or the environment. As noted below in section e), per the California Department of Toxic Substances Control's (DTSC) Envirostor database, the project site is not included on a list of hazardous material sites so the project is not anticipated to potentially release hazardous materials into the environment during construction activities. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

c) The proposed project would be accessed through public streets including Indian Truck Trail and Temescal Canyon Road. The Fire and Public Works Departments' guidelines are in agreement with all streets involved. Construction of the proposed project would not inhibit or impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

d) The proposed project is not located within one-quarter mile of an existing or proposed school. As mentioned, the proposed project includes the construction of multiple buildings for uses to include: gasoline service station, restaurants, various retail establishments, and offices. The gasoline service station and other buildings would adhere to the State requirements for encasement of underground storage tanks and facilities, as well as safety measures. No hazardous materials or emissions are anticipated within the proposed project. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

e) The proposed project location is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, no impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

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

Findings of Fact:

a-d) The proposed project site is not included in an Airport Master Plan where a potential inconsistency to an Airport Master Plan would occur. No impact is anticipated. Additionally, the proposed project is not located within a designated Airport Influence area and would therefore not require review by the Airport Land Use Commission. Additionally, the proposed project site is not located within two miles of a public airport or public use airport. As such, the proposed project would not result in a safety hazard for people visiting or working in the project area. No impact would occur. The proposed project is not located within the vicinity of a private airstrip or heliport. As such, a safety hazard for people visiting or working in the project area would not result. Therefore, no impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) Although the proposed project is within a wildfire susceptibility area that is considered "Very High" per the County's General Plan, the proposed project would follow all County setback and landscape requirements to minimize the risk of wildland fires to buildings proposed by the project to acceptable levels. Less than significant impacts would occur.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

HYDROLOGY AND WATER QUALITY

Would the Project:

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Email correspondence with Jeff Pape, General Manager of Temescal Valley Water District on May 9, 2017

Findings of Fact:

a,b) These topics will be analyzed in the draft EIR.

c) The proposed project is located on a narrow strip of land between I-15 and Temescal Canyon Road in the County of Riverside (County). Temescal Canyon Wash, which is the low point of the canyon through the project area is located east of the project site and east of Temescal Canyon Road. Surface elevations range from approximately 1,078 to 1,215 feet above mean sea level (AMSL) with areas of greater topographic relief located along the western boundary of the project site. A portion of the site has been disturbed, with some compaction of the soils, from prior storage yard use. Storm water generally sheet flows off of the site in a northeast direction and across (or under in existing culverts) Temescal Canyon Road to Temescal Canyon Wash. The project site does not currently support conditions that are conducive to significant stormwater infiltration and resulting groundwater recharge. Although the development of the site will result in an increase in impervious surfaces, the project is required to include site design Best Management Practices (BMPs) to support on-site infiltration, as a requirement of the County's MS4 permit and site-specific Water Quality Management Plan. The proposed project would not 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.

Temescal Valley Water District will provide potable and non-potable water for the project. The project is required to construct connection pipelines from the site to existing potable and non-potable lines located north of the project in Temescal Valley Road. Approximately 519 linear feet of 8- and 12-inch non-potable water line will be installed north of the project's northernmost driveway. Approximately 4,234 linear feet of 8-, 10-, and 12-inch diameter waterline will be installed from Terramor Drive south to the project. The project is also required to irrigate

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

landscaping with non-potable water. Per email correspondence with Jeff Pape, General Manager of Temescal Valley Water District on May 9, 2017, Temescal Valley Water District has sufficient water supplies available to serve the project at full build out from existing entitlements and resources. The proposed project will not substantially deplete local groundwater supplies. Additionally, the proposed project is not located within 100 feet of a water supply well. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

d) This topic will be analyzed in the draft EIR.

e, f) The proposed project site is not located within a 100-year flood hazard as mapped in the County's General Plan Figure S-9, "100- And 500-Year Flood Hazard Zones." Additionally, the proposed project would not include any construction of residential areas and would not place housing within a 100-year flood hazard area. Therefore, no impact would occur and these topics will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

g,h) These topics will be analyzed in the draft EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone"

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

Findings of Fact:

- a) This topic will be analyzed in the draft EIR.
- b) This topic will be analyzed in the draft EIR.
- c) According to the County's General Plan Figure S-10, "Dam Failure Inundation Zone," the proposed project is not located within a dam inundation area, but is located near a dam inundation area that generally runs along Temescal Creek. Since the project area is located outside of the designated inundation area, no impacts to the exposure of people or structures to a significant risk of loss, injury, or death involving flooding would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

- d) This topic will be analyzed in the draft EIR.

LAND USE PLANNING

Would the Project:

27. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a,b) This topic will be analyzed in the draft EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a-e) These topics will be analyzed in the draft EIR.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a state classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

Findings of Fact:

a, b) According to the Riverside County General Plan, the project site is designated as a Mineral Resource Zone (MRZ) 3 area. MRZ-3 areas are defined as areas where the available geologic information indicates that deposits are likely to exist. However, the significance of these deposits is undetermined. While the project site is classified as MRZ-3, there are currently no mining operations on the project site or in the vicinity of the project site. The project site is not identified in the general plan as a locally important mineral resource recovery site. Therefore, development of the proposed project would reduce the ability to extract minerals in the future, but there would be less than significant impacts and this topic will not be analyzed further in the draft EIR.

c) No adjacent properties are currently being mined, nor are these properties State classified or designated as surface mines. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

d) The project site does not contain existing or abandoned quarries or mines, nor does the project propose quarries or mines. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

NOISE

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Riverside County General Plan Figure S-19 "Airport Locations,"

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

Findings of Fact:

a,b) The proposed project site is not located within in an airport land use plan or within two miles of a public or private airport. Therefore, no noise related impact from airports would occur. This topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The proposed project site is not located near or adjacent to an active railroad line. Therefore, no impact would occur. This topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

32. Highway Noise

NA A B C D

Findings of Fact:

This topic will be analyzed in the draft EIR.

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

33. Other Noise

NA A B C D

Sources: Project application materials, GIS database.

Findings of Fact:

There are no other existing land uses near the project site that produce or would generate a significant source of noise. Therefore, no impact would occur. This topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

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

Monitoring: No monitoring is necessary.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

a-d) These topics will be analyzed in the draft EIR.

POPULATION AND HOUSING

Would the Project

35. Housing

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

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

Findings of Fact:

a) The project site is currently unimproved and does not include existing housing. Therefore, implementation of the proposed project would not displace existing housing or people. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

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

b) The project would not include the demand for additional housing. Rather, it would provide services to existing housing as well as travelers on the I-15 freeway. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

c) The project site is currently unimproved and does not include existing housing. Therefore, implementation of the proposed project would not displace existing housing or people. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

d) The project site is not located within a County Redevelopment Area. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

e) The project does not include the development of housing and therefore, would not increase population in the area. The project would not cumulatively exceed regional or local population projections. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

f) The project does not include the development of housing and therefore, would not induce population growth. The project proposes the development of commercial uses, which would bring new jobs to the area. According to the Riverside County General Plan, there continues to be severe shortage of jobs within the County, and a large majority of employees drive more than 30 miles to get to their place of work. Implementation of the proposed project would create jobs for the local housing rich/jobs poor condition. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

PUBLIC SERVICES

36. Fire 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?

Sources: Riverside County General Plan Safety Element

Findings of Fact:

Due to the open space and mountainous nature of the area, much of Temescal Canyon's outer regions are subject to high risk of fire hazards. The Riverside County Fire Department provides fire protection services to the proposed project area. Pursuant to the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan the project would be classified as "Category II – Urban," which requires a fire station to be within three roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch. Station 64, Sycamore Creek Station, located at 25310 Campbell Ranch Road, Corona, provides fire protection service to the site. Station 64 is located approximately .87 miles from the project site, which would meet the level of service criteria established by the Riverside County Fire Department.

Development of the proposed project would impact fire protection services by increasing the demand on existing Riverside County Fire Department resources. To offset the increased demand for fire protection services, the proposed project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system paved access, and secondary access routes. Furthermore, the project would be required to comply with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant impact	No Impact
--------------------------------	--	------------------------------	-----------

provisions of the County's Development Impact Fee (DIF) Ordinance, which requires a fee payment to assist the County in providing for fire protection services.

Payment of the DIF fee would ensure that the proposed project provide its fair share of funds for additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the project. Therefore, impacts would be less than significant and mitigation would not be required and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

37. Sheriff 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?

Sources: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the project area via the Lake Elsinore Station located at 333 Limited Avenue, Lake Elsinore, CA 92530. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people. There is not a direct correlation between population growth, the number of crimes committed, and the number of Sheriff's Department personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department.

The proposed project's demand on sheriff protection services would not require the construction of a new Sheriff station or physically alter an existing station. The project would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the project provides its fair share of funds for additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the project. With the project's required payment of DIF fees, the project's incremental demand for sheriff protection services would have less than significant impacts and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

38. Schools:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No impact
--	--------------------------------	--	------------------------------	-----------

times or other performance objectives for any of the public services?

Sources: GIS database

Findings of Fact:

The proposed project would not directly add to the local population, which would not require additional schools to be constructed and would not affect current public school population projections. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

39. Libraries:

Libraries: 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?

Sources: Riverside County General Plan

Findings of Fact:

The proposed project would not directly add to the local population, which would not increase the demand on existing libraries or require additional library facilities to be constructed. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

40. Health 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?

Sources: Riverside County General Plan

Findings of Fact:

The proposed project would not directly add to the local population, which would not increase the demand on or require additional health services to be constructed. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

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"/>

Sources: 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 proposes to develop commercial uses, and would not include the development of recreational uses. The proposed project would not directly add to the local population, which would not increase the demand on existing parks or require additional parks to be constructed. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

b) The project does not include housing which would impact local and/or regional parks. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

c) The project site is not located within a Community Service area or recreation and park district. Therefore, no impact would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

42. Recreational Trails

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Sources: Riverside County General Plan Figure C-7 Documented Trails and Bikeway System

Findings of Fact:

No trails are located on the project site. However, according to the Riverside County General Plan, Temescal Canyon Road is designated as a Historic Trail which is adjacent to the project area. Project improvements to Temescal Canyon Road will be required to comply with all County standards and guidelines. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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

TRANSPORTATION/TRAFFIC

Would the Project:

43. Circulation

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Information

Findings of Fact:

a,b) These topics will be analyzed in the draft EIR.

c,d,e) No design elements of the project would create an interference or significant change in air traffic patterns. Additionally, the project is not located near rail lines or bodies of water, and therefore, would not alter water or rail traffic. Additionally, nothing about the design would increase hazards in the project vicinity. All roadway improvements would be required to comply with all County standards and guidelines. Grading of the Caltrans ROW would not create an interference or significant change in air, water or rail traffic patterns or increase hazards due to a design change. Therefore, less than significant impacts would occur. These topics will not be analyzed further in the draft EIR.

f) All private internal roadways systems would be required to be maintained by the project applicant/owner. All public roadways would be required to be maintained by the County of Riverside. No new roadways are proposed or substandard roadways are proposed that would cause new areas of maintenance or altered forms of maintenance to occur. The additional traffic generated by the project would result in additional incremental wear

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

on the existing roads, potentially requiring additional routine maintenance of the roads. Taxes and provisions of the County's DIF Ordinance contributed by the proposed project would fund general County roadway maintenance. Therefore, less than significant impacts would occur. These topic will not be analyzed further in the draft EIR.

g,h,i) The proposed project would construct the following road improvements: southbound right-turn-only lane at the Temescal Canyon Road/Indian Truck Trail intersection and northbound left-turn-only lane at the Temescal Canyon Road/Project Driveway 3 intersection. The project will also include construction of offsite water, sewer, and non-potable water pipeline extensions in Temescal Canyon Road to connect to existing lines. Temporary lane closures and minor detours may be required throughout construction, however, through traffic on Temescal Canyon Road in each direction would be maintained at all times during construction. The proposed project would not significantly impact emergency access and access to nearby uses and would 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. With implementation of Mitigation Measure Trans-1, temporary impacts on traffic from construction will be reduced to less than significant levels.

Mitigation:

Trans-1:

Prior to construction, a traffic control plan for each phase of construction shall be submitted to the County Transportation Department for review and approval and will be utilized throughout the construction phases of the project. The Traffic Control Plan shall outline all measures and signage required to ensure project construction will not result in a substantial effect on circulation, emergency access, public transit, bikeways, and pedestrian facilities along Temescal Canyon Road.

Monitoring: Riverside County Transpiration Department review and approval of traffic control plan, field inspections during construction

44. Bike Trails

Sources: Riverside County General Plan

Findings of Fact:

No trails are located on the project site. Project improvements to Temescal Canyon Road will be required to comply with all County standards and guidelines, including any provisions for bicycle lanes. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

TRIBAL CULTURAL RESOURCES

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

45.

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in the subdivision (c) of the Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

a,b) These topics will be analyzed in the draft EIR.

UTILITY AND SERVICE SYSTEMS

Would the Project:

46. Water

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

Sources: Temescal Valley Water District website, email communication with Jeff Pape, General Manager, Temescal Valley Water District on May 9, 2017.

Findings of Fact:

a,b) The proposed project would include construction of potable and non-potable water pipelines to connect to existing Temescal Valley Water District pipelines north of the site in Temescal Valley Road. Potable water would be supplied to the project by Temescal Valley Water District. Temescal Valley Water District obtains its water from the Metropolitan Water District of Southern California, who imports it from Northern California, commonly called "State Project Water." Per email correspondence with Jeff Pape, General Manager, Temescal Valley Water District, there is both sufficient potable and non-potable water supplies available to to serve the project at build out from existing entitlements and resources. Therefore, the project is not anticipated to require the construction of new water treatment facilities or require new or expanded water entitlements. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
--	--------------------------------	--	------------------------------	-----------

demand in addition to the provider's existing commitments?

Sources: Department of Environmental Health Review, email communication with Jeff Pape, General Manager, Temescal Valley Water District on May 9, 2017.

Findings of Fact:

Findings of Fact:

a,b) Sewer collection and treatment will require gravity sewer pipeline extension from the project site north in Temescal Canyon Road. This pipeline extension is 1,818 linear feet of 8- and 12-inch diameter sewer pipeline from the projects' northernmost driveway to an existing stub in Terramor Drive. The project will require buy-in of pumping capacity at the existing Terramor Regional Sewer Lift Station and purchase of capacity at the existing Temescal Valley Water District Sewer Treatment Facility. The proposed project would not require offsite construction of new wastewater treatment facilities. Less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan, Riverside County Waste management District Correspondence

Findings of Fact:

a) Construction and operation of the proposed project would result in the generation of solid waste that would need to be disposed of in the appropriate landfill. All solid waste generated within the project area is deposited at the EI Sobrante Landfill. The EI Sobrante Landfill is has a permitted disposal capacity of 70,000 tons per week. The EI Sobrante Landfill is estimated to reach capacity, at the earliest time, in the year 2045; however, future landfill expansion opportunities exist at this site. During the third quarter of 2012, the EI Sobrante Landfill accepted approximately 481,487.12 tons of landfilled waste (approximately 37,037.5 tons per week), which corresponds to approximately 53% of its permitted daily disposal volume. Construction waste generated by the project would be disposed at the EI Sobrante Landfill at an estimated 4.23 tons per week. This landfill receives well below their maximum permitted daily disposal volume and construction waste generated by the project is not anticipated to cause the landfill to exceed their maximum permitted daily disposal volume. Furthermore, this landfill is not expected to reach their total maximum permitted disposal capacities during the project's construction period. Because the project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the EI Sobrante Landfill, this landfill facility would have sufficient daily capacity to accept solid waste generated by the project. Impacts would be less than significant. Waste generated during operation of the proposed project (including commercial and restaurant uses) is anticipated to generate minor amounts of waste that would not significantly impact the EI Sobrante Landfill. Therefore, impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted.

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

Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the proposed Project would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the project which would aid in the extension of the life of affected disposal sites. The project would comply with all applicable solid waste statutes and regulations. Therefore, impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Information & Plans

Findings of Fact:

a) Southern California Edison (SCE) provides electrical services to the project site. There are existing poles located in Temescal Canyon Road, along the projects' frontage and in an SCE easement. The project's grading is anticipated to require changing the elevation of some poles due to the design elevation of the proposed grading plan. It is anticipated that new poles will be installed a few feet away from existing poles and the lines transferred to new poles. No additional or new offsite powerlines would be needed and SCE would connect the proposed project site into the existing power lines for electric power needs. Potential impacts are less than significant and this topic will not be analyzed further in the draft EIR.

b) Southern California Gas Company provides natural gas services to the project site. Natural gas lines would be extended within the right-of-way of roads adjacent to the project site. Potential impacts from the construction of underground lines would be concurrent with mass grading and construction impacts analyzed. No additional offsite expansion or new facilities for natural gas would be required for the proposed project. Potential impacts are less than significant and this topic will not be analyzed further in the draft EIR.

c) Several private corporations provide communication services (telephone and internet services) to the project area, including Charter Communications, Verizon, and AT&T. Potential impacts from the construction of underground lines would be concurrent with mass grading and construction impacts analyzed. No additional

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

offsite expansion or new facilities for communications systems would be required for the proposed project. Potential impacts are less than significant and this topic will not be analyzed further in the draft EIR.

d) Refer to 25. a) above. The proposed grading and the storm drain system will connect and/or outlet to existing drainage facilities just offsite. The connection to existing offsite drainage would not require additional offsite expansion or facilities that would cause significant construction impacts. Less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

e) Street lighting would be required to be implemented as part of the project, per the provisions identified in County Zoning Code Section 19.590.070 (Light and Glare) and Chapter 19.556 (Lighting). Construction of street lighting would be temporary and would not cause significant impacts. No additional or expansion of facilities would be needed. Impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

f) Refer to 43. f) above. No additional or expanded offsite public facilities would be required as part of the proposed project. Impacts would be less than significant and this topic will not be analyzed further in the draft EIR.

g) The project would be developed with commercial uses, and is not expected to induce population growth that would impact the need for additional government services. Therefore, less than significant impacts would occur and this topic will not be analyzed further in the draft EIR.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?				

Findings of Fact:

This topic will be analyzed in the draft EIR.

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51. Other				
a) Would the project conflict with any adopted energy conservation plans?				

Findings of Fact:

This topic will be analyzed in the draft EIR.

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Sources: Staff Review, Project application materials

Findings of Fact:

This topic will be analyzed in the draft EIR.

53. 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 project, other current projects, and probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

Findings of Fact:

This topic will be analyzed in the draft EIR.

54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

Findings of Fact:

This topic will be analyzed in the draft EIR.

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

VI. EARLIER ANALYSES

Earlier analysis 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 1503 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

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

VII. REFERENCES/AUTHORITIES CITED

Department of Transportation, Caltrans Scenic Highway Guidelines (available at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/guidelines/scenic_hwy_guidelines_04-12-2012.pdf and map available at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways)

County of Riverside, Building & Safety Department, Grading and Grading Permit information (available at <http://rctlma.org/building/Building-Permits/About-Grading>)

County of Riverside General Plan 2008 (available at <http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2008.aspx>)

County of Riverside Zoning Code (available at <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>)

Cultural Resources Report, BCR Consulting (BCR 2014). (Appendix A)

DTSC Envirostor Database, accessed on February 2, 2017. (Available at <https://www.envirostor.dtsc.ca.gov/public/>)

Geotechnical Investigation Report, Matrix Geotechnical Consulting, Inc., January 11, 2014 (Matrix 2014). (available at the County Planning Department)

Riverside County Flood Control District, Public Flood Hazard Map (available at http://rcflood.org/FloodDetermination/FloodDetermination_V09.aspx and at <http://www.floodcontrol.co.riverside.ca.us/FloodPlain.aspx>)

Riverside County Code of Ordinances (available at https://www.municode.com/library/ca/riverside_county/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.80>OULI)

Temescal Valley Water District website <http://www.temescalvwd.com/>