



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

AUGUST 7, 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:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32837** – Applicant: Robert J. Mainiero – Fourth Supervisorial District – Lower Coachella Zoning District – Eastern Coachella Valley Area Plan: Community Development: Estate Density Residential (CD-EDR) (2 Acres Minimum) – Location: Southerly of Avenue 53, easterly of Jackson Street, and westerly of Calhoun Street – Vista Santa Rosa Community – 8.75 Gross Acres – Zoning: Residential Agricultural (R-A) (20,000 sq. ft. Minimum) – Approved Project Description: Schedule "H" Subdivision to divide approximately 8.75 gross acres into four (4) parcels – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32837, extending the expiration date to May 6, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34343** – Applicant: Vaughn Wilson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, westerly of Anza Road, easterly of Calla Alta, and southerly of Capital Street – 5.05 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2½) – Approved Project Description: Schedule "H" Subdivision of 5.05 acres into two (2) residential lots with a minimum lot size of 2 ½ acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34343, extending the expiration date to June 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089** – Applicant: Brian and Michelle Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.32 Gross Acres – Zoning: Residential Agricultural – One Acre Minimum (R-A-1) – Approved Project Description: Schedule H - Subdivision of 4.32 gross acres into four one-acre parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

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. 25778** – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Southerly of Desert Ridge, westerly of Kachina Court, easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree, consisting of a 50 foot tall monopole, 12

panel antennas, 12 Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, and two (2) Global Positioning Satellite antennas within an enclosed 625 square foot lease area. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

- 3.2 **PLOT PLAN NO. 26142** – Exempt from the California Environmental Quality Act (CEQA), Section 15303 Class 3 (New Construction or Conversion of Small Structures) – Applicant: Audrey and Veronica Selaya – Engineer/Representative: Gene R. Selaya – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Cajalco Expressway, southerly of Twyla Jane Lane, easterly of Harley John Road, and westerly of Wood Road – 5.01 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½ Acre) – **REQUEST:** The plot plan proposes to establish a Class II Kennel (11 to 25 Dogs). The project includes five (5) fenced exercise yards along the side and rear of the property and the existing converted garage space will be used to board and feed dogs. A portion of home will be used as office space and remaining area of residence is the personal home of the applicant/trainer. Project Planner: Deborah Bradford at 951-955-6646 or email at dbradfor@rivco.org.

4.0 PUBLIC COMMENTS:

NONE

Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella
Supervisory District: Fourth
Project Planner: Arturo Ortuño
Directors Hearing: August 7, 2017

TENTATIVE PARCEL MAP NO. 32837
FIRST EXTENSION OF TIME
Applicant: Robert J. Mainiero



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 8.75 gross acres into 4 parcels.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32837

BACKGROUND:

Tentative Parcel Map No. 32837, along with General Plan Amendment No. 795 and Change of Zone No. 7304, was approved at the Planning Commission on September 5, 2007. The project proceeded to the Board of Supervisors for final approval on May 6, 2008.

The first Extension of Time was received March 27, 2017, ahead of the expiration date of May 6, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 29, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 29, 2017) indicating the acceptance of the three (3) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

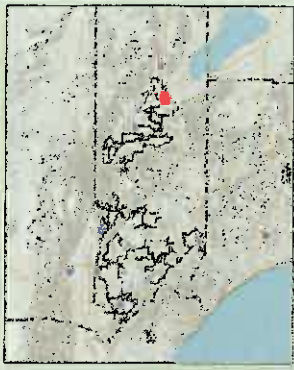
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 6, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32837**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 6, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM32837

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



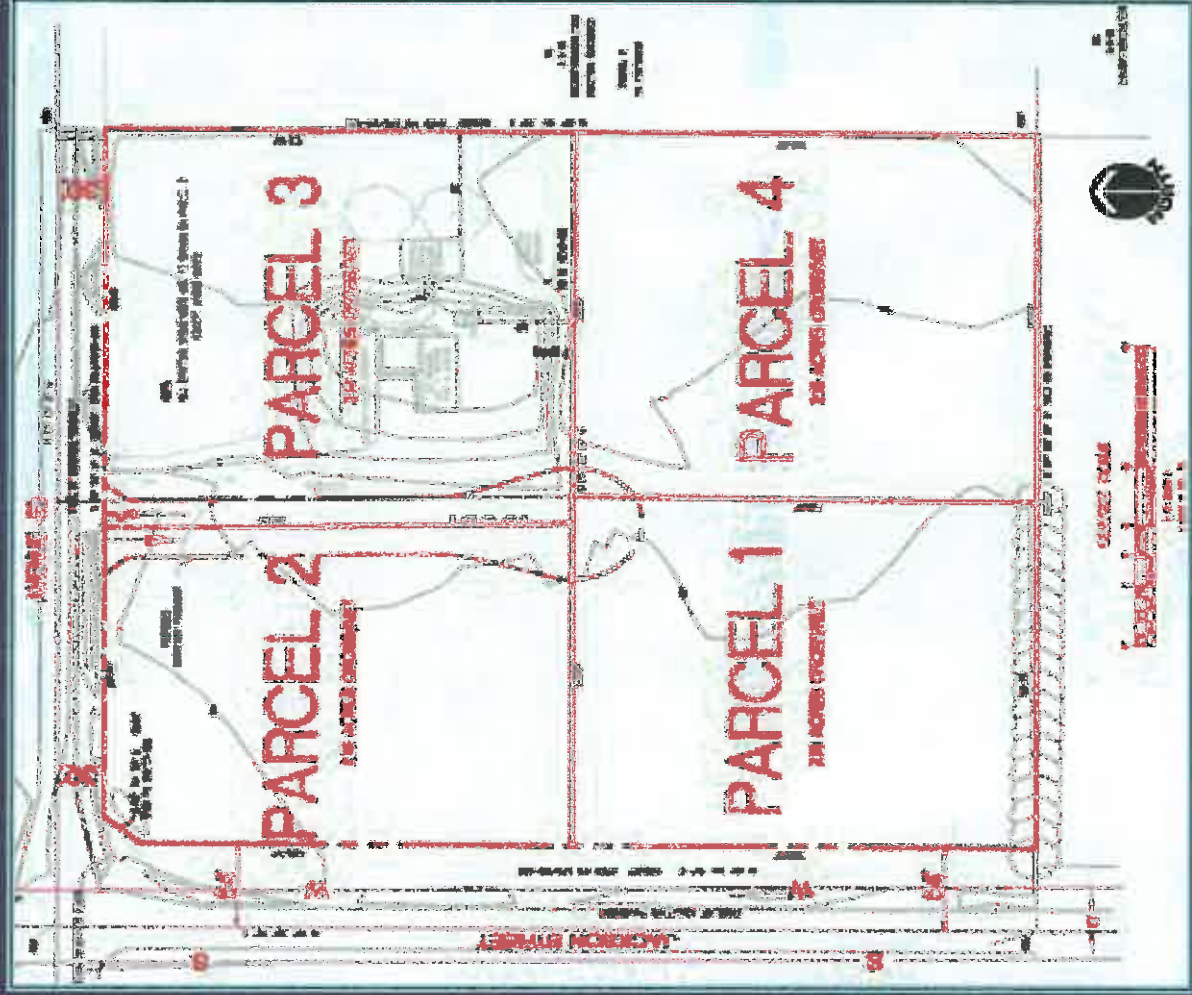
0 2,050 4,100 Feet



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Tentative Parcel Map




Extension of Time Environmental Determination

Project Case Number: PM32837
 Original E.A. Number: 40727
 Extension of Time No.: First
 Original Approval Date: May 6, 2008
 Project Location: Southerly of Avenue 53, Easterly of Jackson Street, and Westerly of Calhoun Street in the Vista Santa Rosa Community
 Project Description: Schedule "H" Subdivision to divide approximately 8.75 gross acres into 4 parcels.

On May 6, 2008, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: July 21, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: PSBOB596@aol.com
Sent: Thursday, June 29, 2017 2:43 PM
To: Ortuno, Arturo
Cc: JJGARZA47@live.com
Subject: Acceptance 1st EOT PM32837 Recommended Conditions
Attachments: 1stEOTPM32827COA.pdf

Arturo.....

On behalf of the owners Jose and Linda Garza, the revised Conditions of Approval for the Extension of Time are acceptable to us.....

Those Conditions are:

50. E Health 5 Required Health Documents

50. Trans 32 Final Access and Maintenance

60. BS Grade 8 Required BMP SWPPP

Bob Mainiero

Robert J. Mainiero, P.E.

Civil Engineering and Related Assistance

P.O. Box 2410

Palm Springs, CA 92263

(760) 413-7127

PARCEL MAP Parcel Map #: PM32837

Parcel: 767-280-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project. Note: The existing dwelling may remain on septic until system fails or wasteflows are increased.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 32 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 8 EOT1 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and

06/29/17
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32837

Parcel: 767-280-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8

EOT1 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

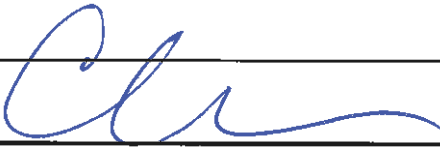
Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.
 Area Plan: Southwest
 Zoning Area: Rancho California
 Supervisorial District: Third
 Project Planner: Arturo Ortuño
 Directors Hearing: August 7, 2017

TENTATIVE PARCEL MAP NO. 34343
 FIRST EXTENSION OF TIME
 Applicant: Vaughn Wilson



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 5.05 acres into 2 residential lots with a minimum lot size of 2 ½ acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34343

BACKGROUND:

Tentative Parcel Map No. 34343, along with Change of Zone No. 7382, was approved at Planning Commission on April 15, 2009. The project proceeded to the Board of Supervisors for final approval on June 5, 2012.

The first Extension of Time was received May 16, 2017, ahead of the expiration date of June 5, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 25, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 25, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

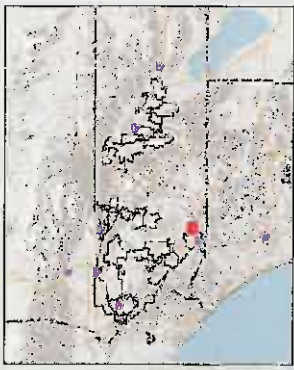
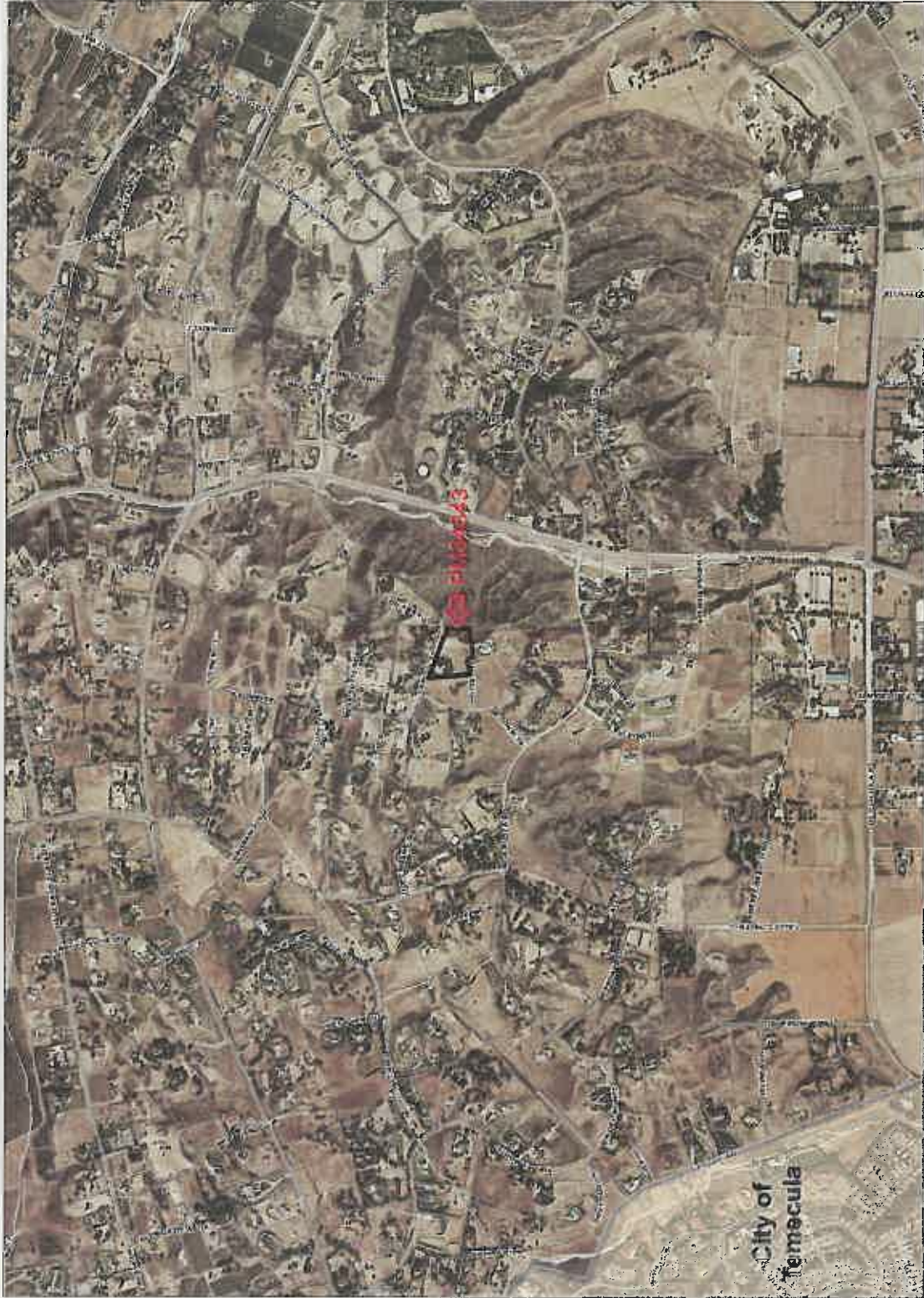
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 5, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34343, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 5, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM34343

Vicinity Map



Legend


- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



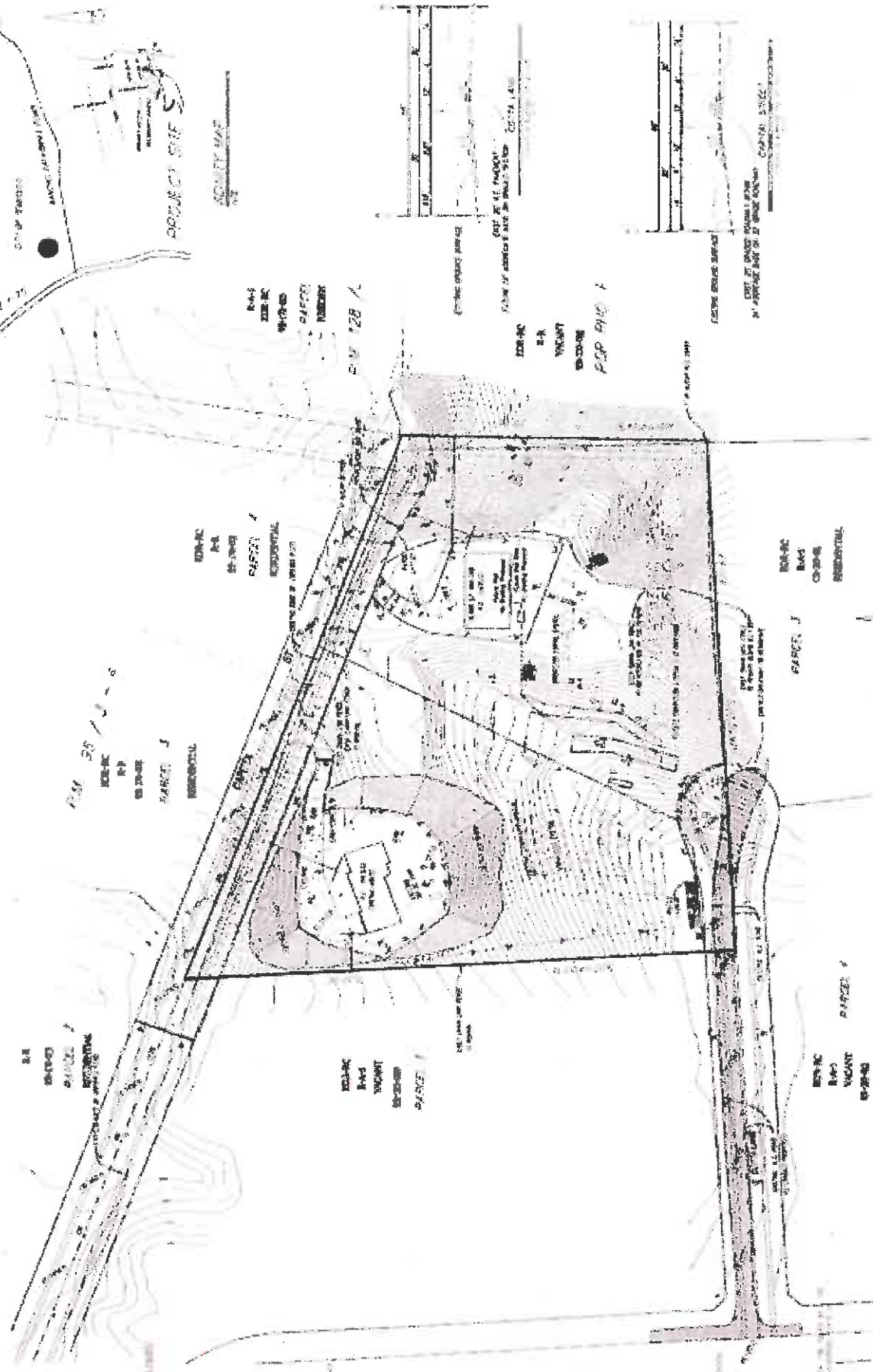
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COUNTY OF RIVERSIDE AMENDED NO. 2 TENTATIVE PARCEL MAP NO. 34343



COUNTY OF RIVERSIDE
 AMENDED NO. 2
 TENTATIVE PARCEL MAP
 NO. 34343

PREPARED BY: [Name]
 DATE: [Date]

SCALE 1"=50'
 GRAPHIC SCALE

LEGEND:
 [Symbol] [Description]


NOTES:
 1. THIS MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF RIVERSIDE.
 2. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE.
 3. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS OF RECORD.
 4. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.
 5. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.
 6. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.
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 8. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.
 9. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.
 10. THE PROPERTY LINES SHOWN ON THIS MAP ARE SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

Extension of Time Environmental Determination

Project Case Number: PM34343
Original E.A. Number: 40965
Extension of Time No.: First
Original Approval Date: June 5, 2012
Project Location: North of Linda Rosea Road, West of Anza Road, East of Calla Alta, and South of Capital Street
Project Description: Schedule H - subdivision of 5.05 acres into 2 residential lots with a minimum lot size of acres.

On June 5, 2012, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Arturo Ortuño, Contract Planner

Date: July 13, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Vaughn Wilson <vt.tooling@verizon.net>
Sent: Thursday, May 25, 2017 7:23 AM
To: Ortuno, Arturo
Cc: Jack Bishop
Subject: Re: 1st EOT PM34343 Recommended Conditions

Good morning Arturo

I agree with the conditions let's please move forward.
Thanks

Sent from vaughn's iPhone
I apologize for any misspelling

On May 22, 2017, at 3:06 PM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Good afternoon,

The County has adopted a few changes to the Extension of Time applications to better streamline the process. The County has determined the following conditions applicable to all tract/parcel EOT applications. Some conditions may have already been "met" if similar to previous conditions. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have questions or issues as I will try my best to answer or find solutions to your concerns.

Thank you,

Attn: Vaughn Wilson
34655 Capitol Street
Temecula, CA 92592

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 34343.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT 90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP 90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING

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

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

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

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

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

Arturo Ortuño
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314
<image001.jpg>

How are we doing? [Click the Link and tell us](#)

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

<1st EOT PM34343 COA.pdf>

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14:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM34343

Parcel: 951-210-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 21 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM34343

Parcel: 951-210-010

50. PRIOR TO MAP RECORDATION

50.TRANS. 21 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 EOT1 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM34343

Parcel: 951-210-010

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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14:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM34343

Parcel: 951-210-010

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 2 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM34343

Parcel: 951-210-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

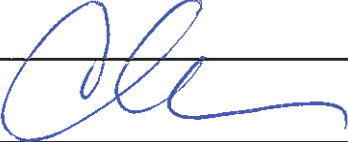
RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No. 1.3
Area Plan: San Jacinto
Zoning District: Ramona/Little Lake
Supervisory District: Third
Project Planner: Ash Syed
Directors Hearing: August 7, 2017

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



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule H – Subdivision of 4.32 gross acres into four one-acre parcels.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

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

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089

BACKGROUND:

Tentative Parcel Map No. 32089 was originally approved at Director's Hearing on February 25, 2005.

The First Extension of Time for Tentative Tract Map No. 32089 was approved at Director's Hearing on January 12, 2010.

The Second Extension of Time for Tentative Tract Map No. 32089 was approved at Director's Hearing on November 11, 2015.

The Third Extension of Time for Tentative Tract Map No. 32089 was approved at Director's Hearing on January 25, 2017.

The Third Extension of Time was received January 25, 2017, ahead of the expiration date, February 25, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on July 11, 2017.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

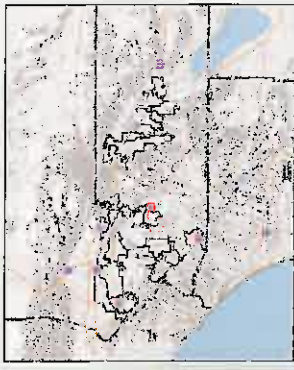
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 25, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:




APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32089** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for PM32089

Vicinity Map



Legend

-  Display Parcels
-  City Boundaries
-  Cities



0 792 1,585 Feet



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© Riverside County RCIT GIS

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.

Extension of Time Environmental Determination

Project Case Number: PM32089

Original E.A. Number: EA39633

Extension of Time No.: Third

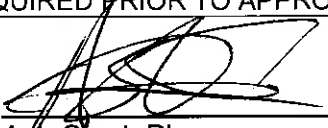
Original Approval Date: February 25, 2005

Project Location: Northerly on Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, westerly of Stanford Street.

Project Description: Subdivision of 4.32 gross acres into four one-acre parcels.

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

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

Signature: 
Ash Syed, Planner

Date: July 11, 2017
Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Personal <foxfam.michele@yahoo.com>
Sent: Tuesday, July 11, 2017 2:31 PM
To: Syed, Ashiq
Cc: Michele Fox
Subject: Re: Recommended Conditions of Approval for 3rd EOT of PM32089

Hi Ashiq,

Thank you for your email. Yes we will accept the conditions for approval.

Should you need me, please contact me at 951-492-9506.

Thank you again for your help.

In HIS Faith,
Michele M. Fox

On Jul 11, 2017, at 1:41 PM, Syed, Ashiq <ASyed@rivco.org> wrote:

Hello Brian and Michele,

Just following up on the email I had sent you back on May 31st. I need your acceptance of the Conditions of Approval before I can complete and submit this EOT to the Planning Commission.

Thanks!

From: Syed, Ashiq
Sent: Wednesday, May 31, 2017 3:09 PM
To: foxfam.michele@yahoo.com
Subject: Recommended Conditions of Approval for 3rd EOT of PM32089

Hello Brian and Michele,

I am Ash Syed. I will be taking over for Victoria Banda in processing your Extension of Time (EOT) request for PM32089. Attached are the recommended Conditions of Approval (COA).

Attn: Brian and Michele Fox
27326 Cornell St.
Hemet, CA 92544

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32089.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

- 50. E HEALTH. 5
- 50. TRANS. 17
- 60. BS GRADE. 15
- 60. TRANS. 1
- 80. TRANS. 1
- 90. BS GRADE. 9
- 90. TRANS. 2

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

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

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

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

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



Ash Syed – Contract Planner

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

07/31/17
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 17

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT3 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT3 - WQMP REQUIRED

RECOMMND

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

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 2 EOT3 - WQMP COMP AND BNS REG

RECOMMND

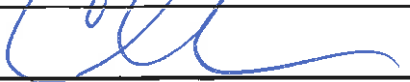
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.:
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisory District: First
Project Planner: Ash Syed
Directors Hearing: August 7, 2017

3.1

PLOT PLAN NO. 25778
Environmental Assessment No. 42780
Applicant: Verizon Wireless
Engineer/Representative: SAC Wireless,
c/o Courtney Standridge



Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25778 proposes to construct a new wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall monopole, twelve (12) panel antennas, twelve (12) Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) Global Positioning Satellite antennas within an enclosed 625-square-foot lease area.

The project site is located south of Desert Ridge, southwest of Kachina Court, east of Silver Stirrup Drive, and is located within the Elsinore Area Plan and within the Horse Thief Canyon Specific Plan ("SP No. 152"), Planning Area 13.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 152 (CD: MDR) (2 – 5 du/ac) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 152 (CD: MDR) (2 – 5 du/ac) to the north, south, and east, and Open Space: Conservation Habitat (OS:CH) to the west. |
| 3. Existing Zoning: | Horse Thief Canyon Specific Plan, Planning Area 13 (SP No. 152, PA 13) |
| 4. Surrounding Zoning: | Horse Thief Canyon Specific Plan to the north, south, and east, and One Family Dwellings (R-1) Open Area and Combining Zone Residential Developments(R-5) to the west. |
| 5. Existing Land Use: | There is an existing water tank on the property, otherwise it is flat asphalt pavement with small pine frees on the south side. Additional landscaping is not required. |
| 6. Surrounding Land Use: | Single Family Residential to the north, east, and the west and vacant land to the south |
| 7. Project Data: | Total Acreage: 0.96 acres
Lease Area: 625 square feet |

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42780**, 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. 25778**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 152 (CD: MDR) (2 – 5 du/ac) in the Elsinore Area Plan which allows for development of single family detached residences, agriculture uses, and small scale commercial uses, as well as public services, which would include wireless services. The proposed use, a disguised wireless communication facility, is consistent with the Community Development: Medium Density Residential (CD: MDR) land use designation as it will provide a limited public service (i.e. wireless communication).
2. The project site is surrounded by properties, which have a General Plan Land Use Designation of Community Development: Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 152 (CD: MDR) (2 – 5 du/ac) to the north, south, and east, and Open Space: Conservation Habitat (OS:CH) to the west.
3. The project site has a Zoning Classification of Specific Plan, SP No. 152, Planning Area 13).
4. The project site is surrounded by properties that have a Zoning Classification of Specific Plan SP No. 152, Planning Area 13 to the north, south, and east, and Open Area Combining Zone – Residential Developments (R-5) to the west.
5. The project site contains an existing water tank, currently being used by the Elsinore Valley Municipal Water District (“EVMWD”).
6. The project site is surrounded by single family, detached residential to the east, north, and west, and open space to the south.
7. The permitted uses for Planning Area 13 within the Horse Thief Specific Plan are defined as the same as those permitted in Ordinance No. 348, Article VI, Section 6.1, the R-1 Zone. The development standards for Planning Area 13 are defined the same as those standards identified in Ordinance No. 348 Article VI Section 6.2 for the R-1 Zone. Disguised wireless communication towers are permitted within the R-1 Zone, subject to Plot Plan approval.
8. The proposed use, a disguised wireless communication facility, is consistent with the Horse Thief Canyon Specific Plan Planning Area 13, and Ordinance No. 348, pertaining to development code requirements and design criteria, including the requirement that the lot area not be less than six

thousand (6,000) square feet. Here, the lot area is 41,818 square feet, with the wireless communication facility's lease area at 625 square feet, and the proposed use is therefore consistent with this requirement. The remainder of the development standards apply to buildings and minimum yard sizes, which are not applicable to the proposed use but are not prevented from being attained by a future proposed use on the same parcel.

9. The proposed use, a disguised wireless communication facility, specifically meets the requirements for approval of Ordinance No. 348, Article XIXg, "Wireless Communication Facilities," based on the following:
 - a. The proposed use, a disguised wireless communication facility, is minimally visually intrusive. It has been designed to look like a pine tree (monopine) to assist in blending into the existing use on the subject parcel of a pine tree farming operation. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding area and other similar pine tree farms.
 - b. A site plan, conceptual landscape plan, propagation diagrams, photo simulations, a fully executed copy of the lease agreement entered into by the underlying property owner, and a list of all towers owned by the applicant in Riverside County has been provided, as well as all other requirements under Ordinance No. 348 Section 19.409.
 - c. The disguised wireless communication facilities and supporting equipment are located entirely within a 625 square-foot equipment enclosure comprised of light beige or neutral-colored decorative 6-foot tall block wall that is architecturally compatible with the surrounding area.
 - d. The disguised wireless communication facility is located on a parcel within the Horse Thief Canyon Specific Plan, SP No. 152, Planning Area 13, which is patterned after the R-1 Zone and is therefore considered a residential zoning classification.
 - e. A disguised wireless communication facility in a residential zone classification may not exceed 50 feet in height. The proposed disguised monopine is 50 feet in height and is therefore consistent with the maximum height for a residential zone classification.
 - f. The disguised wireless communication facility has no impacts to the surrounding community and has no biological resources anticipated onsite as noted in the documents provided in this report package.
 - g. This disguised wireless communication facility has been determined to not require additional landscaping due to its location on a parcel of land outside a floodplain. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding area of residences and asphalt.
 - h. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owner or wildlife. This disguised wireless communication facility has no external lighting, but 3 types of internal lighting proposed, controlled by switch.
 - i. 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 (COA 10. Planning. 19). The nearest habitable dwelling is approximately 165 feet away.

- j. Temporary parking for service vehicles may be permitted on site. No off-site parking shall be allowed for any service vehicle. Paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. The disguised wireless communication facility provides a paved path for vehicle access to the site from Kachina Court as well as a paved parking space.
 - k. All wireless communication facilities within the residential developments containing lots 18,000 square feet or smaller shall be accessed via a paved road. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The disguised wireless communication facility provides an asphalt (all-weather) surface for access through a non-exclusive easement from Kachina Court.
 - l. A wireless communication facility shall have no above-ground power or communication lines that extend to the site, unless an applicant demonstrates that undergrounding such lines would result in substantial environmental impacts. All power and communication lines for the disguised wireless communication facility are proposed to be underground.
 - m. Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project is not a roof mounted facility.
 - n. Wireless communication facilities proposed on ridgelines and other sensitive view sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within any such ridgeline, thus the proposed project does not receive offsite storm runoff.
 - o. The disguised wireless communication facility is setback approximately 165 feet from nearest habitable dwelling. The disguised wireless communication facility needs to be setback 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 habitual dwelling. The monopine exceeds the required setback distance by 65 feet.
 - p. The disguised wireless communication facilities supporting equipment is designed by its color scheme to be neutral earth tone colors that blend with natural view elements (beiges, greens, and browns) of the surrounding area. Under Ordinance No. 348 section 18.30C, the disguised wireless communication facility shall conform to the logical development of the land and be compatible with the present and future logical development of the future property. In compliance with Ordinance No. 348 section 19.404C, the wireless communication facility is disguised as a monopine for minimal visual intrusiveness. Additionally, the facility is located entirely within an existing water tank enclosure that is architecturally compatible with the surrounding area.
10. This project site is located within a Criteria Cell No. 3950 of the Western Riverside County Multiple Species Habitat Conservation Plan. HANS 2248 was submitted for review and determination, resulting in no requirement for conservation or avoidance of any biological resources.

11. This project is within the City Sphere of Influence of Lake Elsinore. This project was transmitted to the City of Lake Elsinore for review and comment. At the time of staff report preparation, the County had received no comments.
12. The design of the wireless communication facility as a monopine is as such to allow collocation by other carriers. At 50 feet in height, the monopine may have space for two wireless cell providers. The plans do not prohibit another provider from collocating onto the lower portion of the wireless communication facility. Thus, by possibly increasing the height an additional 20 feet, to a total height of 70 feet, the facility can more easily fit two separate wireless providers. By this design for collocations, it can limit the environmental impacts by reducing the number of wireless communication facilities within the area.
13. This project site is not located within close proximity to an airport nor is it located within an Airport Influence Area ("AIA") boundary.
14. Pursuant to AB 52, this project was submitted to the Agua Caliente Band of Cahuilla Indians for Tribal Cultural review. This project is for the construction of a new 50-foot tall, wireless communications facility (monopine) within an existing, improved site, containing a water tank, operated by. The tower and appurtenant enclosure will be located adjacent to the tank, within the improved area. Minimal amount of new grading will be required and the site contains all necessary infrastructure to support a new tower. The Agua Caliente Band of Cahuilla Indians had no concerns, and as a result, AB 52 has been concluded.
15. The project site is located within a Very High hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. The proposed Plot Plan is for the development of a new 139,800-square-foot industrial warehouse building on a 9.21-acre site. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. Fire protection services can easily access the site, which is located adjacent to Kachina Court. The project is surrounded by asphalt and non-flammable materials. The project is setback approximately 165 feet from nearest habitable dwelling and is a ground mounted facility.
 - b. Fire protection and suppression services are available for the site through the California Department of Forestry and Fire Protection.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway

infrastructure exists and the project site is located adjacent to Kachina Court. There is adequate accessibility to the project site for all emergency service vehicles.

16. This land division is located within a Cal fire state responsibility area with a very high fire hazard severity zone. The project is surrounded by asphalt and non-flammable materials.
17. Environmental Assessment No. 42780 identified no potentially significant impacts, and no mitigation is required.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Horse Thief Canyon Specific Plan, Planning Area 13 (SP No. 152, PA 13) zoning classification, and with all 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 clearly 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).

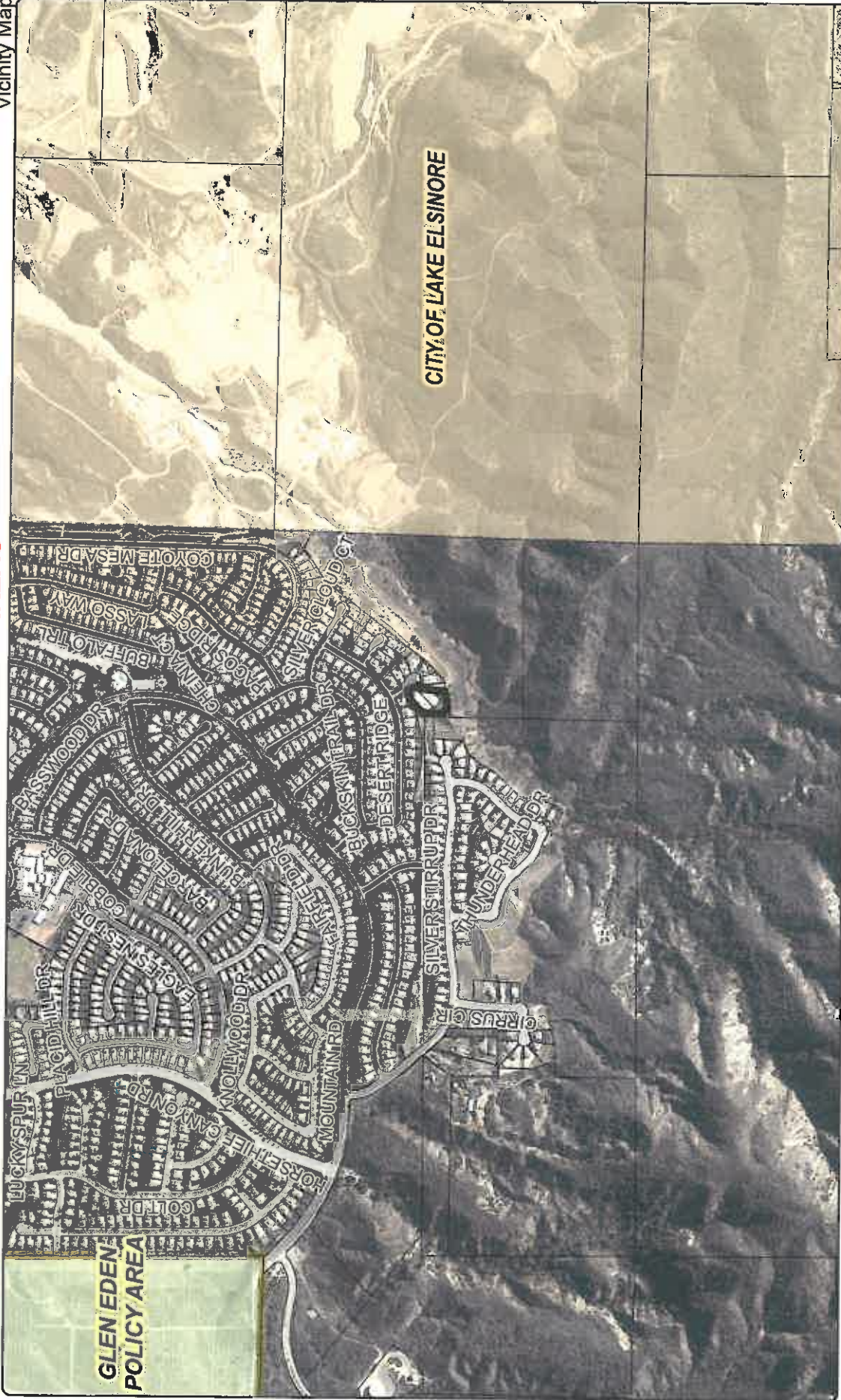
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area
3. The project site **is** located within:
 - a. The Temescal #134 County Service Area; and
 - b. The City of Lake Elsinore Sphere of Influence; and
 - c. A Criteria Cell of the MSHCP; and
 - d. A High Fire Area; and
 - e. A Low Liquefaction Potential Area
4. The subject site is currently designated as Assessor's Parcel Number 393-611-028

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25778
VICINITY/POLICY AREAS

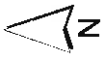
Supervisor : Jeffries
District 1

Date Drawn: 12/01/2015
Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations and transportation Riverside County parcels. The new General Plan may include different types of land use than is provided in the current General Plan. The County of Riverside Planning and Public Works Department is not responsible for the accuracy of the information shown on this map. The Planning and Public Works Department is not responsible for the accuracy of the information shown on this map. The Planning and Public Works Department is not responsible for the accuracy of the information shown on this map. The Planning and Public Works Department is not responsible for the accuracy of the information shown on this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25778

LAND USE

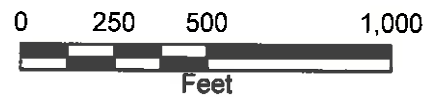
Supervisor : Jeffries
District 1

Date Drawn: 12/01/2015
Exhibit 1



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

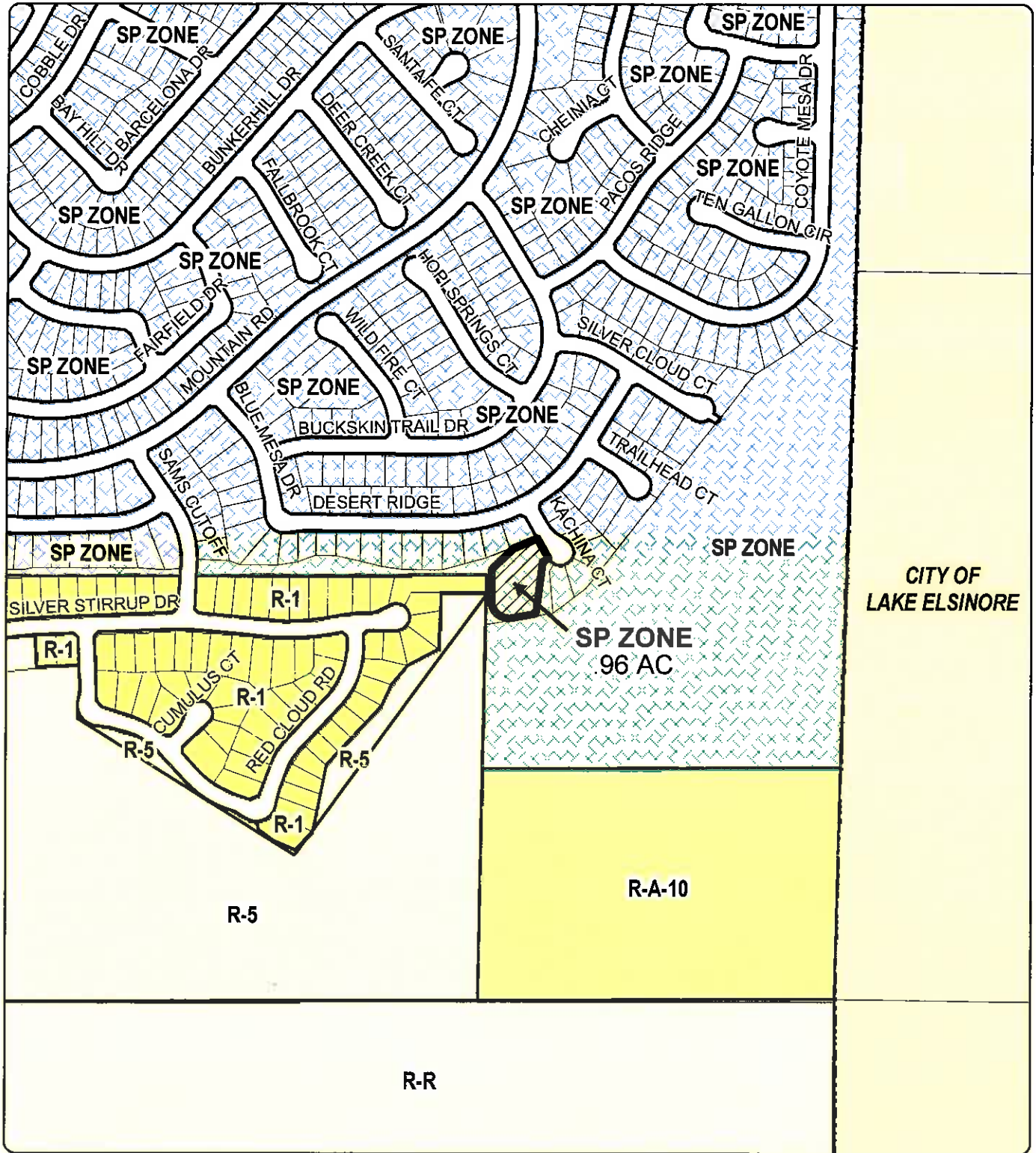
PP25778

Date Drawn: 12/01/2015

Supervisor : Jeffries
District 1

EXISTING ZONING

Exhibit 2



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

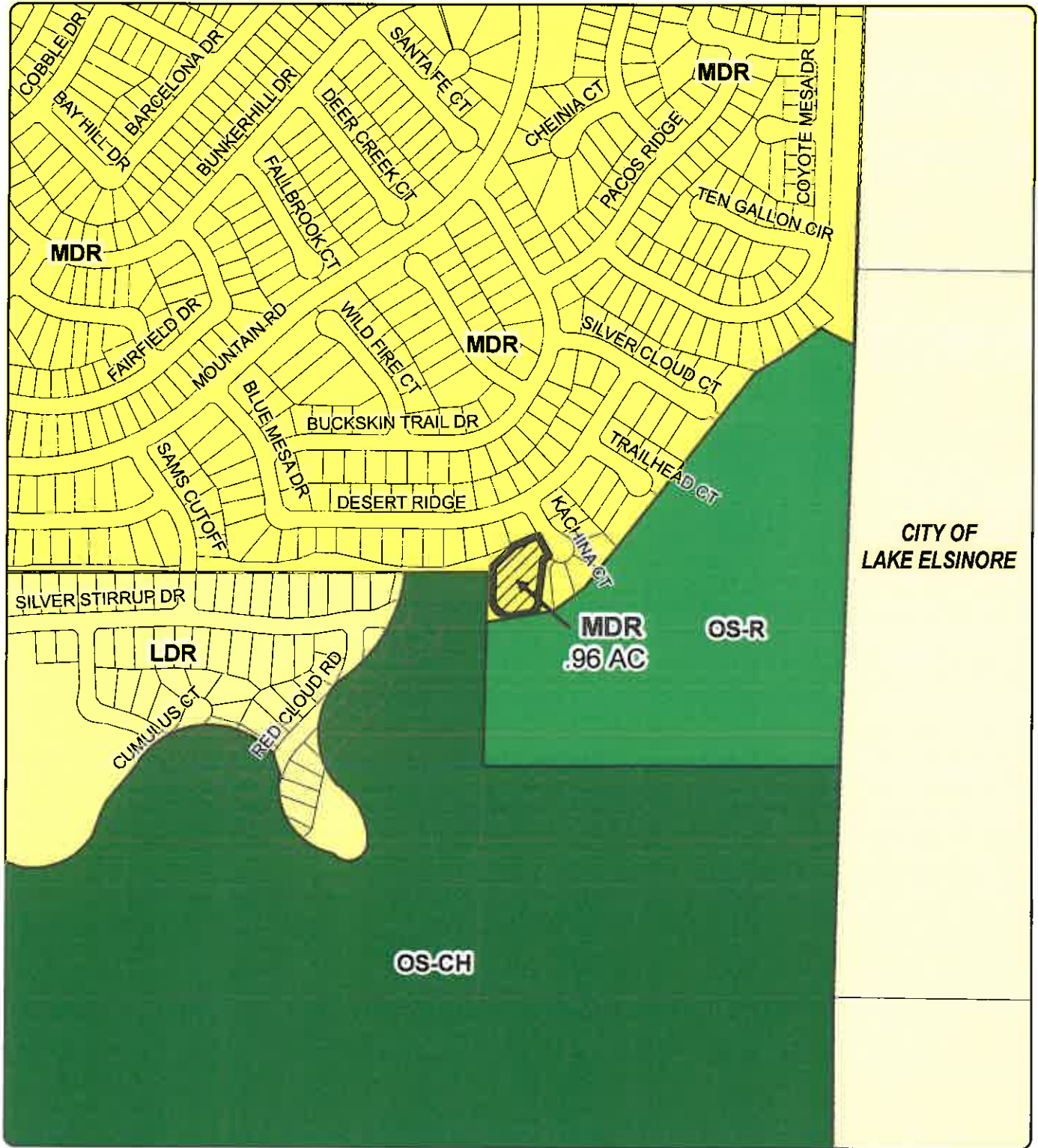
PP25778

Date Drawn: 12/01/2015

Supervisor : Jeffries
District 1

EXISTING GENERAL PLAN

Exhibit 5

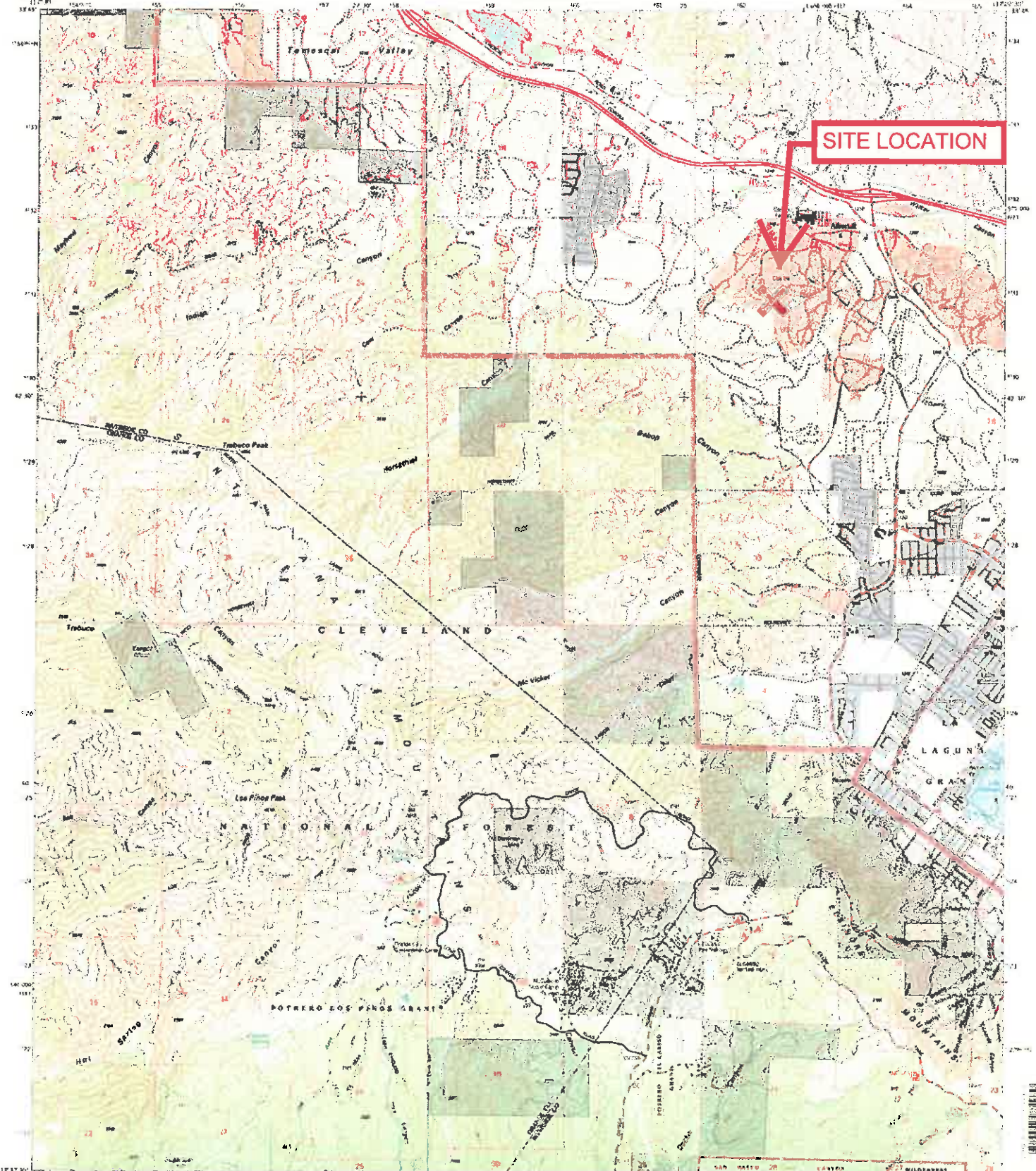


Zoning Area: Alberhill

Author: Vinnie Nguyen

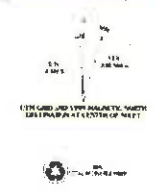


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SITE LOCATION

Produced by the United States Geological Survey, 1958
Revised by USGS Forest Service 1997
Triangulation controlled 1913. Planimetry derives from imagery taken 1991
and other sources. Public Land Survey sections and survey control are not
as of 1997.
North American Datum of 1983 (NAD 83). Elevations and 10 000 foot
contour interval system, zone 10 E, datum: National Geodetic
Datum 1983 (NAD 83). Contour interval 40 feet, zone 11
North American Datum of 1983 (NAD 83) to show by dashed center line.
Elevations of the site between NAD 83 and NAD 83 are 7.5 contour
intervals are indicated from National Geodetic Survey (NGS) sources.
This map is not a legal land title or ownership document. Public lands are
subject to change and leasing, and may have zoning restrictions that
affect land use. Check regulations before entering private lands.
More maps: 2001



SCALE 1:24 000
CENTROID INTERVAL 40 FEET
NATIONAL GEODETIC DATUM OF 1983
TO CENTROID FROM FEET TO METERS: 0.3048 IN 1 METER

LEGEND

0	1	2	3	4	5	6	7	8	9
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1 Contour Interval
2 Lake Middle
3 Sand Point
4 Contour Peak
5 Lake Bottom
6 Contour Peak
7 10 Meter
8 10 Meter
9 10 Meter
0 10 Meter

0.5
1
2
3
4
5
6
7
8
9
0

1000 Feet
300 Meters

Primary Highway
Secondary Highway
Light-duty road
Competition Unimproved Road
Road
Unimproved 4 wheel drive
Trail
Gate, Barrier

ALBERHILL, CA
1997
800 551 8816

FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25196, DENVER, COLORADO 80225
A ORDER OF THE U.S. GEOLOGICAL SURVEY, P.O. BOX 25196, DENVER, COLORADO 80225



WIRELESS
ENGINEERING GROUP
580 AVENUE OF THE STARS
COSTA MESA, CA 92626
OFFICE (714) 796-5200

HORSETHIEF

27651 KACHINA COURT
CORONA, CA 92883



VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



DISCLAIMER

THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL FINAL CONSTRUCTION MAY VARY.



HORSETHIEF

27651 KACHINA COURT
CORONA, CA 92883

SD
WIRELESS
ENGINEERING GROUP
5885 AVENIDA CENAS, SUITE 103
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

PHOTOSIMULATION VIEW 1

NEW

NOTE:

NEW VERIZON WIRELESS (5) OUTDOOR EQUIPMENT CABINETS, GENERATOR, UTILITY CABINETS, LIGHTS AND MONOPINE WITHIN NEW 26'-0" x 26'-0", 8'-0" HIGH CHU WALL (LEASE AREA)

NEW VERIZON WIRELESS (12) ANTENNAS (12) RRUS, (2) RAYCAPS, AND (1) 4'-0" PARABOLIC ANTENNA MOUNTED TO NEW 50'-0" HIGH MONOPINE
NOTE:
ALL EQUIPMENT PAINTED TO MATCH COLOR OF NEW MONOPINE BRANCHES

EXISTING





HORSETHIEF

27651 KACHINA COURT
CORONA, CA 92883

SD
WIRELESS
ENGINEERING GROUP
5885 AVENIDA ENCINAS, SUITE 1045
CARE REDU, CA 92608
OFFICE (760) 796-5200

PHOTOSIMULATION VIEW 2

NEW

NOTE:
NEW VERIZON WIRELESS (5) OUTDOOR EQUIPMENT CABINETS, GENERATOR, UTILITY CABINETS, LIGHTS AND MONOPINE WITHIN NEW 25'-0" x 25'-0", 8'-0" HIGH CHU WALL (LEASE AREA)

NEW VERIZON WIRELESS (12) ANTENNAS, (12) RRUS, (2) RAYCAPS, ADD (1) 4'-0" Ø PARABOLIC ANTENNA MOUNTED TO NEW 50'-0" HIGH MONOPINE
NOTE:
ALL EQUIPMENT PAINTED TO MATCH COLOR OF NEW MONOPINE BRANCHES

EXISTING





HORSETHIEF

27651 KACHINA COURT
CORONA, CA 92883



WIRELESS
ENGINEERING GROUP
500 PAPER DRIVE, SUITE 102
CORONA, CA 92620
OFFICE: (760) 795-5200

PHOTOSIMULATION VIEW 3

NEW

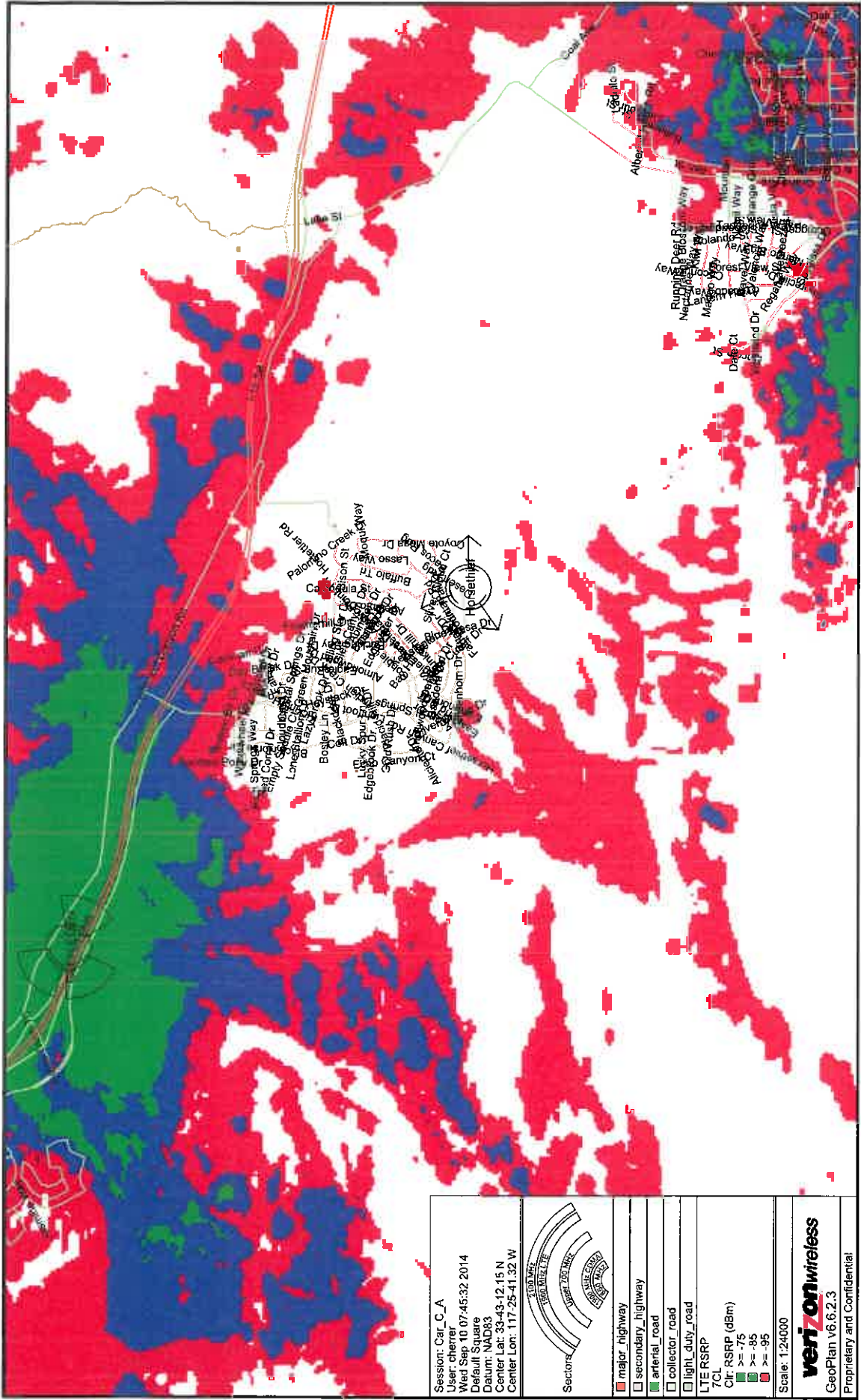
NOTE:

NEW VERIZON WIRELESS (5) OUTDOOR EQUIPMENT
CABINETS, GENERATOR, UTILITY CABINETS / LIGHTS,
AND NEW WIRELESS NEW 25'-0" X 25'-0", 8'-0" HIGH
CMU WALL (LEASE AREA)

NEW VERIZON WIRELESS (19) ANTENNAS, (12)
RISERS, (2) RAYCAPS, AND (1) 4.5' X 16' PARABOLIC
ANTENNA MOUNTED TO VERY 50'-0" HIGH MONOPINE
NOTE:
ALL EQUIPMENT PAINTED TO MATCH COLOR OF
NEW MONOPINE BRANCHES

EXISTING





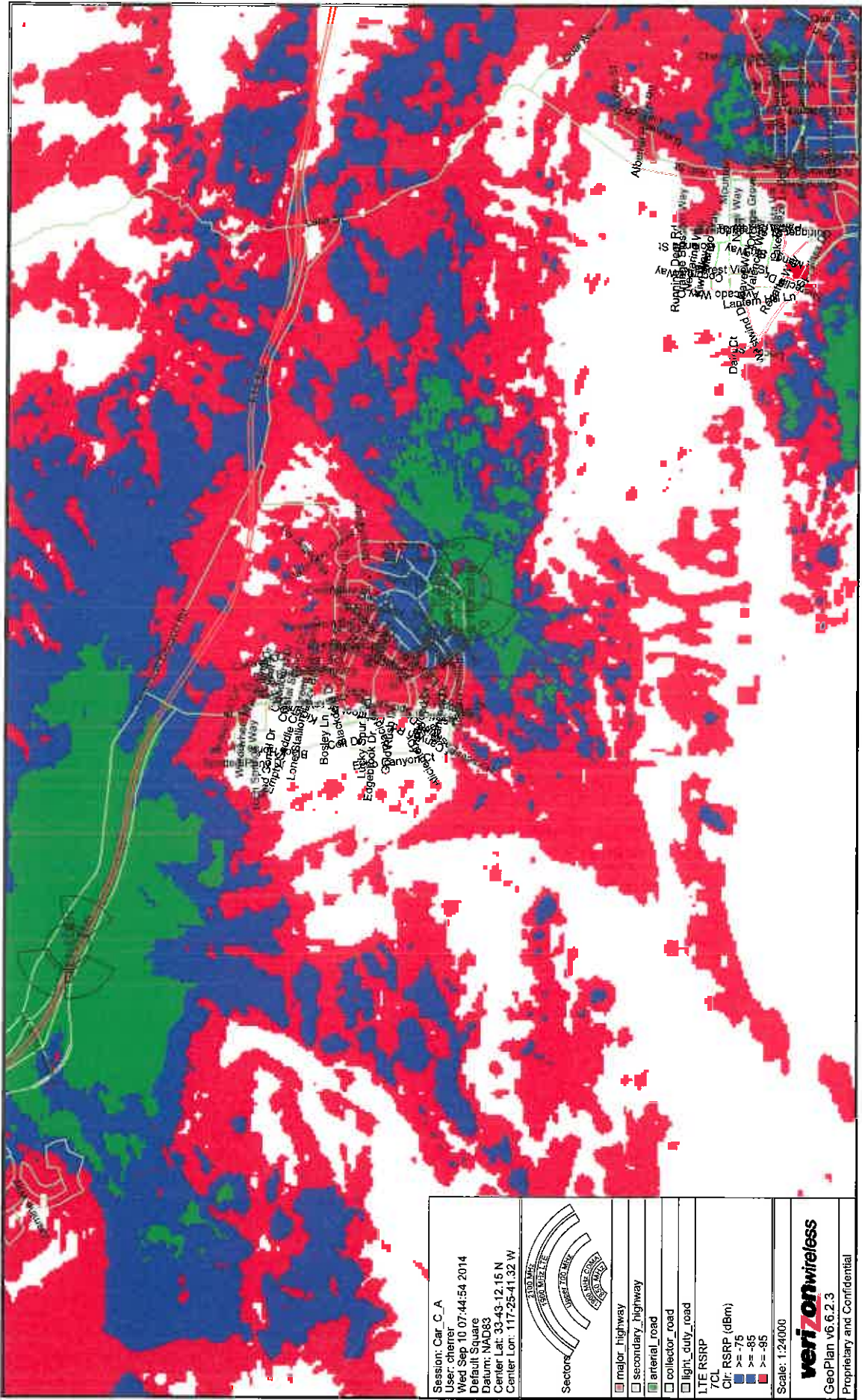
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 Datum: NAD83
 Center Lat: 33-43-12.15 N
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- major_highway
 - secondary_highway
 - antenna_road
 - collector_road
 - light_duty_road
- LTE RSRP
 C/L RSRP (dBm)
 >= -75
 >= -85
 >= -95

Scale: 1:24000

verizonwireless
 GeoPlan v6.6.2.3
 Proprietary and Confidential



Session: Car_C_A
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 Center Lon: 117-25-41.32 W

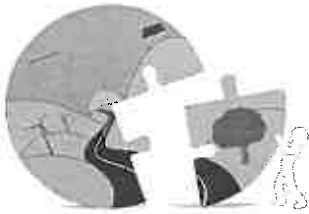
Sectors
 700MHz
 850MHz LTE
 1900MHz
 2100MHz

major_highway
 secondary_highway
 arterial_road
 collector_road
 light_duty_road

LTE RSRP
 7CL
 Cir: RSRP (dBm)
 >= -75
 >= -85
 >= -85

Scale: 1:24000

verizon wireless
 GeoPlan v6.6.2.3
 Proprietary and Confidential



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: PP25778/EA42780

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: Ash Syed Title: Project Planner Date: June 8, 2017

Applicant/Project Sponsor: SAC Wireless for Verizon Date Submitted: March 12, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Ash Syed Date: July 10, 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 Ash Syed at 951-955-6035.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42780 ZCFG06164

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42780
Project Case Type (s) and Number(s): PLOT PLAN NO. 25778
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Ash Syed
Telephone Number: 951-955-6035
Applicant's Name: SAC Wireless for Verizon
Applicant's Address: 5865 Avenida Encinas, Ste. 142-B Carlsbad, CA 92008

I. PROJECT INFORMATION

A. Project Description: Plot Plan No. 25778 proposes to construct a new wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall monopole, twelve (12) panel antennas, twelve (12) Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) Global Positioning Satellite antennas within an enclosed 625-square-foot lease area. Project is located within the Elsinore Area Plan and within the Horse Thief Canyon Specific Plan ("SP No. 152"), Planning Area 13.

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

C. Total Project Area: 625 sq. ft.

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 625 Sq. Ft.			

D. Assessor's Parcel No(s): 393-611-028

E. Street References: South of Desert Ridge, West of Kachina Court, east of Silver Stirrup Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20, Township 5 South, Range 5 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: A mainly vacant lot with an existing water storage tank.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to be visually intrusive or degrading to the character of the surrounding area. The proposed project is consistent with the Community Development: Medium Density Residential (CD: MDR) land use designation and other applicable land use policies because such wireless communication towers are permitted within this land use designation.

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

B. General Plan Area Plan(s): Elsinore Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 152 (CD:MDR)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore
2. **Foundation Component(s):** Community Development to the north and east, and Open Space to the west and south.
3. **Land Use Designation(s):** Community Development: Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 152, (CD: MDR) (2 – 5 du/ac) to the north and east, Open Space: Conservation Habitat as reflected on the Land Use Plan for Specific Plan No. 152 to the west, and Open Space: Recreation to the south.
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:** Horsethief Canyon Specific Plan No. 152

2. **Specific Plan Planning Area, and Policies, if any:** 13

I. **Existing Zoning:** Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13)

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

K. **Adjacent and Surrounding Zoning:** Horse Thief Canyon Specific Plan to the north, south, and east, and One Family Dwellings (R-1) Open Area and Combining Zone Residential Developments(R-5) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

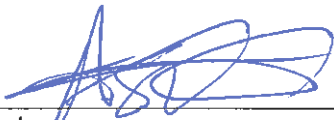
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different

mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

June 8, 2017

Date

Ash Syed

Printed Name

Charissa Leach, P.E. 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-9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 1 mile from Interstate 15, a State Eligible Scenic Highway. Due to the distance from Interstate 15, as well as being disguised as a monopine and surrounded by smaller actual pines, the proposed project will have no impact.

b) The proposed project will not obstruct any prominent scenic vistas. Historically, public testimony on previous unmanned telecommunication facilities has indicated that such facilities may be considered to be aesthetically offensive when open to public view. To minimize this impact, the proposed project has been disguised as a pine to blend in with several existing pine trees on the southern portion of the parcel. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

a) The project site is located 40.55 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 348 prohibits external lighting unless required by the FAA. This wireless communication facility does not have external lighting, but only internal lights operated by switch. Through compliance with Ordinance No. 348, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will not create a substantial light source nor expose residential property to unacceptable light levels because it will add no outdoor lighting. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on "Urban Built Up Land" according to the GIS database. The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, the proposed project will have no impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract. Therefore, the proposed project will have no impact.
- c) The project site is not located within 300 feet of agriculturally zoned property. Therefore, the proposed project will have no 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. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

- a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore the proposed project will have no impact on land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is on a parcel within a residential neighborhood that features several actual pine trees. This however does not qualify the location as "within forest land" and will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the proposed project will have no impact.

c) The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

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

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The proposed project will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is simply for an unmanned wireless communication facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This proposed project will not involve a General Plan Amendment and Specific Plan, and is therefore not considered a *significant project*.

The proposed project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is simply for an unmanned wireless communication facility. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The project map is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Project-related emissions are considered not impactful because this is a wireless communication facility and high level of carbon gases are not emitted.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor to the project site is Luiseno Elementary located at 13500 Mountain Rd, Corona, CA 92883 at approximately .53 miles southeast from the proposed project. Although that falls within the 1 mile threshold, the proposed wireless communication facility is not emitting any serious amounts of carbon gas, thus, there is no impact.

e) The proposed project is for an unmanned wireless communications facilities, and therefore it will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed project does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is located within a Conservation Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The proposed project will have no impact on the provisions of the WRCMSHCP.

b-c) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD). (COA 60.EPD.01). With the incorporation of this requirement, which is a standard condition and not mitigation, the proposed project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the proposed project will have a less than significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, the proposed project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) No historic sites or structures that could be at risk of adverse change or destruction exist in or near the project site. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The proposed project will not alter or destroy an archaeological site. However, prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist. (COA 60.PLANNING.04) The project will not alter or destroy an archaeological site or cause a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantive adverse change in the archaeological resource. This is a standard requirement and does not qualify as mitigation pursuant to CEQA. Therefore, the proposed project will have no impact.

c) While unlikely and not anticipated because there are no known human remains or cemeteries in the area and because of the limited ground disturbance associated with this project, there may be a slight possibility that ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 60.PLANNING.05) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the proposed project will have a less than significant impact.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore the proposed project will have a less than significant impact.

e) The proposed project will be located on a site that has already been paved and has an established foundation. There is an existing water tank on the property and several pine trees on the southern portion. There is no tribal cultural resource that would be disturbed by the proposed project. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

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

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

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. However, the proposed project site is located on a site that has already as an existing water tank along with asphalt paving all throughout the property. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Riverside County Land Information System (RCLIS)

Findings of Fact:

a-b) According to Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," no active or inactive faults are present at the site. The proposed project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements are intended to minimize the potential for structural failure or loss of life during earthquakes. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Riverside County Land Information System (RCLIS), County Geologic Report (GEO) No. 2452

Findings of Fact:

a) The proposed project is located in an area with low potential for liquefaction. Additionally, the proposed project will be adhering to applicable California Building Code (CBC) requirements to minimize the risk of structural failure in the event of ground failure. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures 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), Riverside County Land Information System (RCLIS), County Geologic Report (GEO) No. 2452

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however the closest fault located .14 miles southwest of the project site is not active. Thus, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project site is located in a paved area with a slope of less than 15% which is not susceptible to landslides, lateral spreading, collapse, or rockfall hazards. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", Riverside County Land Information System (RCLIS), County Geologic Report (GEO) No. 2452

Findings of Fact:

a) The project site is located in an area susceptible to ground subsidence. However, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geotechnical Report, Addendum (GEO02452), Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area. Thus, the project site is not susceptible to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, the proposed project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a) The proposed project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore, there will be no impact.

b) The proposed project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore, there will be no impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
topsoil?				
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) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Therefore, the proposed project will have a less than significant impact.

b) There exists a possibility that the project site is located in an area susceptible to expansive soils. However, California Building Code (CBC) requirements are intended to minimize the risk of structural failure due to expansive soils. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the proposed project will have a less than significant impact.

c) The proposed project simply consists of an unmanned wireless telecommunication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is located in an area that has previously been developed. There will be no ground disturbances that could potentially change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Additionally, there will not be any increase in water erosion as a result of the proposed project. Therefore, the proposed project will have no impact.

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

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

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

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 50-foot tower disguised as a pine tree with twelve panel antennas, twelve Radio Repeating Units, and one parabolic antenna within a 625 square foot lease area. The plot plan also proposes to install an approximate 195 square foot equipment shelter within the same lease area. The installation of the monopine and equipment shelter 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, the proposed project is not anticipated to generate greenhouse gas emissions and will have a less than significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not expected to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases because it is a wireless communication facility that does not emit large quantities of carbon gases into the air. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) The project simply proposes an unmanned wireless communication facility. It will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, at 50 feet in height, the monopine may potentially have space for two wireless cell providers. The plans do not prohibit another provider from collocating onto the lower portion of the wireless communication facility. Thus, by possibly increasing the height an additional 20 feet, to a total height of 70 feet, the facility can more easily fit two separate wireless providers. By this design for collocations, it can limit the environmental impacts by reducing the number of wireless communication facilities within the area. Regardless, the proposed project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, the proposed project will have no impact.

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, the proposed project will have no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a-d) The project site is not located within the vicinity of any public or private airport, and Airport Land Use Commission jurisdiction, or an airport land use plan. The closest airport to the project site is Skylark Field Airport at approximately 9.07 miles to the southeast. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is located in an area designated as very high for wildfire susceptibility. The project is located in a residential area behind a water tank and will be reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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: Application Material, Riverside County Land Information System (RCLIS)

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

a) Due to the limited scope of the proposed project, there will not be any substantial alteration of the existing drainage pattern of the site or area, nor the alteration of the course of a stream or river. Therefore, the proposed project will have a less than significant impact.

b) Due to the limited scope of the proposed project, there will not be any violation of any water quality standard or waste discharge requirements. Since this is a wireless communication facility with no water supply or any relationship to the water storage facility adjacent to it. Therefore, the proposed project will have no impact.

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

d) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of storm water drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff, since there is no mechanical machinery or any fuel source in a cell tower. Therefore, the proposed project will have a less than significant impact.

e) The project simply proposes an unmanned wireless communication facility. No housing is being proposed. Therefore, the proposed project will have no impact.

f) The project site is not located within a 100 year flood zone. Therefore, the proposed project will have no impact.

g-h) The project simply proposes an unmanned wireless communication facility. The facility is not expected to degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs). Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose people or structures to a significant risk of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

a) Due to the limited scope of the proposed project, there will be little to no alteration of the existing drainage pattern of the site or area. There will be no alteration of the course of a stream or river, since there isn't one nearby nor substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site. Therefore, the proposed project will have no impact.

b) Since the property is already paved for the most part, the proposed project is not going to change the behavior of the rainfall onto the ground, since the monopine is a rather porous structure when precipitate is falling. Due to this, there will be a less than significant impact in absorption rates and the rate and amount of surface runoff.

c) Based on review of Figure S-10, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) The proposed project will not cause changes in the amount of surface water in any water body. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Commercial Development: Medium Density Residential as reflected in the (CD: MDR) in the Elsinore Area Plan, which states that the construction of a wireless communication facility is permitted within the land use designation. No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Amendment or Change of Zone will result from this proposed project. Therefore, the proposed project will have no impact.

b) The proposed project is located within the Lake Elsinore city sphere of influence. The Elsinore Area Plan states that the construction of a wireless communication facility is permitted within the community development land use designation. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Horse Thief Canyon Specific Plan, SP. No. 152, Planning Area 13. The project is surrounded by properties which are zoned Horse Thief Canyon Specific Plan to the north, south, and east, and One Family Dwellings (R-1) Open Area and Combining Zone Residential Developments(R-5) to the west. The specific plan states that the construction of a wireless communication facility is permitted within this planning area. Therefore, the proposed project will have no impact.

c) The proposed wireless communication facility will be disguised as a pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Therefore, the proposed project will have a less than significant impact.

d-e) The proposed project is consistent with the land use designations and policies of the General Plan. Additionally, the proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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

Findings of Fact:

a-b) The project site is located within an area designated as "MRZ-2", indicating there are significant mineral deposits in the general area. However, the project site has previously been urbanized and, as a result, there is little to no potential for mineral extraction activities on the project site. While mineral resources on the project site will be unavailable for the life of the project future mineral extraction activities could still occur in areas in the vicinity of the project site. Therefore, the proposed project will have a less than significant impact on mineral resource availability.

c) The proposed project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. The wireless communication facility proposed will be constructed behind an existing water tank. There is no conflict of interest or safety concern between the two. Therefore, the proposed project will have no impact.

d) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is not located adjacent to a Railroad track. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Findings of Fact: The project site is located a mile away from the 15 freeway. Nonetheless, the site will not be affected by highway noise as the proposed project is simply an unmanned wireless communication facility. Therefore, the proposed project will have no impact.

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

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that will contribute a significant amount of noise. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project may temporarily increase ambient noise levels during construction, however noise impacts during the operation of the unmanned wireless communication facility are expected to be less than significant.

c-d) COA 10. Planning. 19 states that the noise produced by the wireless communication facility cannot exceed 45 dB inside the nearest dwelling. The proposed project will not expose people to noise levels in excess of established standards because this facility does not make any noticeable noise. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

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

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The proposed project is simply an unmanned wireless communication facility. The facility will not displace any existing housing, create a demand for additional housing, nor displace substantial numbers of people. Therefore, the proposed project will have no impact.

b) The proposed project is simply an unmanned wireless communication facility. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. This wireless communication facility is not going to affect the homes on the adjacent properties in any noticeable way. The tower, at minimum will be 165 feet behind the nearest dwelling and will not alter the external appearance of the dwelling in any noticeable way, nor will it affect the housing requirements for residents in the area. Thus, the proposed project will have no impact.

c) The proposed project is simply an unmanned wireless communication facility. The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, the proposed project will have no impact.

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

e) The proposed project is simply an unmanned wireless communication facility. The project will not cumulatively exceed or otherwise affect official regional or local population projections. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project is simply an unmanned wireless communication facility. No roads or other infrastructure that may indirectly induce substantial population growth is being proposed. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is Fire Station 64, located 3.20 miles northwest at 25310 Campbell Ranch Rd, Corona, CA 92883. Any potential significant effects will be minimized by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Lake Elsinore Unified School District. The proposed project is simply an unmanned wireless communication facility and will not physically

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alter existing facilities or result in the construction of new or physically altered school facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact: The proposed project is simply an unmanned wireless communication facility and will not create a t incremental demand for library services. The proposed project will not require the provision of new or altered government facilities at this time. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact: The proposed project is simply an unmanned wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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 proposed project is simply an unmanned wireless communication facility to be located within a parcel with an existing water tank. The proposed project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, the proposed project will have no impact.

b) The proposed project is simply an unmanned wireless communication facility to be located within a parcel with an existing water tank. The proposed project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, the proposed project will have no impact.

c) The proposed project is located within Temescal #134 Canyon County Service Area. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact: The proposed project is an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact act.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project is simply an unmanned wireless communication facility that will alter the existing traffic by less than one trip extra per day. The proposed project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Therefore, the proposed project will have no impact.

b) The proposed project is simply an unmanned wireless communication facility. The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This facility is located behind a water tank on an already developed parcel that sits 165 feet behind the closest dwelling in a residential neighborhood. The primary access is through a service driveway that itself is only accessible through the Kachina Court cul-de-sac. Therefore, the proposed project will have no impact on congestion management.

c-d) The proposed project is simply an unmanned wireless communication facility. The proposed project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. Therefore, the proposed project will have no impact.

e-f) The proposed project is simply an unmanned wireless communication facility. The proposed project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project site will not cause an effect upon circulation during the project's construction since the construction trucks will not be parked on Kachina Court; thus, impacts will not be significant.

h) The proposed project will not cause inadequate emergency access or access to nearby uses. Therefore, the proposed project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project is simply an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the proposed project. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
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45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Findings of Fact:

a-b) The proposed project is simply an unmanned wireless communication facility that will not use any water during its operation. Accordingly, the proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

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

46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

Findings of Fact:

a-b) The proposed project is simply an unmanned wireless communication facility. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities, since the existing water tank will not be altered in any way. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

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

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-c) The project site has availability and access to utility services (Southern California Edison, Southern California Gas Company and Verizon). Therefore, the proposed project will have no impact.

d) The proposed project will not require the construction of new storm water drainage facilities. Therefore, the proposed project will have no impact.

e-f) The proposed project will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. Therefore, the proposed project will have no impact.

g) The proposed project will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. Therefore, the proposed project will have no impact.

Mitigation: No mitigation measures are required.

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the proposed project will have no impact.

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

Findings of Fact: As demonstrated in Sections 1 - 49 of this Initial Study, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval have been imposed upon this Project, and all impacts have been analyzed, resulting in less than significant or no impact at all.

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

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

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: N/A

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

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

VII. AUTHORITIES CITED

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

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PLOT PLAN:TRANSMITTED Case #: PP25778

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree consisting of a 50 foot tall monopole, twelve (12) panel antennas, twelve (12) Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) Global Positioning Satellite antennas within an enclosed 625 square foot lease area.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25778 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25778, p. 1-5, dated 3-12-2015.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 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. 2 USE - EMERGENCY GENERATOR RECOMMND

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

a) A Business Emergency Plan (BEP) shall be submitted to

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

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.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

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

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CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NO NOISE REPORTS (cont.) RECOMMND

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

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FLOOD RI DEPARTMENT

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

Plot Plan 25778 is a proposal to permit the construction, use and maintenance of an unmanned wireless telecommunications facility disguised as pine tree on a lot, in Alberhill area. The project site is located southerly of Desert Ridge, southwesterly of Kachina Court, and easterly of Silver Stirrup Drive.

The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - CULTURAL RESOURCES RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - CULTURAL RESOURCES (cont.) RECOMMND

conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

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

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

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

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 391-631-039 (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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

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

The color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

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

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 12 feet from the bottom of the tree and shall be spaced at three (3)

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - BRNCH HGT CNT ANT SOCK (cont.) RECOMMND

branches per foot and all antennas shall have "socks".

10.PLANNING. 18 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

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

10.PLANNING. 19 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 20 USE - GEO02452 RECOMMND

County Geologic Report (GEO) No. 2452, submitted for the project Horsethief Tower 27651 Kachina Court was prepared by ASR Engineering, Inc. and is entitled: "Geotechnical Engineering Investigation, Horsethief Tower, 27651 Kachina Court, Corona, California," dated April 27, 2015.

In addition, ASR Engineering, Inc. submitting the following: "Additional Information, Geotechnical Engineering Investigation, Horsethief Tower, 27651 Kachina Court, Corona, California," dated October 28, 2015.

GEO02452 concluded:

1. Since the site is not located within an Alquist-Priolo Earthquake Fault Zone, and fault rupture hazard at the site is considered moderate.

2. According to regulatory maps maintained by the California Department of Conservation, the site is not located within an area of liquefaction potential, the groundwater depth is anticipated to be greater than 45 feet below the surface, and the site is underlain by dense to very dense bedrock at shallow depth, therefore, the hazard from liquefaction is unlikely.

3. Provided surficial soils are compacted as recommended in this report, it is our opinion that the potential for significant seismically induced settlement is low.

4. According to the Federal Emergency Management Agency Flood Insurance Rate Map, the site is not located within Zone X, areas to be outside the 0.2% floodplain.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - GEO02452 (cont.)

RECOMMND

5.The site is not located within a potential dam inundation area.

GEO02452 recommendations:

1.Within the equipment pad area, the ground surface should be scarified to a minimum depth of 8 inches, moisture conditioned to near optimum condition and compacted to at least 90 percent of maximum dry density.

2.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.

3.Imported non-expansive, non-corrosive fill, if needed, should consist of a well-graded, slightly cohesive silty fine sand or sandy silt, with relatively impervious characteristics when compacted.

GEO No. 2452 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2452 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 review 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, 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.

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) consistent with current development code that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

EPD DEPARTMENT

60.EPD. 1 - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEY (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

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

60.PLANNING. 4 USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 6 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

2.Description of the level of monitoring required for all

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

earth-moving activities in the project area.

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

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

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

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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 CONDITIONS

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.)

2.Knox Rapid Entry Box- A Knox Box shall be installed on the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Lake Elsinore School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

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

Provide evidence of legal access.

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

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

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25778 has been calculated to be 0.96 net acres.

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

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90. PRIOR TO BLDG FINAL INSPECTION

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. 25778 is calculated to be 0.96 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90. PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

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

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

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90. PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25778 have

06/19/17
14:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP25778

Parcel: 391-631-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - SITE INSPECTION (cont.)

RECOMMND

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 8/7/2017.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: April 9, 2015

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
Riv. Co. Parks and Recreation

Riv. Co. Transportation Dept.
Riv. Co. P.D. EPD
Riv. Co. PD Geology
Riv. Co. Landscape Review
Riv. Co. PD Archeology

Riv. Co. Information Technology
City of Lake Elsinore
Elsinore Valley Municipal Water District
1st District Supervisor
1st District Planning Commissioner

PLOT PLAN NO. 25778 – EA 42780 – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless, Dail Richard – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: southerly of Desert Ridge, southwesterly of Kachina Court, easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13) - **REQUEST:** Permit the construction, use and maintenance of an unmanned wireless telecommunication facility disguised as a pine tree consisting of a 50 foot tall monopole, twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) GPS antennas within the an enclosed 625 square foot area. – APN: 391-631-039

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for **LDC comments on April 23, 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

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department LANDSCAPE SECTION MEMORANDUM

Date: April 14, 2015
To: Mark Hughes, Transportation Dept.
Mark Corcoran, Planning Dept.
Project Number: **PP25778**
Project Name: **Verizon Cell Tower – Horsethief Canyon**
Landscape Submittal: **Landscape Concept Plan – 1st (Bluebeam)**
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
Recommendation: **PASS**

It is our recommendation that the above project be allowed to proceed without adding landscape or irrigation.

- Landscape and screening goals of Ordinance 348 appear to be inapplicable.
 - Screening: the proposed project site has limited to zero visibility to the public or nearby residents, and the project is located in an existing industrial area.
 - Shading: the proposed project is not adding new hardscape areas.
 - There are no proposed slopes or graded areas needing erosion control.
- Given the points above, we feel the water conservation goal of Ordinance 859 is best met by not requiring additional irrigation to the site.

END MEMO



Verizon Wireless
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

September 10, 2014

**Subject: FCC RF Emissions Compliance
Verizon Wireless (VzW) Telecommunications Facility,
27651 Kachina Ct, Corona CA 92883
(Verizon Wireless 'Horsethief')**

Verizon Wireless' Network Engineering Department conducts radio frequency (RF) emission studies on all sites. The RF emission study is conducted pursuant to the guidelines and specifications provided in FCC OET Bulletin No. 65, Edition 97-01 dated August 1997, entitled *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*. All transmit and receive equipment is manufactured to meet strict FCC requirements. Prior to use, the equipment must have FCC approval as to design, use and technical parameters.

The study evaluated RF emission levels at publicly accessible areas around the Verizon Wireless antennas. The calculations are made assuming 'worst case' conditions i.e., all transmitters operating simultaneously at their maximum power excluding any attenuation.

Based upon Verizon Wireless' engineering study and analysis, this telecommunications facility does not exceed the general population exposure limits in locations that are accessible to the general public, and is in complete compliance with the FCC's RF emission regulations.

Verizon Wireless is committed to assuring the safety and welfare of its employees, the public and the environment. Should you have any additional property related concerns, please contact our property management at (949) 286-8711.

Thank you,

**RF Engineering Department
Verizon Wireless**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 14, 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 (PP25778)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Elsinore 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. 25778 – EA 42780 – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless, Dail Richard – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: southerly of Desert Ridge, southwesterly of Kachina Court, easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13) - REQUEST: Permit the construction, use and maintenance of an unmanned wireless telecommunication facility disguised as a pine tree consisting of a 50 foot tall monopole, twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) GPS antennas within the an enclosed 625 square foot area. – APN: 391631-039 Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

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

Attachment: Project Vicinity Map

PP25778



Legend

- RCLIS Parcel
- City Boundaries
- Cities
- roadname
- highway/
- hwy
- INTERCHANGE
- INTERSTATE
- STATE RD
- Suburb
- rdway
- cources
- chbt
- Hydrography/lines
- waterbody:
- Lake
- River

Notes

*IMPORTANT! Maps and data are to be used to enhance customer city. Map features are approximate and are not necessarily accurate to survey or engineering standards. The County of Riverside makes no warranty or guarantee as to the content, the source or date of the data, accuracy, precision, or completeness of any of the data provided. We assume no legal responsibility for the information contained on this map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON 3/18/2015 1:22:00 PM

© Riverside County T.M. 2015

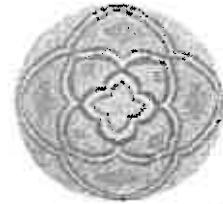


0 2,000 4,000 Feet



AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-077

August 24, 2015

[VIA EMAIL TO: Hthomson@rcdima.org]
Riverside County
Ms. Heather Thomson
4980 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25778

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 PP25778 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 14, 2015

Dail Richard for
Verizon Wireless
5865 Avenida Venusto, Suite 142B
Carlsbad, CA 92008

Dear Mr. Richard:

Re: JPR 15-08-11-01 Determination Letter – No Conservation
HANS No. 2248
Case No. PP25778
Assessor's Parcel Number(s): 391-631-039

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Laura Magee
Ecological Resources Specialist

LM:ms

xc: Karin Watts-Bazan, Deputy County Counsel
David Jones, Chief Engineering Geologist
Brian Beck, RCA
Stephanie Standerfer, Dudek

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 75855 El Duan Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



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David S. Rabb
City of Perris

Harry Ramos
City of Murrieta

Chuck Washington
County of Riverside

Executive Staff

Charles Landry
Executive Director

August 27, 2015

Laura Magee
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

RECEIVED
Environmental Programs
SEP 02 2015

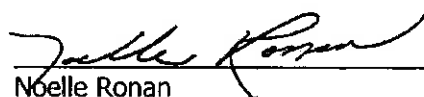
Dear Ms. Magee:

Please find the following JPR attached:

JPR 15-08-11-01. Permittee: Riverside County, HANS 2248. The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- County-Provided Intake Map
- Regional Map.

Thank you,



Noelle Ronan
Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org



RCA Joint Project Review (JPR)

JPR #: 15-08-11-01

Date: 08/27/15

Project Information

Permittee: County of Riverside
 Case Information: HANS 2248
 Site Acreage: 0.95 acres
 Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Linkage 1
 Area Plan: Elsinore

APN	Sub-Unit	Cell Group	Cell
391-631-039	SU1 - Estelle Mtn/Indian Cyn	Independent	3950

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, "Proposed Linkage 1 consists of the foothills of the Santa Ana Mountains just west of Lee Lake in the west-central region of the Plan Area. The Linkage is contiguous with Existing Core B (Santa Ana Mountains) to the west, Proposed Constrained Linkages 5 (Horsethief Canyon) and 6 (Temescal Wash South) and Proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain) to the north, and Proposed Core 1 (Alberhill) to the east. Both Live-In and movement Habitat are provided by the Linkage. Several different routes, ranging from 5,400 to 14,950 feet, may be taken through the Linkage to surrounding MSHCP Conservation Area lands. This Linkage likely provides for movement of common mammals such as bobcat. Mountain lions are also likely to use the Linkage to access Core Areas in the Lake Mathews/Estelle Mountain Reserve."
- b. The project site is located within Cell 3950. As stated in Section 3.3.15 of the MSHCP, "Conservation within this Cell will contribute to assembly of Proposed Linkage 1. Conservation within this Cell will focus on chaparral, Riversidean alluvial fan sage scrub, woodland and forest habitat. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation in Cell 3949 to the west and to chaparral and Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell will range from 55% to 65% of the Cell focusing in the southern portion of the Cell."



RCA Joint Project Review (JPR)

JPR #: 15-08-11-01

Date: 08/27/15

- c. **Rough Step:** The proposed project is within Rough Step Unit 8. Rough Step Unit 8 encompasses 50,408 acres within the west-central region of western Riverside County and includes the cities of Lake Elsinore and Canyon Lake, the Alberhill Area, San Jacinto River Horsethief Canyon and Temescal Wash. Rough Step Unit 8 is bounded by the Santa Ana Mountains to the west, I-215 to the east, Bundy Canyon Road to the south, and Rough Step Unit 7 to the north. Within Rough Step Unit 8, there are 22,690 acres within the Criteria Area. Key vegetation communities within Rough Step 8 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. Based on the 2013 MSHCP Annual Report, all vegetation categories are “in” rough step, except grasslands, which is “out” of Rough Step by 206 acres. The development of the project will not affect the status of Rough Step for grasslands in this Unit. The site is 0.95 acres in size and most of the site is already developed as a water tank. The mapped grasslands per MSHCP baseline vegetation mapping is approximately 0.16 acres of the site and is located on the northern portion of the parcel where the water tank already exists. The proposed cell tower would be built in the west central portion of the parcel mapped as chaparral. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 8.
- d. **Project information** was provided by the Permittee which included an MSHCP Consistency Analysis/Habitat Assessment dated July 10, 2015 prepared by ARCHON Consulting. The project consists of the construction of a new 50-foot unmanned “Monopine” Cell Tower in the County of Riverside, California. The proposed project would be constructed on a property that is already developed with a water tank operated by Elsinore Valley Water District. The project site is devoid of native vegetation. Small areas of ornamental vegetation occur along the edges of the graded and fenced water tank site.
- e. **Reserve Assembly:** The project site is located at the central portion of Cell 3950, which is not located along in the southern portion of the Cell described for Conservation. Conservation described for Cell 3950 is to contribute to assembly of Proposed Linkage 1. The project site is located on a disturbed parcel which is within a developed area and on a site that is already developed with a water tank. The site is surrounded by existing development to the north. Areas to the south of the site, within the area described for conservation are undeveloped, and approximately 60 acres has already been conserved within the areas described for conservation. Because the site is so small, and within an area that is already developed, and outside the area described for conservation, there are no new fragmentation issues that the project would cause to the Conservation area. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.



RCA Joint Project Review (JPR)

JPR #: 15-08-11-01

Date: 08/27/15

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, Slender-Horned Spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, Wright's trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittle-scale, Smooth Tarplant, Round-leaved filaree, Coulter's goldfields, Little Mousetail. The project is not located in an Additional Survey Needs and Procedures Area.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: According to the MSHCP Consistency Analysis/Habitat Assessment dated July 10, 2015 prepared by ARCHON, there are no MSHCP riparian/riverine habitats or vernal pools within the project site. The project site is developed a water tank and contains constructed storm drain facilities. No riparian vegetation is reported on site. No open areas are reported that would support vernal pools. Suitable habitat for Fairy Shrimp is not reported on site.

The project site does not contain suitable habitat for MSHCP-covered riparian birds including least Bell's vireo, southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus*); therefore focused surveys were not warranted. The site does not provide suitable soils or conditions that would support vernal pools or fairy shrimp. Based on the information provided by ARCHON, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, Slender-Horned Spineflower, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, Wright's trichocoronis.



RCA Joint Project Review (JPR)

JPR #: 15-08-11-01

Date: 08/27/15

ARCHON conducted a habitat assessment and survey of the site on June 16, 2015. Of these NEPSSA species, ARCHON concluded there was suitable habitat near the project site for San Diego ambrosia and Slender-Horned Spineflower on the site and therefore was a low probability for suitable habitat on site. The focused survey on June 16, 2015 during both of these plants blooming periods, determined that the species was not present on site. Therefore, based on the information provided by ARCHON, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

- c. Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, Smooth Tarplant, Round-leaved filaree, Coulter's goldfields, Little Mousetail. The project is not located in an Additional Survey Needs and Procedures Area. ARCHON conducted a habitat assessment and survey of the site on June 16, 2015. ARCHON determined there was no suitable habitat for any of the CASSA species on the site. Therefore, no focused surveys were warranted. Based on the information provided by ARCHON, the project demonstrates consistency with Section 6.3.2 of the MSHCP.
- d. Section 6.1.4: Future and existing Conservation Areas are located south of the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
 - v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting



RCA Joint Project Review (JPR)

JPR #: 15-08-11-01

Date: 08/27/15

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

- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

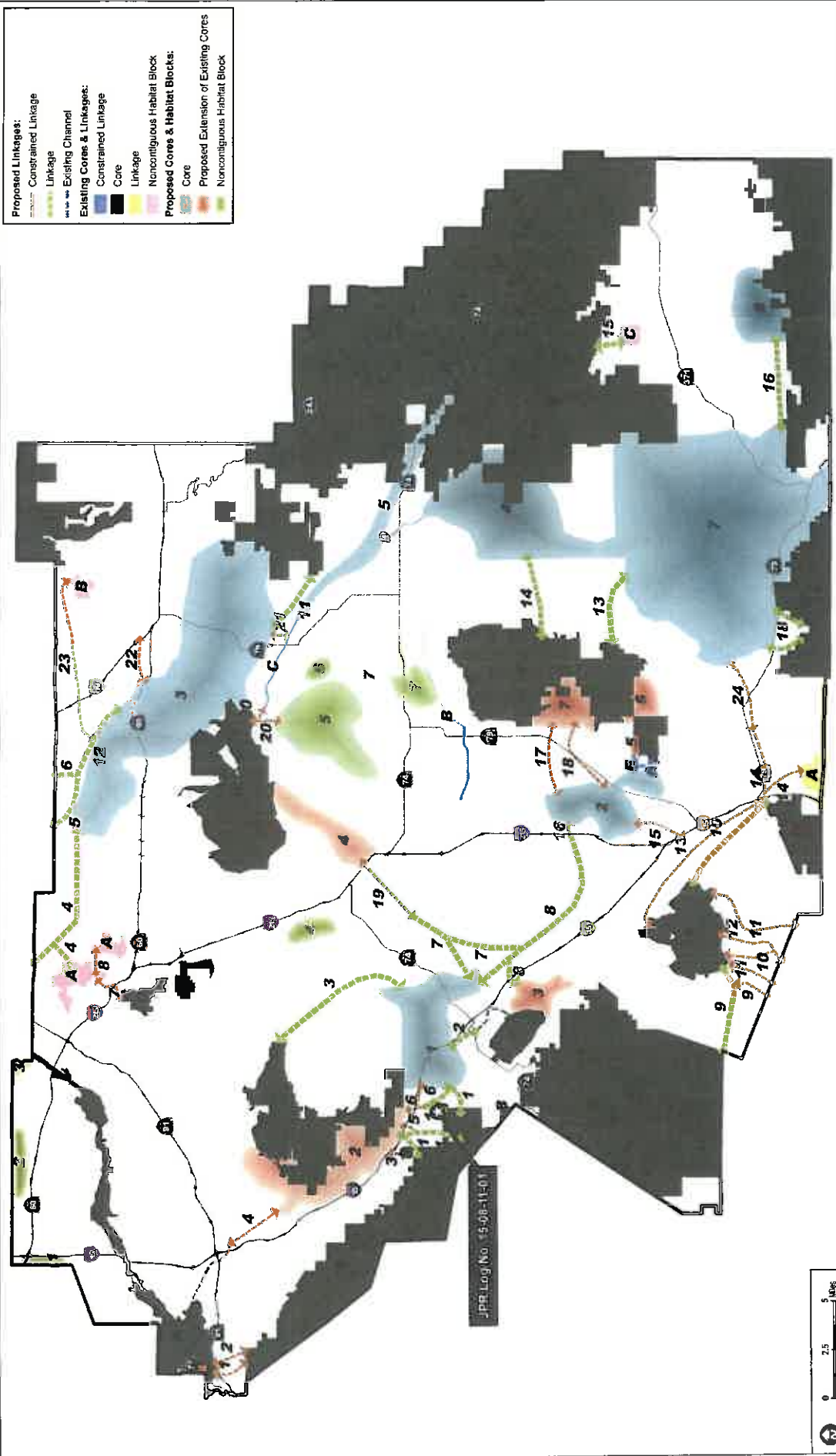


RCA Joint Project Review (JPR)

JPR #: 15-08-11-01

Date: 08/27/15

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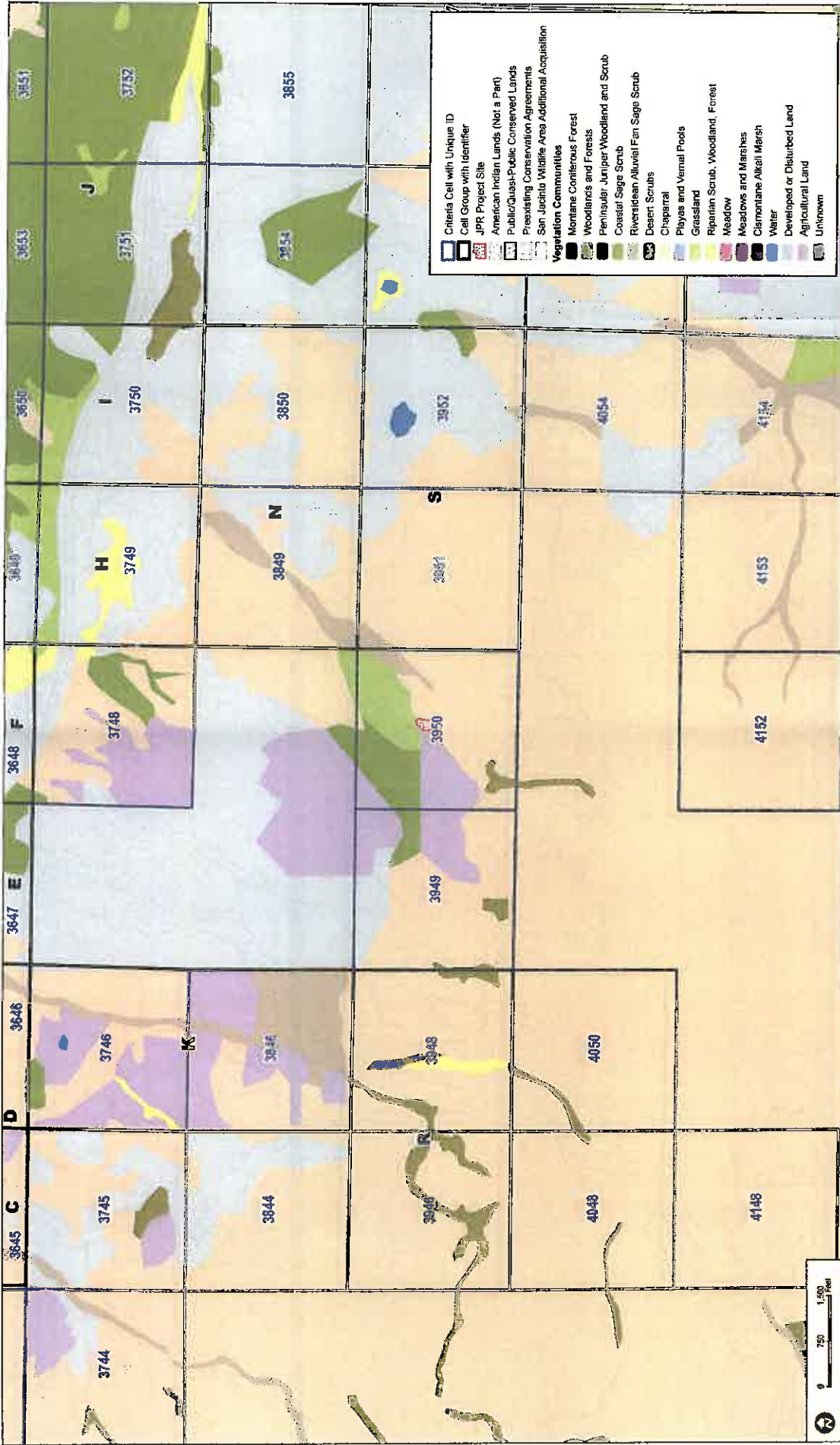


JPR Log No. 15-08-11-01 - Vicinity Map with MSHCP Schematic Cores and Linkages

EXHIBIT A

SOURCE: Western Riverside County Regional Conservation Authority 2015; County of Riverside 2015

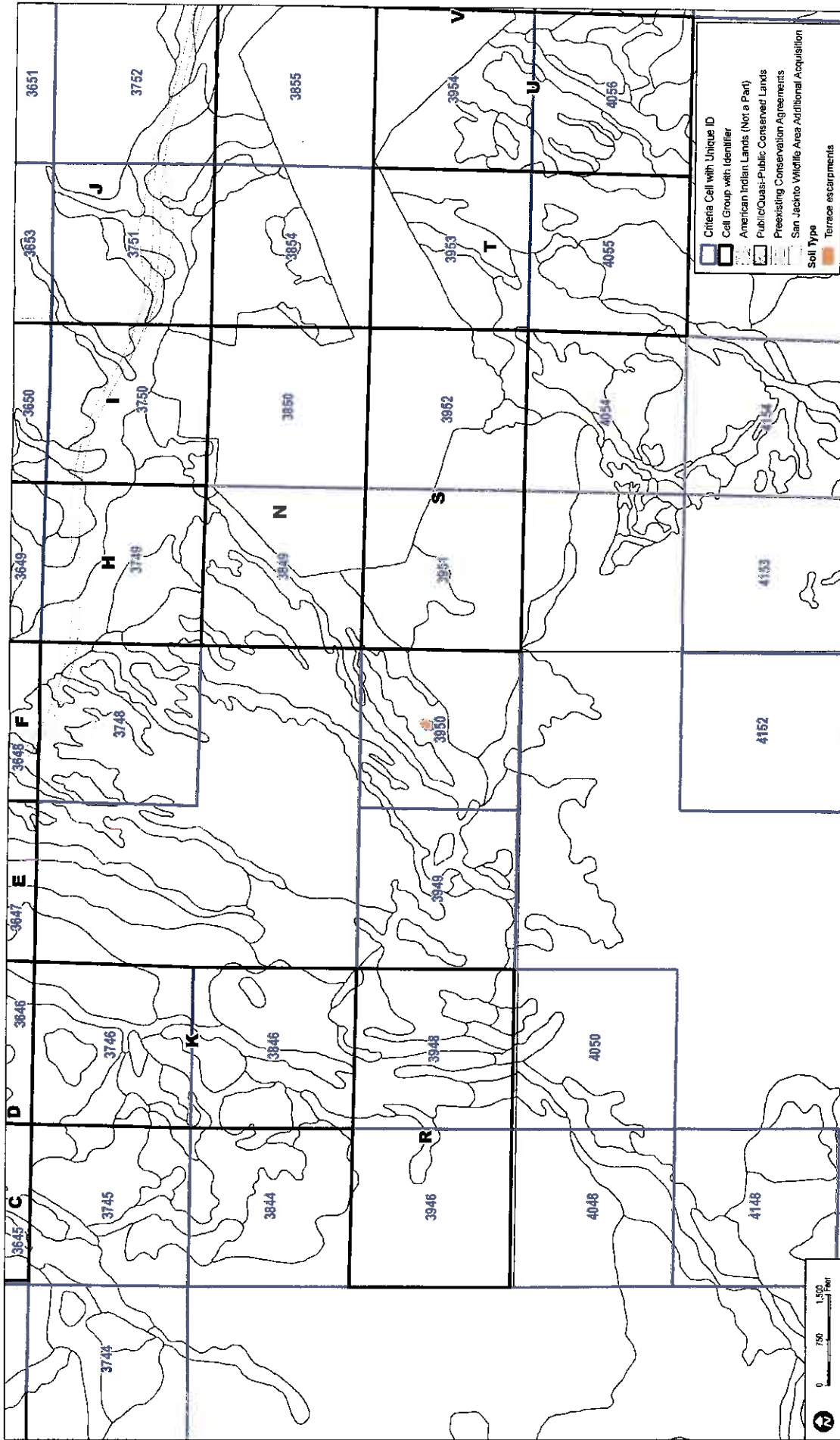




JPR Log No. 15-08-11-01 - Criteria Area Cells with MSHCP Vegetation and Project Location

SOURCE: County of Riverside 2015





JPR Log No. 15-08-11-01 - Criteria Area Cells with MSHCP Soils and Project Location

SOURCE: USDA/NRCS Soils; County of Riverside 2014

DUDEK

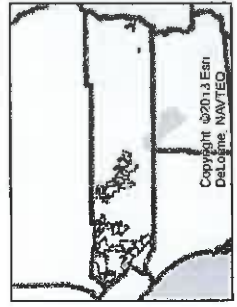
EXHIBIT C

MSHCP HANS 02248



Albert Hill
Quartermile
 INTAKE BOUNDARIES
 HANS Designations
 Proposed MSHCP Comprehensive Area
 Other Will
 Current City

FINAL
7/24/2015



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 Redwood City, CA 94065
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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.

Dail Richard (as agent for Verizon)
PRINTED NAME OF APPLICANT

[Handwritten Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. 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.

Please see attached "Letter of Authorization"

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 391-631-039

Section: 20 Township: 5S Range: 5W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.96 acres

General location (nearby or cross streets): North of Red Cloud Rd., South of Desert Ridge, East of Sams Cutoff, West of Trailhead Ct.

Thomas Brothers map, edition year, page number, and coordinates: 33.717156, -117.420284

Project Description: (describe the proposed project in detail)

Verizon Wireless proposes to install an unmanned wireless telecommunications facility, consisting of [12] panel antennas,

[12] RRUs, [1] microwave dish mounted to a 50' high monopine, and [1] DC generator with [2] equipment cabinets, within a proposed 8' high CMU wall enclosure, along with [2] GPS antennas.

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 N/A

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No N/A

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 625 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)  Date 2-19-2015
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

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

Owner/Authorized Agent (1)



Date

2-19-2015

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:	Horse-thief	
Project Location:	27651 Kachina Court, Corona, CA 92883	
Project Description:	Unmanned, disguised telecom facility to include 50' monopine	
Applicant Contact Information:	Dail Richard c/o Verizon Wireless 858-200-6541	
Proposed Project Consists of, or Includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Los Angeles SMSA Limited Partnership, a California Limited Partnership (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a leasehold interest in the certain real property described as APN 391-631-039 (“PROPERTY”); and,

WHEREAS, on January 20, 2016, PROPERTY OWNER filed an application for Plot Plan No. 25778 (“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:
Verizon Wireless
Attn: Brianna Noler
2411 Gates Ave., Unit A
Redondo Beach, CA 90278

With a copy to:
Elsinore Valley Municipal
Water District
Attn: John D. Vega
31315 Chaney Street
Lake Elsinore, CA 92530

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

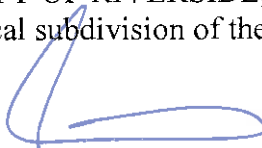
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

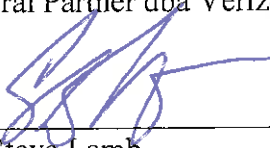
By: 

Juan Perez
Riverside County TLMA Director/Interim Planning Director

Dated: 4/25/17


PROPERTY OWNER:
Los Angeles SMSA Limited Partnership, a California Limited Partnership

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

By: 

Steve Lamb
Director – Network Field Engineering

Dated: 4/12/17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK 4/20/17
DATE

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/8/2017,

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

APN (s) or case numbers PP25778 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

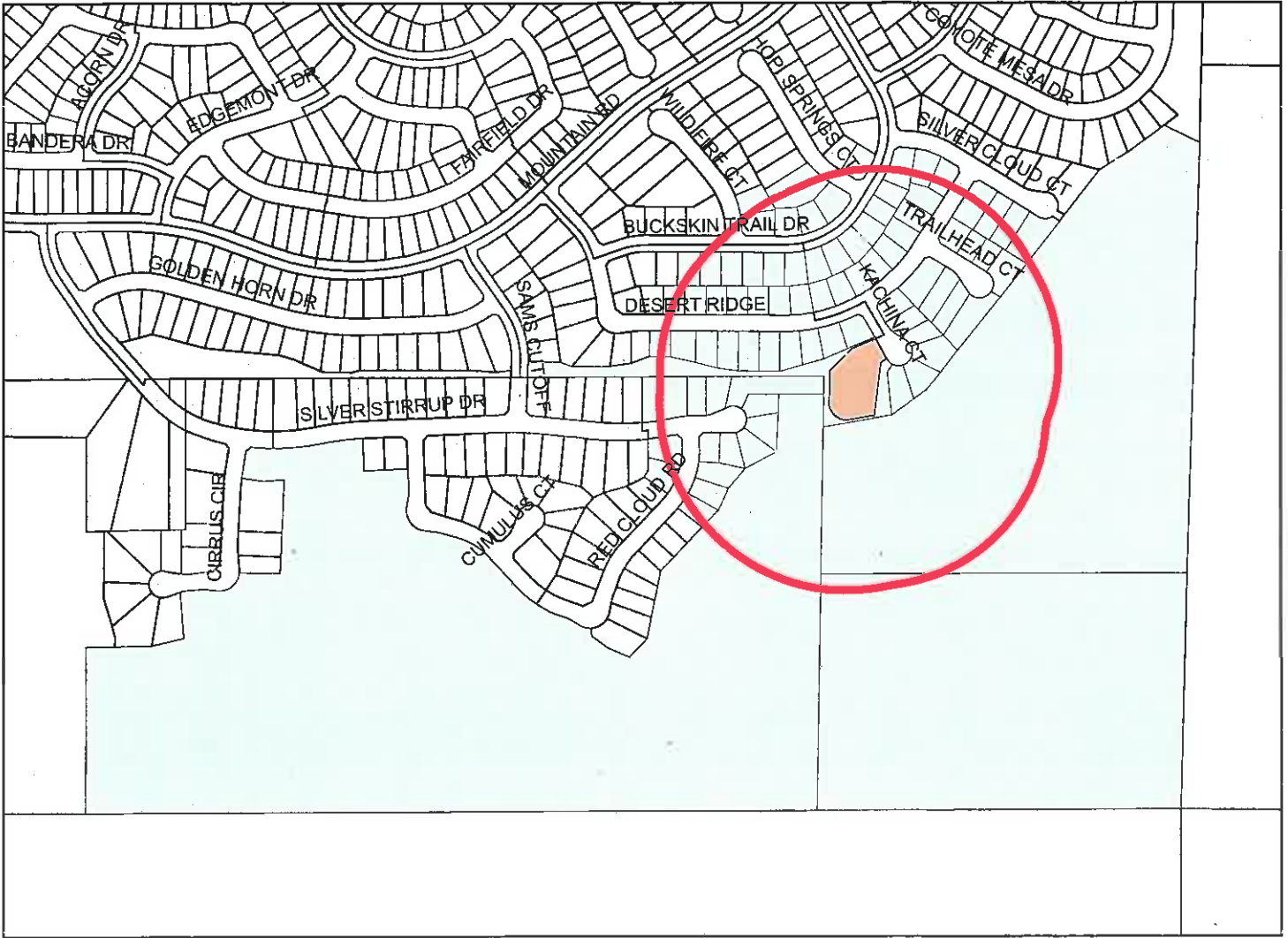
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25778 (600 feet buffer)



Selected Parcels

393-620-001	393-602-005	393-600-014	393-610-003	393-620-011	393-621-008	393-600-003	393-610-001	393-610-016	393-600-007
393-602-017	393-602-012	393-600-012	393-602-002	393-600-005	393-590-021	393-610-018	393-621-009	393-610-004	393-600-011
393-620-012	393-602-008	393-611-008	393-611-009	393-620-006	393-602-016	393-610-014	393-600-010	393-610-006	393-610-013
393-620-007	393-600-015	393-620-010	393-611-028	393-602-011	393-602-007	393-602-018	393-600-016	393-620-008	393-580-001
393-602-019	393-600-008	393-611-002	393-611-010	393-590-023	393-610-017	393-620-004	393-600-004	393-611-001	393-610-002
393-580-008	393-620-021	393-590-020	393-600-017	393-620-009	393-611-007	393-602-001	393-602-009	393-620-003	393-610-005
393-600-013	393-611-027	393-602-014	393-590-018	393-602-006	393-611-005	393-611-003	393-590-039	393-600-006	393-602-003
393-620-002	393-600-002	393-602-010	393-590-019	393-611-004	393-600-009	393-610-007	393-611-006	393-602-015	393-602-013
393-600-001	393-620-005	393-610-015	393-602-004	393-580-009	393-590-022				



550 275 0 550 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.

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. 25778 – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Southerly of Desert Ridge, westerly of Kachina Court, easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree, consisting of a 50 foot tall monopole, 12 panel antennas, 12 Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, and two (2) Global Positioning Satellite antennas within an enclosed 625 square foot lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **AUGUST 7, 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 Ash Syed at (951) 955-6035 or email at asyed@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: Ash Syed
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 393580001, APN: 393580001
HORSETHIEF CANYON RANCH MAINTENANCE
C/O JOY MOORE
11800 STERLING AVE NO A
RIVERSIDE CA 92503

ASMT: 393590023, APN: 393590023
ANNA GROSSMAN, ETAL
27569 HOPI SPRINGS CT
CORONA, CA. 92883

ASMT: 393580009, APN: 393580009
WESTERN RIVERSIDE CO REGIONAL CONS AI
3403 10TH ST STE 320
RIVERSIDE CA 92501

ASMT: 393590039, APN: 393590039
RICHARD BRUER
27582 HOPI SPRINGS CT
CORONA, CA. 92883

ASMT: 393590018, APN: 393590018
RANDY ROGERS
27566 WILD FIRE CT
CORONA, CA. 92883

ASMT: 393600001, APN: 393600001
DENISE SCHLEY, ETAL
6020 E PINION VISTA
CORNVILLE AZ 86325

ASMT: 393590019, APN: 393590019
RUTH THOMPSON
27576 WILD FIRE CT
CORONA, CA. 92883

ASMT: 393600002, APN: 393600002
GLORIA KAHLER, ETAL
228 MURICA AISLE
IRVINE CA 92614

ASMT: 393590020, APN: 393590020
TERESA SAUNDERS, ETAL
13748 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393600003, APN: 393600003
TIFFANY DECOCQ, ETAL
13785 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393590021, APN: 393590021
KARRY HETH, ETAL
13768 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393600004, APN: 393600004
KATHERINE PARSELL
13795 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393590022, APN: 393590022
TAMARA ELZIG, ETAL
13788 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393600005, APN: 393600005
SANDRA BOSTROM, ETAL
13805 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393600006, APN: 393600006
RICHARD HOUNSLEY
1073 SHADOW CREST CIR
CORONA CA 92881

ASMT: 393600013, APN: 393600013
CHRISTINE UJKAJ, ETAL
13800 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393600007, APN: 393600007
CATHY MACK
1942 E VELVET DR
TEMPE AZ 85284

ASMT: 393600014, APN: 393600014
ARIA TOUFANPUR, ETAL
13790 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393600008, APN: 393600008
DIANA CARLSTROM, ETAL
27539 SILVER CLOUD CT
CORONA, CA. 92883

ASMT: 393600015, APN: 393600015
EDUARDO BECERRA
13780 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393600009, APN: 393600009
SANDRA AVILES
27579 SILVER CLOUD CT
CORONA, CA. 92883

ASMT: 393600016, APN: 393600016
SHARON GRIFFITH, ETAL
13770 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393600010, APN: 393600010
MENDEZ LIVING TRUST, ETAL
13830 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393600017, APN: 393600017
LORI STOCKTON
13760 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393600011, APN: 393600011
DANIEL ARMSTRONG
13820 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393602001, APN: 393602001
MUHAMMAD KHAN
376 E 228TH ST
CARSON CA 90745

ASMT: 393600012, APN: 393600012
JILL LEMONS, ETAL
13810 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393602002, APN: 393602002
HEATHER VU, ETAL
7256 SILVERBROOK LN
FRISCO TX 75034

ASMT: 393602003, APN: 393602003
RICHARD LEWIS
27639 SILVER CLOUD CT
CORONA, CA. 92883

ASMT: 393602010, APN: 393602010
JULIE CARIGNAN, ETAL
27655 TRAILHEAD CT
CORONA CA 92883

ASMT: 393602004, APN: 393602004
WARREN HOWZE
27619 SILVER CLOUD CT
CORONA, CA. 92883

ASMT: 393602011, APN: 393602011
ESTEBAN NATAL
27635 TRAILHEAD CT
CORONA, CA. 92883

ASMT: 393602005, APN: 393602005
YASMEEN ABUNADI, ETAL
1012 PETER CHRISTIAN CIR
CORONA CA 92881

ASMT: 393602012, APN: 393602012
CHARLES GILMORE
27615 TRAILHEAD CT
CORONA, CA. 92883

ASMT: 393602006, APN: 393602006
NANCY GILLIARD, ETAL
27638 TRAILHEAD CT
CORONA, CA. 92883

ASMT: 393602013, APN: 393602013
BETTY WARD, ETAL
27614 KACHINA CT
CORONA, CA. 92883

ASMT: 393602007, APN: 393602007
FARHAD KARIMI
27658 TRAILHEAD CT
CORONA, CA. 92883

ASMT: 393602014, APN: 393602014
RAQUEL CENICEROS, ETAL
27634 KACHINA CT
CORONA, CA. 92883

ASMT: 393602008, APN: 393602008
ERIN MCVAY, ETAL
27678 TRAILHEAD CT
CORONA, CA. 92883

ASMT: 393602015, APN: 393602015
SHELBY LEWIS
27654 KACHINA CT
CORONA, CA. 92883

ASMT: 393602009, APN: 393602009
LINDA POWERS, ETAL
7430 SHADOW GROVE
CORONA CA 92881

ASMT: 393602016, APN: 393602016
GENELLE BOHN, ETAL
27674 KACHINA CT
CORONA, CA. 92883

ASMT: 393602017, APN: 393602017
CHARLES BARTOLON
27694 KACHINA CT
CORONA, CA. 92883

ASMT: 393610005, APN: 393610005
ONEAL PROP MANAGEMENT INC
161 MCKINLEY STE 120
CORONA CA 92879

ASMT: 393602018, APN: 393602018
JACLYN BOND, ETAL
27691 KACHINA CT
CORONA, CA. 92883

ASMT: 393610006, APN: 393610006
SHARON ANDERSON, ETAL
13700 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393602019, APN: 393602019
HORSETHIEF CANYON RANCH MAINTENANCE
C/O WILLIAM LYON HOMES INC
4490 VON KARMAN AVE
NEWPORT BEACH CA 92660

ASMT: 393610007, APN: 393610007
SEAN CURTIS
13690 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393610001, APN: 393610001
SHIRLEY LOBITZ, ETAL
13750 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393610013, APN: 393610013
VICTORIA HAMILTON, ETAL
13705 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393610002, APN: 393610002
LUCRETIA HARRIS, ETAL
13740 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393610014, APN: 393610014
DAVID DUNIVAN
13715 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393610003, APN: 393610003
ALVARO TINOCO
13730 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393610015, APN: 393610015
EVELYN HAYDEL, ETAL
13725 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393610004, APN: 393610004
AMINAH JOHNSON, ETAL
13720 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393610016, APN: 393610016
SHAUNNA WESTWOOD, ETAL
13735 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393610017, APN: 393610017
JOHNNIE ADAMS HUNT
13745 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393611006, APN: 393611006
AMBER RYAN, ETAL
13723 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393610018, APN: 393610018
STEPHANIE ALLENDE, ETAL
13755 BUCKSKIN TRAIL DR
CORONA, CA. 92883

ASMT: 393611007, APN: 393611007
PHOUTHEVA SCHMIDT, ETAL
13713 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611001, APN: 393611001
MEREDITH DU, ETAL
13773 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611008, APN: 393611008
JOYCE DUNCAN, ETAL
13703 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611002, APN: 393611002
KEITH PROUTY, ETAL
13763 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611009, APN: 393611009
KAREN ARDY, ETAL
13693 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611003, APN: 393611003
REGINALD WATSON
13753 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611010, APN: 393611010
KATHLEEN CADILE, ETAL
13683 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611004, APN: 393611004
SAMUEL VITELA
13743 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611027, APN: 393611027
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4695 MACARTHUR CT 8TH FL
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ASMT: 393611005, APN: 393611005
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13733 DESERT RIDGE
CORONA, CA. 92883

ASMT: 393611028, APN: 393611028
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LAKE ELSINORE CA 92530

ASMT: 393620001, APN: 393620001
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13668 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393620008, APN: 393620008
GEORGE BOONE
13717 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393620002, APN: 393620002
HARLEEN MANGAT, ETAL
2035 NW SHIRAZ CT
BEND OR 97701

ASMT: 393620009, APN: 393620009
MARIA LORIN
13703 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393620003, APN: 393620003
ELVIRA DAZA, ETAL
13696 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393620010, APN: 393620010
CELINA BORBON, ETAL
27792 RED CLOUD RD
CORONA, CA. 92883

ASMT: 393620004, APN: 393620004
MONICA GUERRA, ETAL
13710 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393620011, APN: 393620011
ANNETTE AUSTIN
SAM
27806 RED CLOUD RD
CORONA, CA. 92883

ASMT: 393620005, APN: 393620005
THOMAS SZABO
13738 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393620012, APN: 393620012
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27820 RED CLOUD RD
CORONA, CA. 92883

ASMT: 393620006, APN: 393620006
DAVID ALDAMALANI
526 S FRANCISCA AVE 2219
REDONDO BEACH CA 90277

ASMT: 393620021, APN: 393620021
LEMON GROVE HOMEOWNERS ASSN
C/O CRUMMACK HUSEBY INC
25531 COMMERCENTRE DR 100
LAKE FOREST CA 92630

ASMT: 393620007, APN: 393620007
DENNY BUSHONG
13731 SILVER STIRRUP DR
CORONA, CA. 92883

ASMT: 393621008, APN: 393621008
ARTURO HERNANDEZ
605 E 6TH ST
CORONA CA 92879

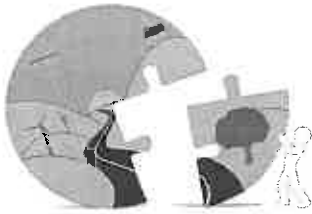


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ASMT: 393621009, APN: 393621009
CYNTHIA FRANZEN
27785 RED CLOUD RD
CORONA, CA. 92883



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP25778/EA42780
Project Title/Case Numbers

Ash Syed
County Contact Person

(951) 955-6035
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

SAC Wireless, Courtney Standridge
Project Applicant

5015 Shoreham Pl. Suite 150, San Diego, CA 92122
Address

27651 Kachina Ct. Corona, CA 92530
Project Location

The plot plan proposes to permit the use of a wireless communication facility disguised as a pine tree consisting of a 50 foot tall monopole, twelve (12) panel antennas, twelve (12) Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) Global Positioning Satellite antennas within an enclosed 625 square foot lease area.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 10, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

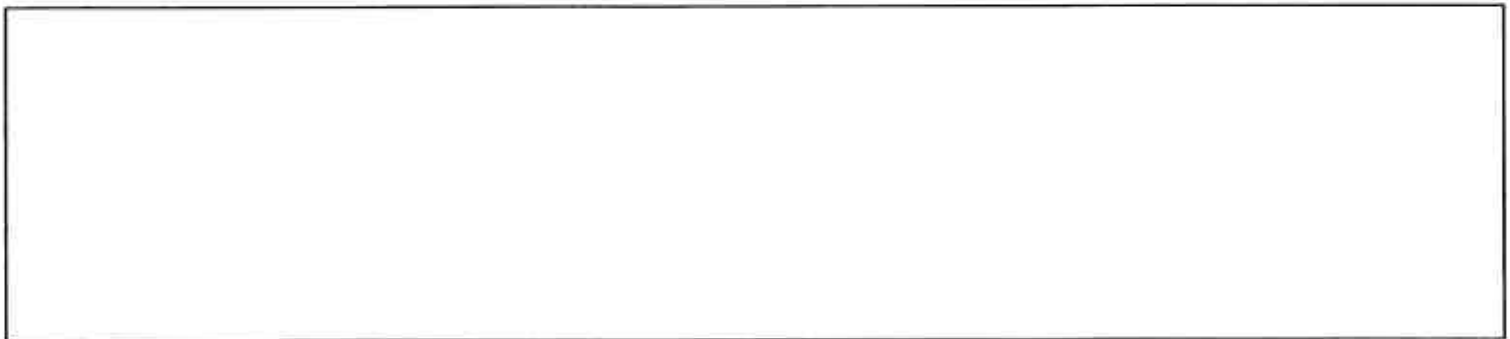
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

June 8, 2017
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1512021

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAC WIRELESS FOR VERIZON \$2,210.00
paid by: CK 38452
CFG FOR EA42780
paid towards: CFG06164 CALIF FISH & GAME: DOC FEE
at parcel: 27651 KACHINA CT COR
appl type: CFG3

By _____ Oct 29, 2015 09:40
MGARDNER posting date Oct 29, 2015

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1502632

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SAC WIRELESS FOR VERIZON \$50.00
paid by: CK 31813
CFG FOR EA42780
paid towards: CFG06164 CALIF FISH & GAME: DOC FEE
at parcel: 27651 KACHINA CT COR
appl type: CFG3

By _____ Mar 12, 2015 12:14
MGARDNER posting date Mar 12, 2015


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

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

3.2

Agenda Item No.:
Area Plan: Lake Matthews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Deborah Bradford
Directors Hearing: August 7, 2017

Plot Plan No. PP26142
CEQA Exempt per Section 15303
Applicant: Audrey & Veronica Selaya
Engineer/Representative: Gene Selaya



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 26142 proposes to establish a Class II Dog Kennel to be utilized as a boarding and training facility for between 11 to 25 dogs. The proposed Project includes five fenced exercise yards along the side and rear yards of the property. The existing 400-square-foot converted garage space will be used for the boarding and feeding of the dogs. The dogs will sleep in this area which will be set up with individual crates and will be climate controlled. A portion of the existing 1,498-square-foot home will be utilized as office space for the business the remaining portion of the home are the living quarters for the owner/caretaker of the Kennel operation. The Class II Dog Kennel is proposed to have five employees, one full-time and four part-time. The training activities and exercising of dogs will occur during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. Saturday and Sunday. The dogs will be confined to their sleeping quarters during the hours of 10:00 p.m. - 7:00 a.m. The applicant may allow up to four dogs to be unconfined on the kennel premises during these hours in that the keeping of up to 4 dogs is permitted by right.

The Project site is located on a five-acre parcel; however, the applicant has leased a portion of the five acres which will be the location of their kennel operation as well as their residence. The remaining portion of the five acres which is not a part of the kennel operation is primarily vacant. The Project site is located north of Cajalco Expressway, south of Twyla Jane Lane, east of Harley John Road and west of Wood Road.

BACKGROUND:

Airport Influence Area ("AIA")

The Project site is located within Airport Compatibility Zone E of the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan (AIA). As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on February 8, 2017, File No. ZAP1239MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition the applicant would be required to notify potential buyers of the proposed lots of this determination as well as March Air Reserve Base regarding any land use having an electromagnetic radiation component, and the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) prior to the issuance of building permits. If any aboveground detention or water quality basin are proposed they shall be designed to

provide for a maximum 48-hr detention period and to remain dry between rainfalls. No landscaping around the detention/water quality basin that would provide food or cover for birds species shall not be installed.

Sphere of Influence

This Project is within the City Sphere of Influence of City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This Project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any Project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject Project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required under the MOU, the Planning Department has sent notice of the Project to the City and as of the date of this staff report no comments have been received..

Noise Study

The Project is located on a five-acre site. The applicant is currently leasing the Project site from the property owner (lessor) who resides and owns the property directly to the north. The lessor is supportive of the proposed kennel use. The noise study prepared by Roma Environmental, dated March 3, 2017 determined that without mitigation the 65 dB Leq noise contour, could extent into a portion of the northern property. This area belongs to the property owner who is leasing the Project site to the applicant for the Kennel operation. While, the potential for noise impacts from the dog kennel could extend into the northern property, the impacts would not exceed acceptable standards at the location of the residence. A letter submitted to the County on June 21, 2017 by the Lessor has stated that there is no issue in regards to noise disturbance impacting his home which is located approximately 900 feet away from the kennel operation. The noise study recommended the installation of a six (6) foot solid barrier along the northern portion of the Project site to ensure that noise levels would not extend beyond the property lines. In addition the study determined that no 65 dB Leq noise contours would extend off of the 5-acre site in any other direction.

On May 2, 2017 the County of Riverside's Department of Environmental Health, Office of Industrial Hygiene determined that the Noise Study submitted by the applicant was adequate and recommended the following conditions of approval:

- Dogs be kept indoors between the hours of 10 p.m. and 7 a.m. 7 days a week.
- All doors and windows of the garage shall be sealed and completely shut between the hours of 7:00pm and 7:00am, requiring the use of forced air circulation or air conditioning.
- A six-foot solid fence shall be constructed along a portion of the northern property line as shown in the consultant's report. The wall may be constructed of opaque plastic as long as there are no holes or cracks. The material must also be installed to be flush with the ground so dogs cannot stick their noses and mouths under the fence.

To ensure compliance with these recommendations, Environmental Health's condition of approval 10. E. HEALTH. 2 requires the Project to comply with Industrial Hygiene's recommended conditions..

Additionally, the Project must comply with Ordinance No. 847 which establishes countywide standards regulating noise. Per Ordinance No. 847, the maximum decibel level allowed for property with a Rural Community: Estate Density Residential General Plan land use designation is 45 decibels (45 dBA) from 10:00pm to 7:00am and 55 decibels (55 dBA) from 7:00am to 10:00pm. The Project must also comply with Ordinance No. 878 that provides complaint procedures for noisy animals. Attached to this report is the Noise Impact Analysis prepared by Roma Stromberg dated March 3, 2017.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) |
| 2. Surrounding General Plan Land Use: | Open Space: Conservation Habitat (OS: CH) to the south, Rural Community: Estate Density Residential (RC: EDR) to the north and west, and Rural Community: Very Low Density Residential (RC: VLDR) to the northwest, and east. |
| 3. Existing Zoning: | Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) |
| 4. Surrounding Zoning: | Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the north, west, and south, Residential Agricultural – 1-Acre Minimum (R-A-1) |
| 5. Existing Land Use: | Single family residence. |
| 6. Surrounding Land Use: | Scattered single-family residential uses to the north, south, east and west. Vacant land to the west. |
| 7. Project Data: | Total Acreage: 5 acres |
| 8. Environmental Concerns: | CEQA Exempt per State CEQA Guidelines section 15303. |

RECOMMENDATIONS:

FIND PLOT PLAN NO. 26142 exempt from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) based on the findings set forth in this staff report; and,

APPROVE Plot Plan No. 26142, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Project site has a General Plan Land Use designation of Rural Community: Estate Density Residential (RC: EDR), and it is located within the Lake Mathews/Woodcrest Area Plan within the First Supervisorial District. Uses encouraged and expected in this land use designation includes intensive equestrian and animal keeping.
2. The Project site is surrounded by properties that have a General Plan Land Use Designation of, Rural Community: Estate Density Residential (RC: EDR) to the north and west, and Rural Community: Very Low Density Residential (RC: VLDR) to the northwest, and east, and Open Space: Conservation Habitat (OS: CH) to the south.
3. The Project site is surrounded by properties with a zoning classification of Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the north, west, and south, Residential Agricultural – 1-Acre Minimum (R-A-1).

4. The Project site has a zoning classification of Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½).
5. Pursuant to Section 18.45.b.2. of Ordinance No. 348, a Class II Kennel (11 to 25 dogs) is allowed in the Residential Agricultural (R-A) zoning classification with an approved plot plan.
6. Section 18.45.c. of Ordinance No. 348 establishes the following development standards for Class II Kennels:
 - a. Class II Kennels must include a single family dwelling to be used by a live-in caretaker. The Project site has a single-residence (dwelling) on site that is used by the live-in caretaker (the leasee of the residence). The Project is consistent with this development standard.
 - b. No parcel with a kennel may contain more than the maximum number of detached single family dwelling units permitted by the existing zoning on the property. There is one detached single family dwelling unit on the Project site leased by the applicant. The existing mobile home and accessory structure are located on the remaining portion of the site and are part of the wholesale nursery business operation that occurs on the property to the north. The property to the north (wholesale nursery and residence) as well as the property being leased are owned by the same person. Therefore, the Project is consistent with this development standard.
 - c. Multi-family dwelling units and attached single family dwelling units are not permitted in conjunction with kennels. There are no multi-family dwelling units or attached single family dwelling units, on the Project site. The Project is consistent with this development standard.
 - d. The minimum lot size for a kennel in an agricultural, residential, rural or open space zone is one acre (gross). The lot size of the parcel for which the applicant leases a portion is 5 acres, which exceeds the minimum required 1-acre gross lot size. The Project is consistent with this development standard.
 - e. All kennels are subject to Ordinance No. 630 (Regulating the Keeping and Control of Dogs, Cats, and Other Animals and Providing for the Control and Suppression of Rabies), which requires dogs to have currently valid license tags, be vaccinated against rabies, among other requirements. Pursuant to Ordinance No. 630, the applicant has the ongoing requirement that all dogs must have obtained and continuously maintain all licensing necessary from the Riverside County Health Department, be vaccinated against rabies, and otherwise comply with all other provisions of that ordinance. All dogs boarded onsite will be required to be licensed and up to date with rabies and Bordetella shots in order to stay at the kennel. The Project is consistent with this development standard.
7. Section 18.30.c of Ordinance No. 348 provides that no plot plan shall be approved unless it complies with the following standards:
 - a. The proposed use conforms to all requirements of the General Plan, with applicable State Law and Riverside County Ordinances. The proposed Project involves a Class II Kennel for the keeping of 11-25 dogs which is consistent with the Rural Community: Estate Density Residential (RC: EDR) General Plan land use designation which allows, among others, single family residential uses and intensive equestrian and animal keeping uses are expected and encourage. Therefore, the Project is consistent with the General Plan.

- b. The overall development of the land is designed for protection of the public health, safety, and general welfare. It conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties. The proposed Project will not result in any construction of additional buildings on site. The kennel operation will occur within the existing converted garage and fenced yard areas on the site. Therefore, the proposed Project complies with this standard.
 - c. For all plot plans which permit the construction of more than one structure on a single legally divided parcel shall be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in such a manner that each building is located on a separate legally divided parcel. The proposed Project does not include the construction of an additional structure on-site; therefore, the Project complies with this standard.
8. The Project site is located within a Very High fire hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As a result the following additional findings are required to be met:
 - a. The proposed Plot Plan is to allow for the operation of a Class II Dog Kennel and is in compliance with sections 4290 and 4291 of the Public Resources Code. This Project does not include any additional square footage to what is currently existing. Only minor modifications such as fencing and interior changes will occur. Fire protection services can easily access the site, which is located adjacent to Harley John Road.
 - b. Fire protection and suppression services are available for the site through the California Department of Forestry and Fire Protection.
 - c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the Project site is located adjacent to Harley John Road
 - d. There is adequate accessibility to the Project site for all emergency service vehicles.
9. All persons within the County of Riverside that keep and control dogs, including those with Class II Kennels, are required to comply with Ordinance No. 630, including Section 14 (Stray or Barking Dogs) and Section 23 (Public Nuisance). Among other provisions, Ordinance No. 630 forbids persons in charge of dogs from allowing stray or barking dogs. To the extent problems arise from any of the dogs that are housed at the proposed Class II Kennel, Ordinance No. 630 provides procedures and remedies for ameliorating such problems. (COA 10. PLANNING. 13.)
10. To address noise concerns, the following condition of approval has been imposed on the Project: (10 E. Health 2). The Environmental Health condition requires the Project to comply with Industrial Hygiene's recommendation that the dogs be kept indoors between the hours of 10 p.m. and 7 a.m. 7 days a week. All doors and windows of the garage shall be sealed and completely shut between the hours of 7:00pm and 7:00am, requiring the use of forced air circulation or air conditioning. A six-foot solid fence shall be constructed along the norther property line as shown in the consultant's report. The material must also be installed to be flush with the ground so dogs cannot stick their noses and mouths under the fence.

11. The Project site is located within Airport Compatibility Zone E of the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan (AIA). As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on February 8, 2017, File No. ZAP1239MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition the applicant would be required to notify potential buyers of the proposed lots of this determination as well as March Air Reserve Base regarding any land use having an electromagnetic radiation component, and the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) prior to the issuance of building permits. If any aboveground detention or water quality basin are proposed they shall be designed to provide for a maximum 48-hr detention period and to remain dry between rainfalls. No landscaping around the detention/water quality basin that would provide food or cover for birds species shall not be installed. These are standard conditions for projects within this airport compatibility zone and not mitigation pursuant to CEQA.

12. The proposed Project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in Section 15303 are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

The proposed Project is to allow for the operation of a Class II Dog Kennel. The proposed Project does not include any new construction of buildings just a change in use and minor alterations which include installation of fencing and interior modifications to the existing garage and residence. Therefore, the proposed Project qualifies as exempt based on Section 15303 of CEQA guidelines.

Because all aspects of the Project are exempt under Section 15303, Plot Plan No. 26142 is exempt from CEQA and no further environmental review is required. In addition, no exception to Section 15303 exemptions applies:

- a. The subject property is located within an area of Low Paleontological Sensitivity as noted on the County of Riverside's Map My County Parcel Report. Because the proposed Project is a developed lot and no grading or earthmoving will occur, the chance of encountering cultural or paleontological resources are remote. Conditions of approval 10. PLANNING. 1 and 2, requires that if any unanticipated earth moving activities occur and cultural resources are found all ground disturbing activities must cease.

The Project site is located to the north and east of the Lake Matthew/Estelle Mountain Reserve and to the north of criteria cell No. 2324. Like all of Western Riverside County, the Project site is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP); however, the Project site is not located within a criteria cell. Given that the Project site is directly north the of the criteria cell and along the outer edge of the Lake Matthew's/Estelle Mountain Reserve, compliance with the Urban/Wildland Interface Guidelines (UWIG) as stated in the WRMSHCP is required. Condition of approval 10. EPD.1

which refers to the UWIG, is primarily for informational purposes in that the applicant is not proposing any new construction or grading activity. Given that the proposed dog kennel will be located along the northwestern edge of the subject property approximately 300 feet from the criteria cell and Harley John Road divides the Project site from the conservation area no disturbance to any sensitive plant, animal or area of conservation will occur and the Project would not be subjected to these standards. However, for further assurance, condition of approval 10. PLANNING.3. states that the development of these premises shall comply with the development standards of Riverside County's Development Code and all other applicable Riverside County ordinances and State and Federal code.

- b. In reviewing the Land Management Cases/Permits in Riverside County 'Map My County' there are no existing or proposed kennels within the vicinity of the Project site. Presently, there are no other new applications for Dog Kennels within the vicinity of the Project site. A concentration of dog kennels do not exist with the vicinity of the Project site; therefore, a cumulative impact does not exist.
- c. There are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the Project. The proposed use is for a Class II dog kennel. The Project site is currently developed with a single family residence.. The Project area is located in an area with scattered single-family uses and vacant land. The topography of the site is relatively flat with a raise in elevation along the eastern portion of the site. No waterways are located in the vicinity of the site. No faults are located on the site, nor is the site within a half mile of a fault. The site is not located within a flood zone. Therefore, the activity of the proposed kennel and standard conditions of approval will not create a significant effect on the environment due to unusual circumstances existing on or near the Project site.
- d. The Project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the Project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

Accordingly, no exception to the Section 15303 exemptions applies.

CONCLUSIONS:

1. The proposed Project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) Land Use Designation which allows for the development of single-family detached residences on large parcels of 2 to 5 acres, including limited agriculture and intensive equestrian and animal keeping uses and with all other elements of the Riverside County General Plan.
2. The proposed Project is consistent with the Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) zoning classification of Ordinance No. 348, which allows the operation of a Class II Kennel subject to the provisions of Section 18.45 regarding Kennels and Catteries and Section 18.30 requiring Plot Plan approval.
3. The public's health, safety, and general welfare are protected through project design and the incorporation of conditions of approval ensuring that proposed kennel will not impact the surrounding environment due to excessive noise or accumulation of waste by requiring the dogs to be housed during nighttime hours, installation of fencing along the northern boundary of the site, and the storage and disposal of waste.

4. The proposed Project is compatible with the present and future logical development of the area because the proposed Project is for the keeping of animals which is consistent with the zoning classification and land use designation within the Project area.
5. The Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
6. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) because the Project is not located within a WRCMSHCP cell group.
7. The proposed Project will not have a significant effect on the environment. As stated above, the proposed Project was found to be exempt from CEQA based on Section 15303 (New Construction or Conversion of Small Structures).

INFORMATIONAL ITEMS

An expanded noticing radius of 1000 feet was conducted due to the sensitivity of dog kennels. As of this writing, no letters, in support or opposition have been received.

1. The Project site is **not** located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - b. The WRMSHCP cell group; or
 - c. A County Service Area; or
 - d. A liquefaction or subsidence area; or
 - e. Half-mile of a fault line or zone.
2. The Project site is located within:
 - a. The City of Riverside's Sphere of Influence; and
 - b. A high fire and State Responsibility Area; and
 - c. An Airport Influence Area; and
 - d. The boundaries of Val Verde Unified School District.
3. The subject site is currently designated as Assessor's Parcel Number 285-160-064.

PP26142
Existing Zoning

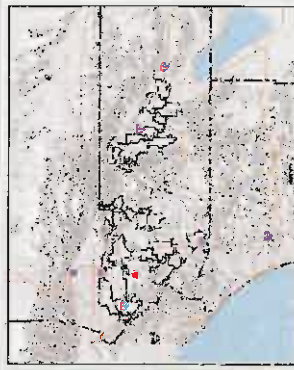


Legend

Display Parcels

Zoning

Zoning Code	Color
OTHER ZONING	[Pattern]
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A-1-1	[Light Green]
A-1-1 1/2	[Light Green]
A-1-1/2	[Light Green]
A-1-10	[Light Green]
A-1-15	[Light Green]
A-1-2	[Light Green]
A-1-2 1/2	[Light Green]
A-1-2 1/4	[Light Green]
A-1-20	[Light Green]
A-1-30000	[Light Green]
A-1-4	[Light Green]
A-1-40	[Light Green]
A-1-5	[Light Green]
A-2	[Light Green]
A-2-1	[Light Green]
A-2-10	[Light Green]
A-2-2	[Light Green]
A-2-2 1/2	[Light Green]
A-2-20	[Light Green]
A-2-5	[Light Green]
A-D	[Light Green]
A-P	[Light Green]
A-P-10	[Light Green]



Notes

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

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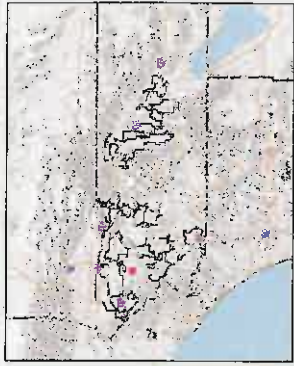
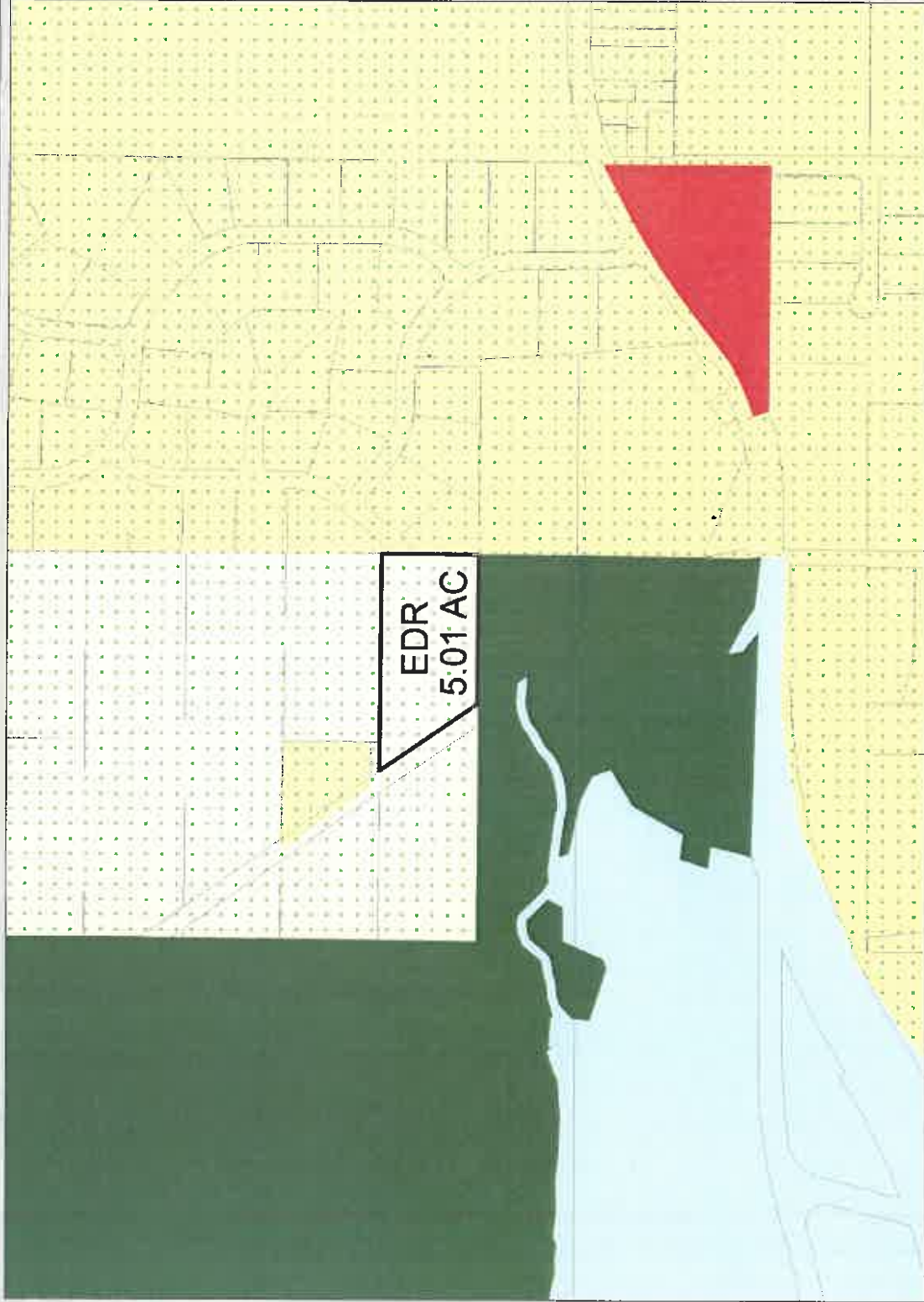


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PP26142

Existing General Plan



Legend

Display Parcels

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

Notes

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PP26142 VICINITY/POLICY AREAS



Legend

- Display Parcels
- Policy Areas**
 - OTHER POLICY AREA
 - 2-4 DU/ACRE POLICY AREA
 - ANZA VALLEY POLICY AREA
 - ARCHIBALD-CLOVERDALE POLK
 - BANNING BENCH POLICY AREA
 - BUSINESS PARK POLICY AREA
 - CABAZON POLICY AREA
 - CAHUILLA HILLS POLICY AREA
 - CAJALCO WOOD POLICY AREA
 - CHERRY VALLEY GATEWAY POL
 - CHERRY VALLEY POLICY AREA
 - CLOSED LANDFILL POLICY AREA
 - COLORADO RIVER POLICY AREA
 - DESERT CENTER POLICY AREA
 - DESIGN THEME POLICY AREA
 - DIAMOND VALLEY LAKE POLICY
 - EAGLE MOUNTAIN POLICY AREA
 - EAST TEMESCAL HILLSIDE POLI
 - EL SOBRANTE LANDFILL POLICY
 - EL SOBRANTE POLICY AREA
 - EQUESTRIAN SPHERE POLICY A
 - ESTATE DENSITY RESIDENTIAL POLICY AREA
 - FLORIDA AVENUE CORRIDOR PI
 - GAVILAN HILLS POLICY AREA
 - GLEN EDEN POLICY AREA

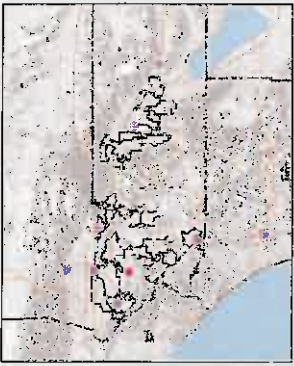
Notes

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PP26142
Land Use



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

Notes

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



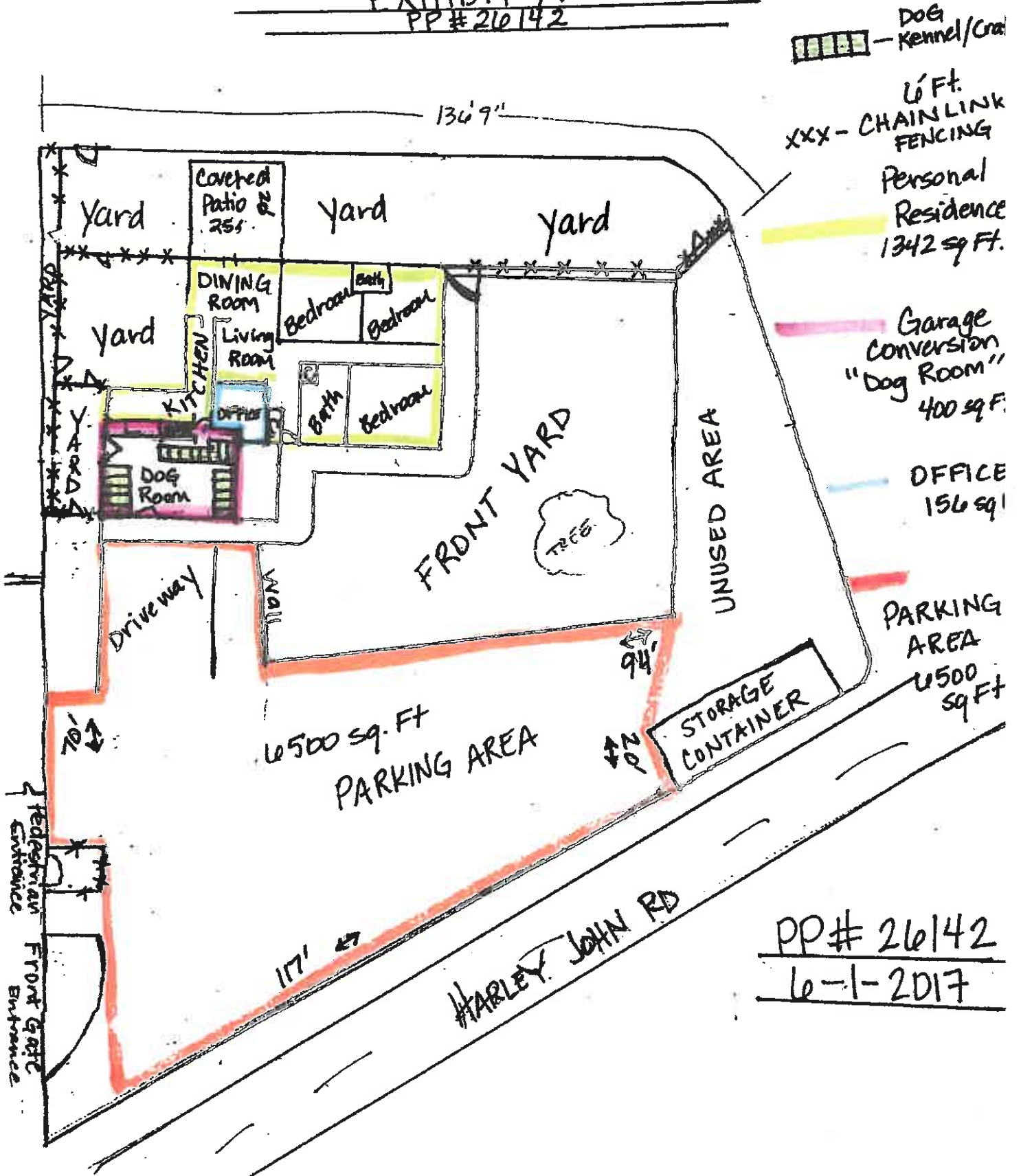
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#12 Floor plan of Converted garage & residence that delineates the areas that will be used for the Kennel.

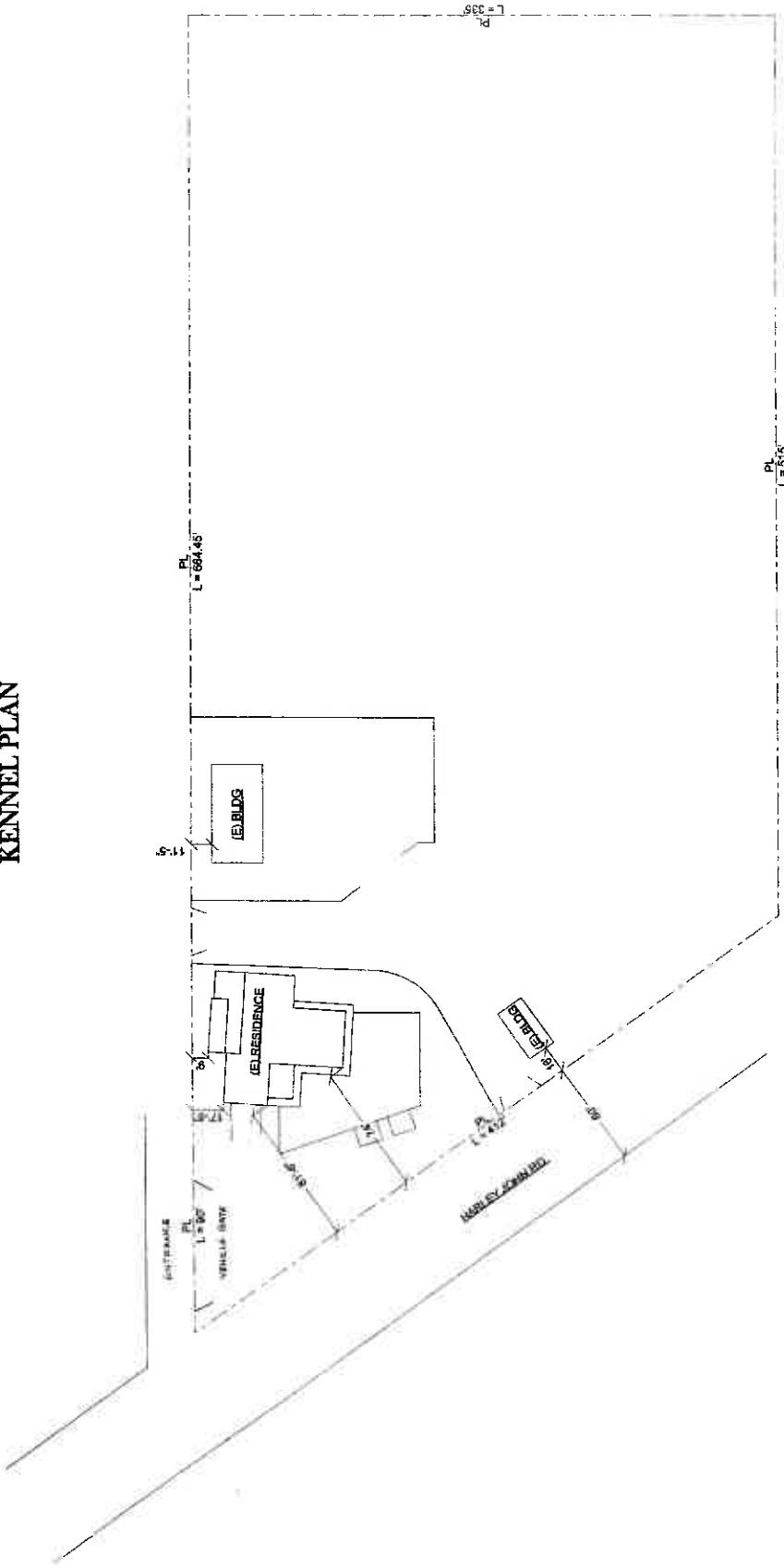
Better K9 Class II Kennel Plan

"EXHIBIT A"
PP # 26142



PP # 26142
6-1-2017

**CLASS II
KENNEL PLAN**



SITE PLAN
SCALE 1" = 30' 0"

DRAWINGS PROVIDED BY: POWER & ASSOCIATES, INC. SOUTHERN CALIFORNIA 3860 SOUTHWEST AVE STE 3 RIVERSIDE, CA 92503 (951) 552-2584 (971) 45-4030		DATE: 10/18/2016	SHEET: 2
PROJECT DESCRIPTION: 19490 HARLEY JOHN RD RIVERSIDE, CA		SCALE:	SHEET:
SHEET TITLE:		SHEET:	
NO.	DESCRIPTION	BY	DATE

PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to establish a Class II Kennel (11-25 dogs), the project includes five fenced exercise yards along the side and rear of the property as shown on Exhibit A. The existing converted garage will be used to board and feed the dogs. A portion of the existing 1,498 square foot home will be utilized as office space for the business the remaining area of home are the living quarters for the owner/caretaker of the Kennel operation. The Class II Dog Kennel is proposed to have five (5)employees, one full-time and four part-time. The training activities and exercising of dogs will be occurring during the hours 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. Saturday and Sunday. The dogs will be confined to their sleeping quarters during the hours of 10:00 p.m - 7:00 a.m. The applicant may allow up to four dogs to be unconfined on the kennel premises during these hours in that the keeping of up to 4 dogs is permitted by right.

The project site is located on a five-acre parcel; however, the applicant has leased a portion of the five acres which will be the location of their kennel operation as well as their residence. The remaining portion of the five acres which is not a part of the kennel operation is primarily vacant.

10. EVERY. 2

PPA - HOLD HARMLESS

RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

10. GENERAL CONDITIONS

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

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

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

10. EVERY. 3 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 26142 Exhibit A. dated June 1, 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP26142

Parcel: 285-160-064

10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT (cont.) RECOMMND
 construction grading.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
 Phone: 951-544-3170

Noise Study: "Noise Impact Analysis for Better K9 Training and Dog Boarding Kennel, County of Riverside, California," March 3, 2017.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP26142 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 2, 2017 c/o Steven Uhlman.

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

10.E HEALTH. 3 USE - EXISTING OWTS RECOMMND

Existing onsite wastewater treatment system (OWTS) has only been evaluated for connection with the existing home/structure. Any future connections to this system requires additional review from this Department and may need additional soils percolation testing/engineering.

EPD DEPARTMENT

10.EPD. 1 EPD - UWIG REQUIREMENTS RECOMMND

The proposed project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan

PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

10. GENERAL CONDITIONS

10.EPD. 1

EPD - UWIG REQUIREMENTS (cont.)

RECOMMND

(WRMSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG). Areas of compliance shall include, but not limited to:

1. Drainage and Toxics

To ensure that the quality and quantity of runoff discharged to the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas is not altered, runoff control measures shall be incorporated in proposed developments (as required by the National Pollutant Discharge Elimination System (NPDES):

Measures such as natural detention basins, grass swales or mechanical trapping devices shall be designed to avoid discharge of untreated surface runoff from developed and paved areas into the conservation area to prevent the release of toxins, chemicals, exotic plant materials or other elements potentially harmful to wildlife, and other biological resources, habitat, or water quality within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas.

2. Lighting

Night lighting shall be directed away from the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, to protect wildlife and other biological resources from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas do not increase.

3. Noise

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

4. Invasive Species

For developments adjacent to the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, all landscaping plans

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Parcel: 285-160-064

10. GENERAL CONDITIONS

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

shall avoid the use of invasive, non-native plant species listed in the MSHCP, Section 6 in Table 6.2 on pages 6-44 through 6-64.

5. Barriers

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

6. Grading/Land Development

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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 (24 hours). 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 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.

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Riverside County LMS
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PLOT PLAN: TRANSMITTED Case #: PP26142

Parcel: 285-160-064

10. GENERAL CONDITIONS

10. PLANNING. 2

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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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. 3

PPA - COMPLY WITH ORD./CODES

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 285-160-064

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - COMPLY WITH ORD./CODES (cont.) RECOMMND
amended by these conditions of approval.

10.PLANNING. 4 PPA - COMPLY BUILDING & SAFETY RECOMMND
Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 5 PPA - EXERCISE SPACE/SHELTER RECOMMND
Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained. Five fenced exercise areas are provided for the dogs. Sleeping quarters will be located in the converted garage. The dogs will be placed in individual crates within a climate controlled environment.

10.PLANNING. 6 PPA - FOOD/WATER RECOMMND
Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 7 PPA- FOOD STORAGE/SANITATION RECOMMND
Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 8 PPA- ANIMAL CONFINEMENT RECOMMND
All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 7:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 9 PPA - CARETAKER RECOMMND
A live in caretaker is required to be on the kennel premises on a daily basis.

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Riverside County LMS
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PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

10. GENERAL CONDITIONS

10.PLANNING. 15 USE- BUILDING PERMITS RECOMMND

The Property Owner shall obtain building permits for all buildings and structures on the Project site that have not been permitted.

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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

07/13/17
11:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 USE - SUBMIT PLANS

RECOMMND

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - SUBMIT PLANS (cont.)

RECOMMND

Management Plan (WQMP) if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/WASTEWATER

RECOMMND

Prior to any building permit issuance, additional information is needed to verify water source and proposal must be evaluated by this Department to determine if additional engineering/soils percolation report is necessary. Please call 951-955-8980 for any additional questions.

TRANS DEPARTMENT

80.TRANS. 1 USE - SUBMIT PLANS

RECOMMND

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

07/13/17
11:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:TRANSMITTED Case #: PP26142

Parcel: 285-160-064

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMND

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



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

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

STEVE VAN STOCKUM, DIRECTOR

Date: May 2, 2017
To: County of Riverside Planning
Attention: Deborah Bradford
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 26142 Better K9 Kennel

SR Number: 37704

Applicant: Audrey Selaya
19410 Harley John Road
Riverside, CA 92504

Noise Consultant: Roma Environmental
Phone: (951) 544-3170

Information Provided: "Noise Impact Analysis for Better K9 Training and Dog Boarding Kennel, County of Riverside, California", March 3, 2017.

A revised version of the above report received May 1, 2017.

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.

Recommendations:

1. A six-foot solid fence shall be constructed along the northern property line as shown in the consultant's report (Figure 9, page 15). A copy of this figure is attached with an arrow added to show the location of the wall.

The wall may be constructed of opaque plastic as long as there are no holes or cracks. The material must also be installed to be flush with the ground so dogs cannot stick their noses and mouths under the fence.

2. The dogs shall be enclosed within the garage or within the existing house between the hours of 10:00 PM and 7:00 AM.
3. All doors and windows of the garage shall be sealed and completely shut between the hours of 7:00 PM and 7:00 AM, requiring the use of forced air circulation or air conditioning.

Figure 9

Dog Barking Noise Contours Daytime - Mitigated

Assumes 25 dogs are making continuous noise at levels between 70-85 dB at a distance of 3 feet. Groups of 3 barking at 85 dB were placed near property lines closest to sensitive receptors to model a worst-case scenario.

Dogs were not placed in the front yard as that area will be utilized for training purposes only and barking will be minimal.

Signs and symbols

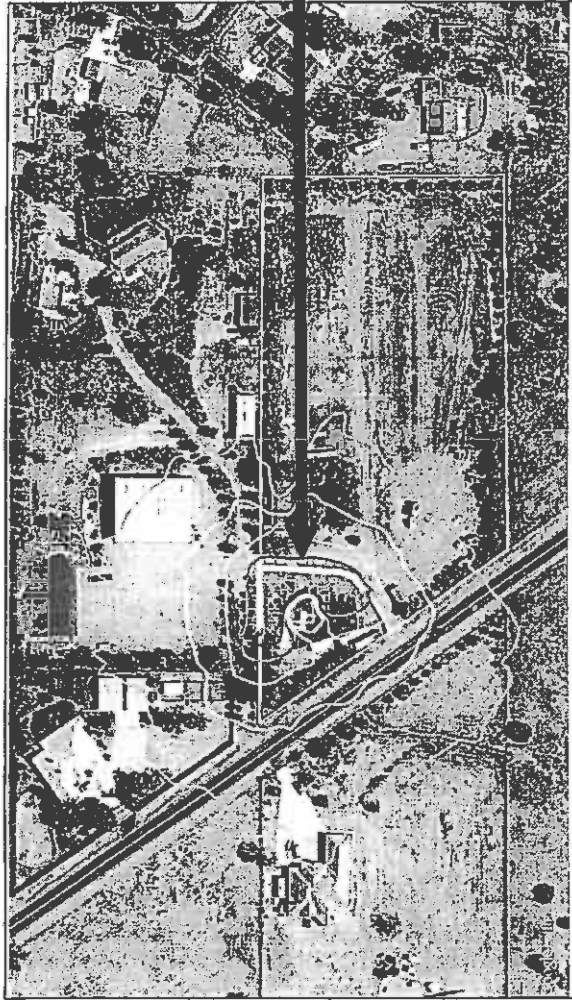
- Wall
- * Dog Barking

Levels in dB(A) Leq

- = 40
- = 45
- = 50
- = 55
- = 60
- = 65

1 : 2500

0 12.5 25 50 75 100 ft





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

February 8, 2017

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Batts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-6132

www.rcaluc.org

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92522
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1239MA17
Related File No.: PP26142 (Plot Plan)
APN: 285-160-064

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP (Plot Plan), a proposal to establish a Class II dog kennel (11 to 25 dogs) at an existing single family residence on 5 acres, located at 19410 Harley John Road (on the easterly side of Harley John Road, northerly of its intersection with Cajalco Road), in the unincorporated community of Lake Mathews.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, neither residential density nor nonresidential intensity is restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 AMSL). At a distance of approximately 32,000 feet from the project property line to the nearest point of that runway, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with top of roof exceeding 1,808 feet AMSL. The elevation of the project site is 1,555 feet AMSL, with the existing home and structures onsite reaching a maximum height of 25 feet. The applicant is not proposing any new buildings or structures. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants (if any) of the home(s) thereon.
4. No detention basins are depicted on the site plan. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Tobias Sanders (applicant/property owner)
Gene Selaya (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1239MA17\ZAP1239MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

Compatibility Zones

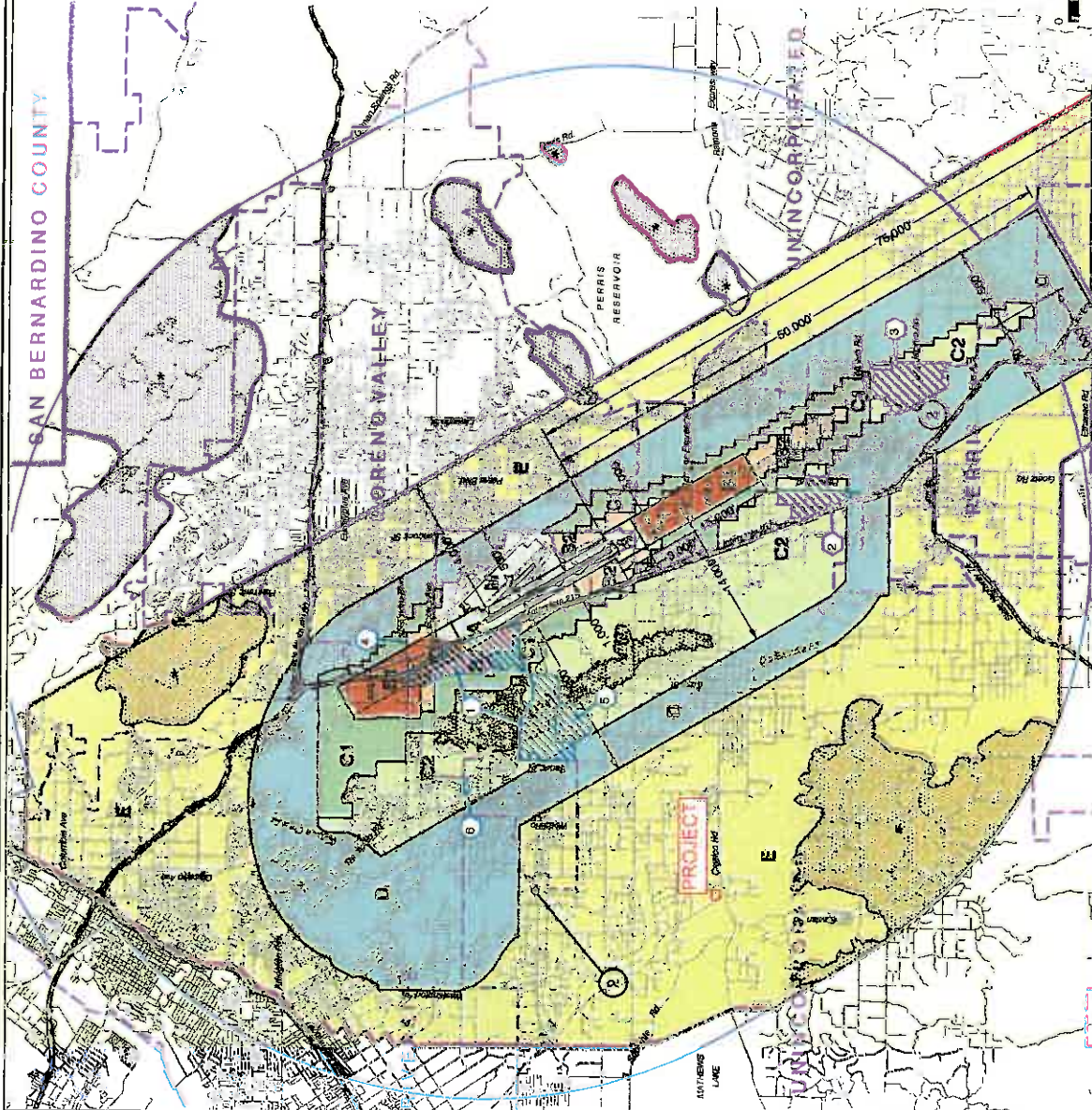
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

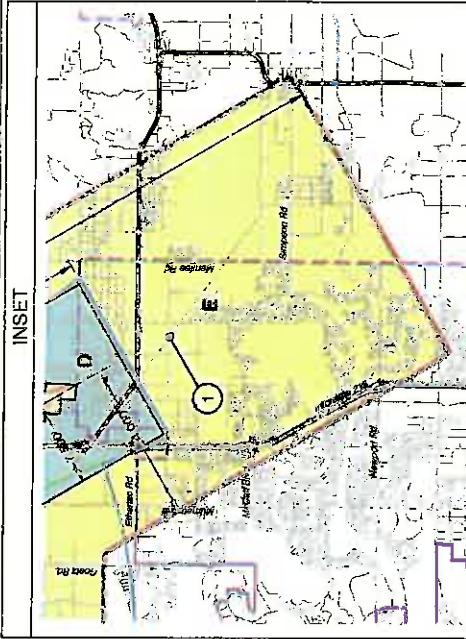
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- March JPA; March Business Center/Maiden
- Perris; Harvest Landing
- Perris; Park West
- Moreno Valley; Affordable Housing
- March JPA; Ben Clark Training Center
- Riverside; Ridge-Crest Subdivision

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 7,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

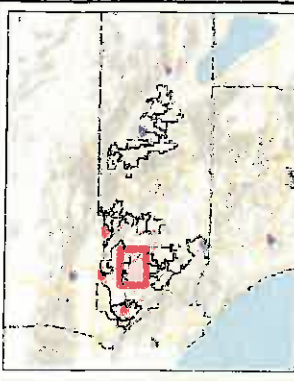
POWER AND CLASS II KENNEL PLAN

19410 Harley John Rd. Riverside CA 92504

Better K9 19410 Harley John Rd Riverside CA 92504

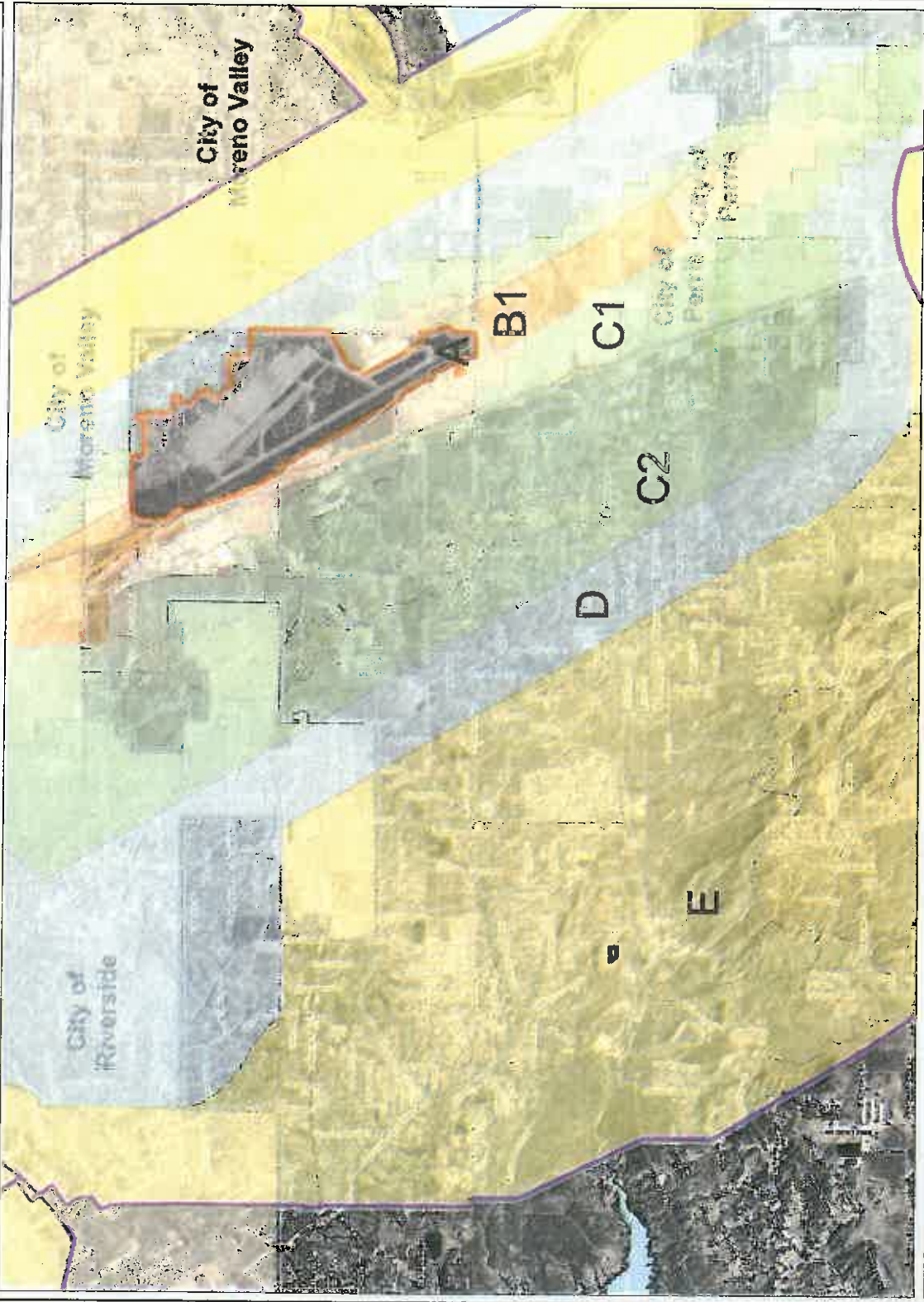


My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



Notes

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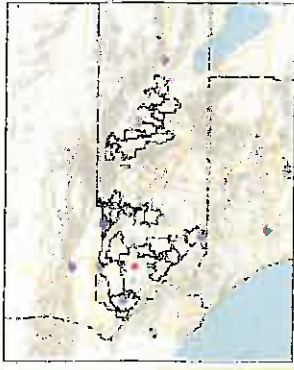
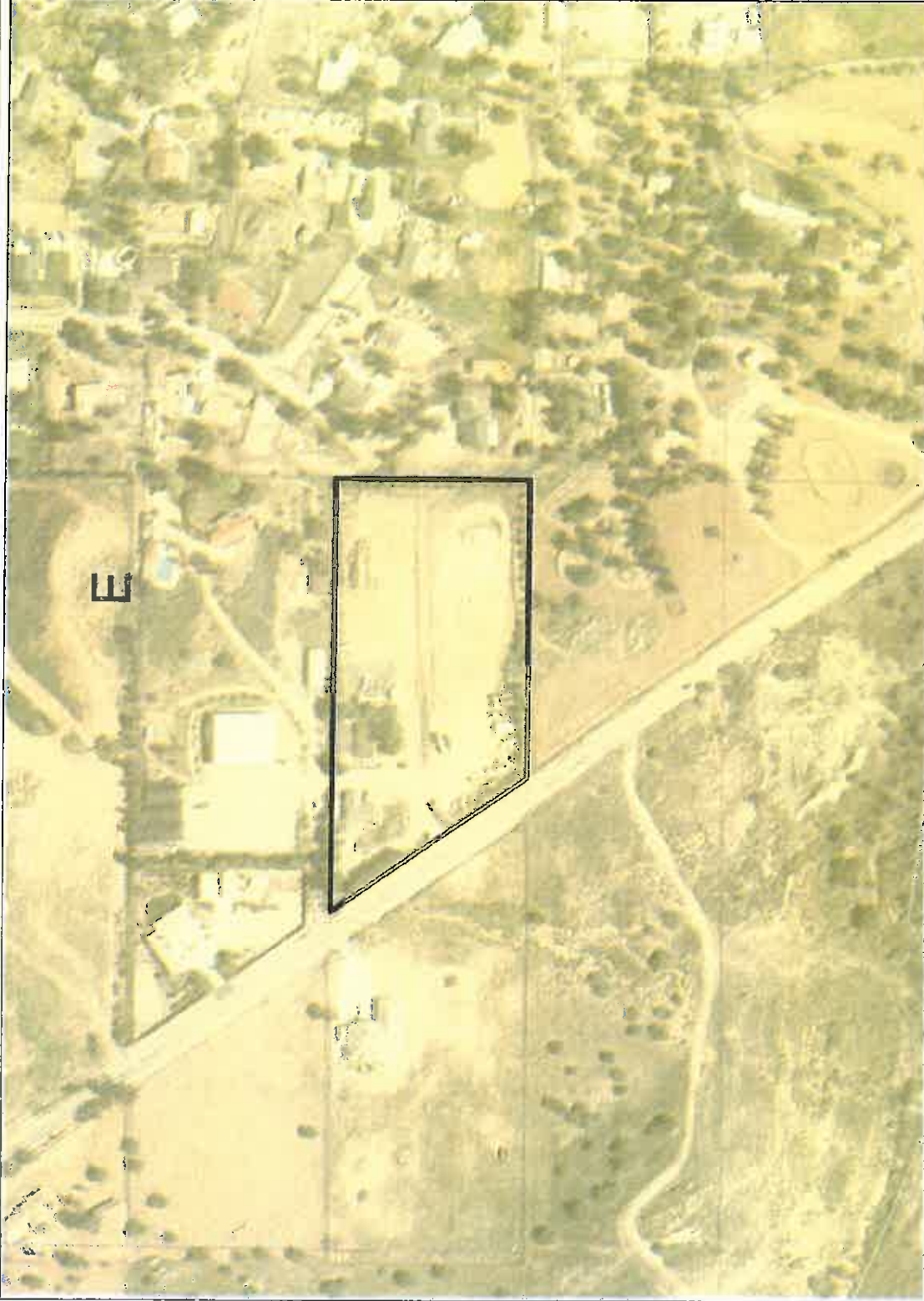
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My Map



Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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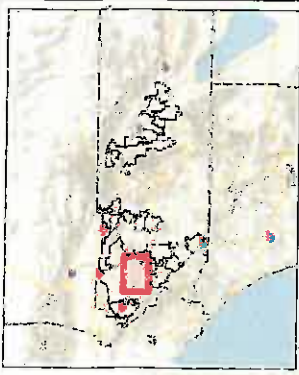
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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways**
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - COT
- highways_large**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities

Notes

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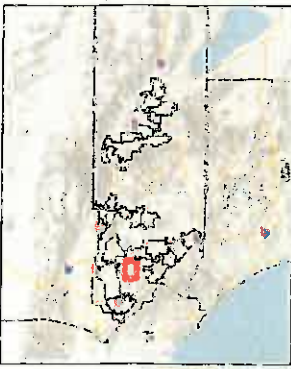
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My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

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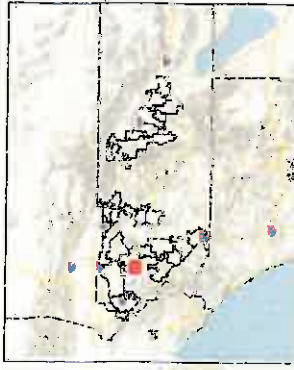
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
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- USHWY
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- Collector
- Residential
- counties
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Notes

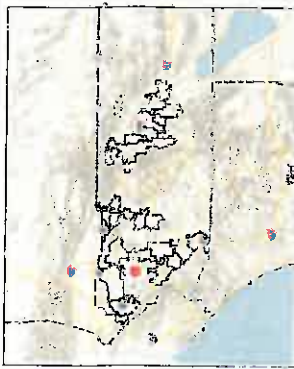
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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My Map



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
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 - OFFRAMP
 - ONRAMP
 - US-HWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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My Map



Legend

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- Rivers

Notes

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Better #9 Business Description:
 On layout, bearing, bounding and any other data shall be shown with the date of the survey. The bearing shall be shown to the nearest second and the distance to the nearest 0.01 foot. The bearing shall be shown to the nearest second and the distance to the nearest 0.01 foot. The bearing shall be shown to the nearest second and the distance to the nearest 0.01 foot.

1. Applicants:
 Audrey Selby
 19410 Harley John Rd., Riverside CA 92504
 (951) 502-5200
 aselby@selby.com

2. Land Owner:
 Tolbert Swartz
 18190 Harley John Rd.
 Riverside CA 92504

Exhibit Preparer:
 Gwendolyn Conner
 18190 Harley John Rd.
 Riverside CA 92504

3. APN: 285-146-028
 Property Address: 18410 Harley John Rd., Riverside CA 92504

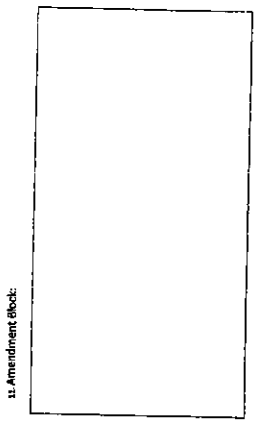
5. Date Exhibit Prepared:

6. Title of Exhibit: Case # Renewal Application for Land Use Project

Project Profile: Single Family Residence 215 x 115 ft. corner, .25 acres of land
 Land Use: SRM
 Legal Description: LOT 7 AB 0947611 TR 1948
 Assessor's Parcel Number: 285-146-028
 Owner: Auditor Hughling and Vidler Mapping
 Property Address: 18410 Harley John Rd., Riverside, CA 92504
 Land Use: SRM
 Legal Description: 1.24 Acres
 Assessor's Parcel Number: 285-146-028
 Owner: Tolbert Swartz
 Property Address: 18410 Harley John Rd., Riverside, CA 92504
 Land Use: SRM
 Legal Description: 6.81 ACRES MORE OR LESS IN VOL 100 S OF SEC 12 T4S 16N W4

38. 19410 Harley John Rd., Riverside CA 92504
 Utilities, Runways and School District
 1. Utility: San Bernardino
 2. San Bernardino
 3. San Bernardino
 4. San Bernardino
 5. San Bernardino
 6. San Bernardino
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- Overall Project Description: View on site and map of how converted to lawful use.
- Complete Legal Descriptions on map and cover sheet.
- Overall Dimensions and total net and gross acreage of property.
- Vicinity Map, showing site relationship to major highways and cities, and two access roads, vicinity map too large to scale, site to print to add to map print.



- Proposed boundary lines and approximate dimensions for each space or site on the map.
- Net 200, for each space or site on the map and show park.

- Indicate whether property is within a county service area or community facilities district, and identify the district or area, water, sewer, and gas.
- FEMA mapped floodplains and floodways including zoning designation, on attachment 285-146-028.
- Location, dimensions, setbacks and nature of proposed and existing fences, gates, walls, free standing signs, driveways, turnouts, and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems. See site map in attachment for map information.
- Location, dimensions, arrangement and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces. See site map for the location and dimensions of the parking spaces. See site map for the location and dimensions of the parking spaces. See site map for the location and dimensions of the parking spaces.
- Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation. See site map for the location and dimensions of the ingress and egress. See site map for the location and dimensions of the ingress and egress.
- Location, dimensions, and height of existing dwellings, buildings or other structures. Label the existing use or function, provide applicable building permit number and indicate if they are to be main or be removed. Dimensions on site map for building single family residence on property. Use is for residence. No other building permit located is found for property. Nothing to remove.

- Streets, alleys and rights-of-ways widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curves. If private streets are proposed, they shall be so noted on the site plan, on the map.

- n/a
- Location of Adjoining property and lot lines. Refer to adjoining property map for this map in attachment.
- Surrounding Neighbors Property profiles, zoning and land use.

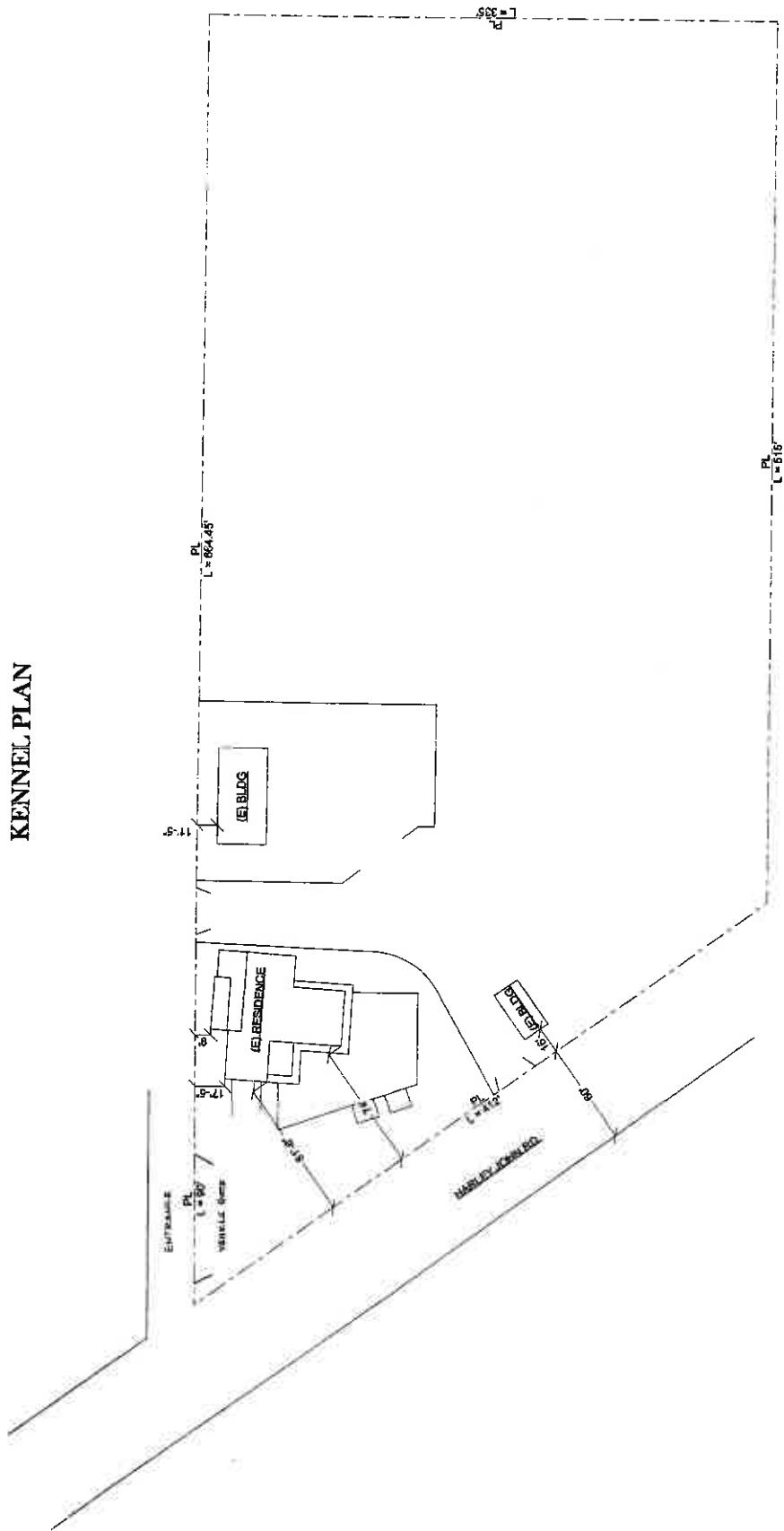
1. Owner: Tolbert Swartz, 18410 Harley John Rd., Riverside, CA 92504
 Booking: AA 2-25
 Property Profile: Single Family Residence 3 bedrooms, 3 1/2 baths, 3408 sq ft home on 2.08 acres
 Land Use: SRM
 APN: 285-146-028
 Legal Description: 6.81 ACRES MORE OR LESS IN VOL 100 S OF SEC 12 T4S 16N W4
2. Owner: Tolbert Swartz
 Property Address: 18410 Harley John Rd., Riverside CA 92504
 Booking: AA 2-25
 Property Profile: Single Family Residence 3 bedrooms, 3 1/2 baths, 3408 sq ft home on 2.08 acres
 Land Use: SRM
 APN: 285-146-028
3. Owner: Tolbert Swartz
 Property Address: 18410 Harley John Rd., Riverside CA 92504
 Booking: AA 2-25
 Property Profile: Single Family Residence 3 bedrooms, 3 1/2 baths, 3408 sq ft home on 2.08 acres
 Land Use: SRM
 APN: 285-146-028
4. Owner: Tolbert Swartz
 Property Address: 18410 Harley John Rd., Riverside CA 92504
 Booking: AA 2-25
 Property Profile: Single Family Residence 3 bedrooms, 3 1/2 baths, 3408 sq ft home on 2.08 acres
 Land Use: SRM
 APN: 285-146-028
5. Owner: Tolbert Swartz
 Property Address: 18410 Harley John Rd., Riverside CA 92504
 Booking: AA 2-25
 Property Profile: Single Family Residence 3 bedrooms, 3 1/2 baths, 3408 sq ft home on 2.08 acres
 Land Use: SRM
 APN: 285-146-028

- Setback dimensions, of existing and proposed structures and paved areas. See site map in attachment.
- Labelled landscaper areas with dimensions and spacing of proposed plantings. No plantings on property. No map has dimensions of landscaped area. 21 ft long x 6 ft wide in front of home, 20 ft x 7 ft in 11.6 ft x 11.6 ft in side yard.
- Square footage calculations per floor and total for each building shown and per dwelling unit, as applicable. Home square footage is 3408 sq ft. One floor dwelling, one building.
- To show compliance with the county's water quality management plan, water quality features or a note describing the site's water quality features shall be shown.

TABLE OF CONTENTS

SHEET 1:	TITLE PAGE AND BUSINESS DESCRIPTION
SHEET 2:	SITE PLAN
SHEET 3:	SITE PLAN
SHEET 4:	FACILITY PLAN
SHEET 5:	ASSESSORS MAP & VACINITY MAP
SHEET 6:	SITE PHOTOS
SHEET 7:	SITE PHOTOS

**CLASS II
KENNEL PLAN**



SITE PLAN
SCALE: 1" = 50'-0"

NO.	DESCRIPTION	BY	DATE

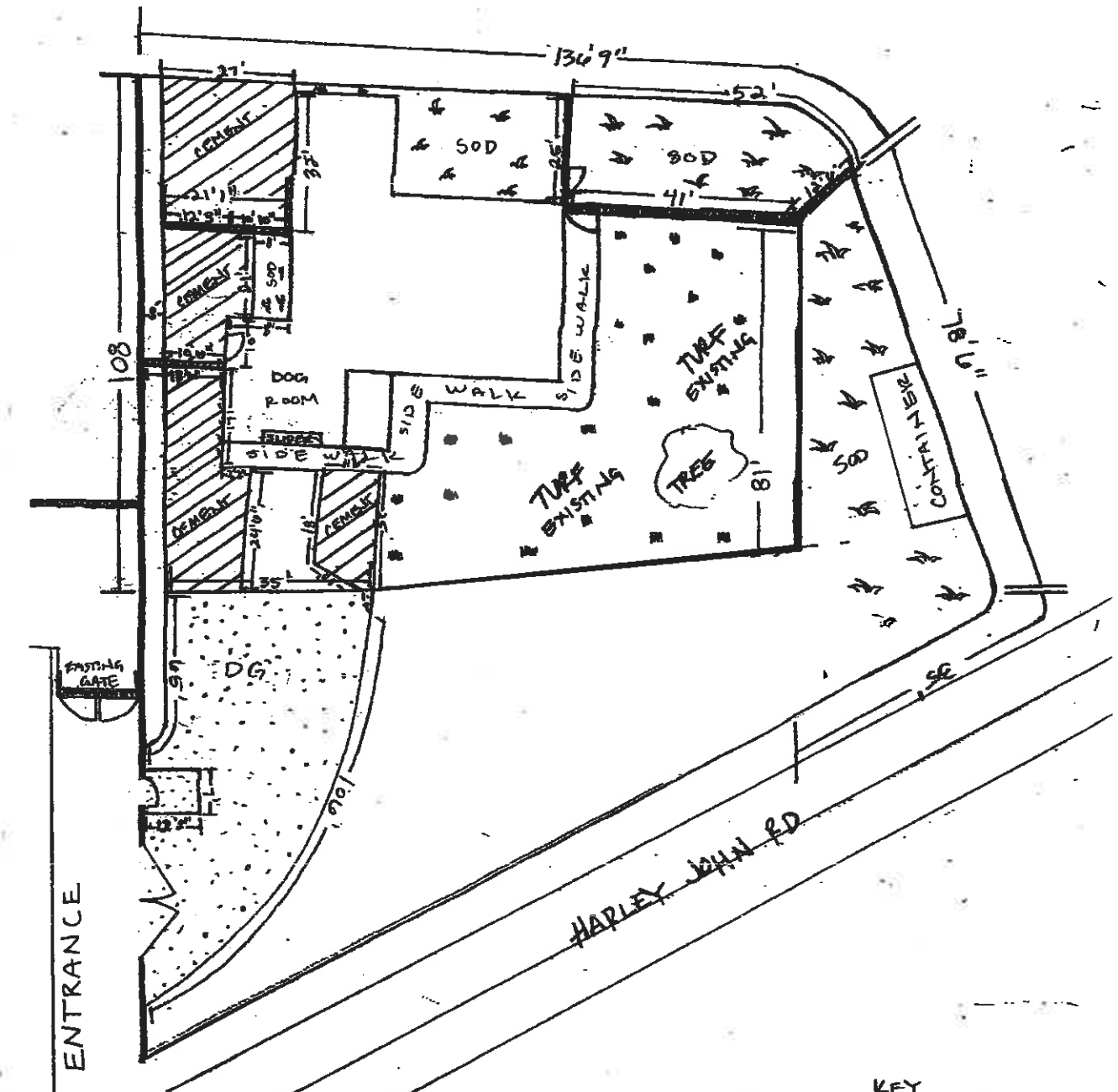
SHEET TITLE:

PROJECT DESCRIPTION:
19190 HARLEY JOHN RD.
RIVERSIDE, CA

DRAWINGS PROVIDED BY:
POWELL & ASSOCIATES, INC.
SOUTH SAN FRANCISCO OFFICE
5980 INDIANA AVE. SUITE 1
SAN FRANCISCO, CA 94133
(415) 352-1888 (415) 352-4000

DATE:
10/18/2016

SCALE:
SHEET:
2



KEY

	FENCING
	SOD
	TURF
	CEMENT
	DECOMPOSED GRANITE

3	SHT:	

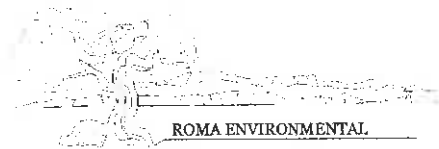
#PP 26142

**Noise Impact Analysis
for
Better K9 Training and Dog Boarding Kennel
County of Riverside, California**

Prepared for:

**Ms. Audrey Selaya
19410 Harley John Road
Riverside, CA 92504**

Prepared by:



Environmental Impact Analysis and Land Use Planning

**Contact: Roma Stromberg
951-544-3170**

March 3, 2017

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APPENDICES

Appendix A – Larson Davis LxT Output Data

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I. Introduction and Setting

A. Purpose and Objectives

The purpose of this report is to document the existing noise environment at the project site in order to determine if operations are or are likely to result in violations of applicable County of Riverside noise standards.

B. Project Location

The proposed kennel is located at 19410 Harley John Rd. Riverside CA 92504 on approximately 1,498 square feet of a parcel that is approximately 5-acres in size. The Assessor Parcel Map number is 285-160-064. Project location and project site maps are provided in Figures 1 and 2.

C. Project Description

The project consists of an application for a Class II Dog Kennel on a residential parcel approximately 5.0 acres in size. A class II dog kennel permit allows the facility to be home to up to 25 dogs. The proposed site plan is shown in Figure 3.

Proposed Dog Use Areas

As shown in Figure 2, the kennel is proposed to be located on a 1,498 square-foot portion of a 5-acre parcel. The garage, and the yard areas east and north of the home will be utilized for boarding and training of dogs. The dogs will be housed in the garage periodically throughout the day and sleep in it at night. The 400 square-foot garage although adjacent to the home is a separate entity. Dogs will be allowed to access five separate gated yards to the north and east of the home. The front yard will be strictly used for training purposes only.

Schedule/Supervision

Operating business hours to the public are 7:00 AM-7:00 PM. Employees are on site until 9:00 PM at which time the owner who lives at the property will be in charge of all of the dogs. If at anytime between 9:00 PM and 7:00 AM the owner cannot be present, they will make sure that an employee is there in her place, so the dogs will never be alone.

The dogs are typically out in the yards during the day up to 10 hours. Usually starting at 7:00 AM to about 12:00 or 1:00 PM, then they are brought in for rest and feeding for an hour or two depending on each dog. After they have rested, the dogs are brought back out in the yard for an additional 3-4 hours. The dogs are housed in the house or garage in the evening/night around 6:30 PM in winter and 8:00 PM during warmer months.

Figure 1
Project Location Map



Figure 2
Project Site

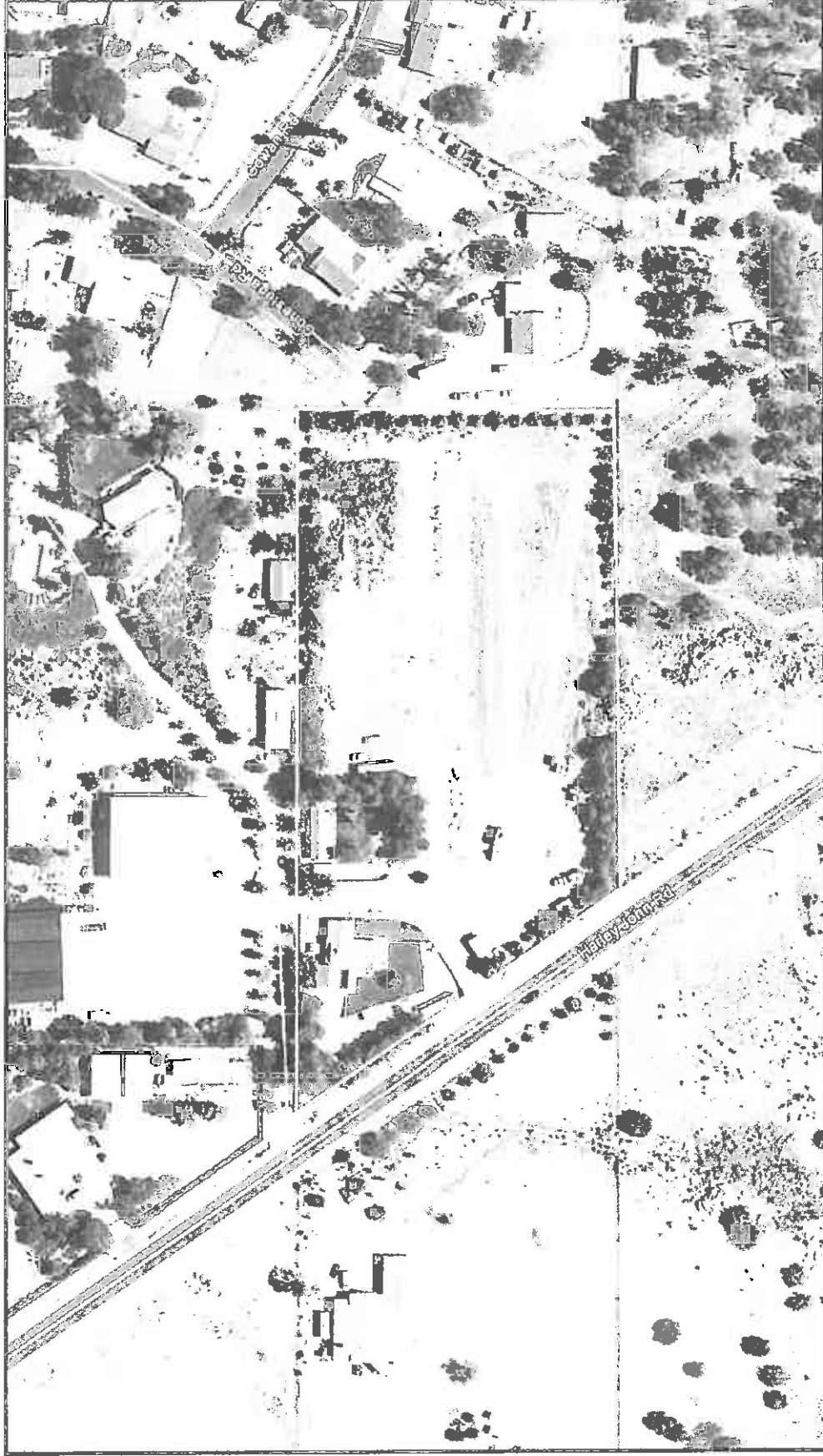
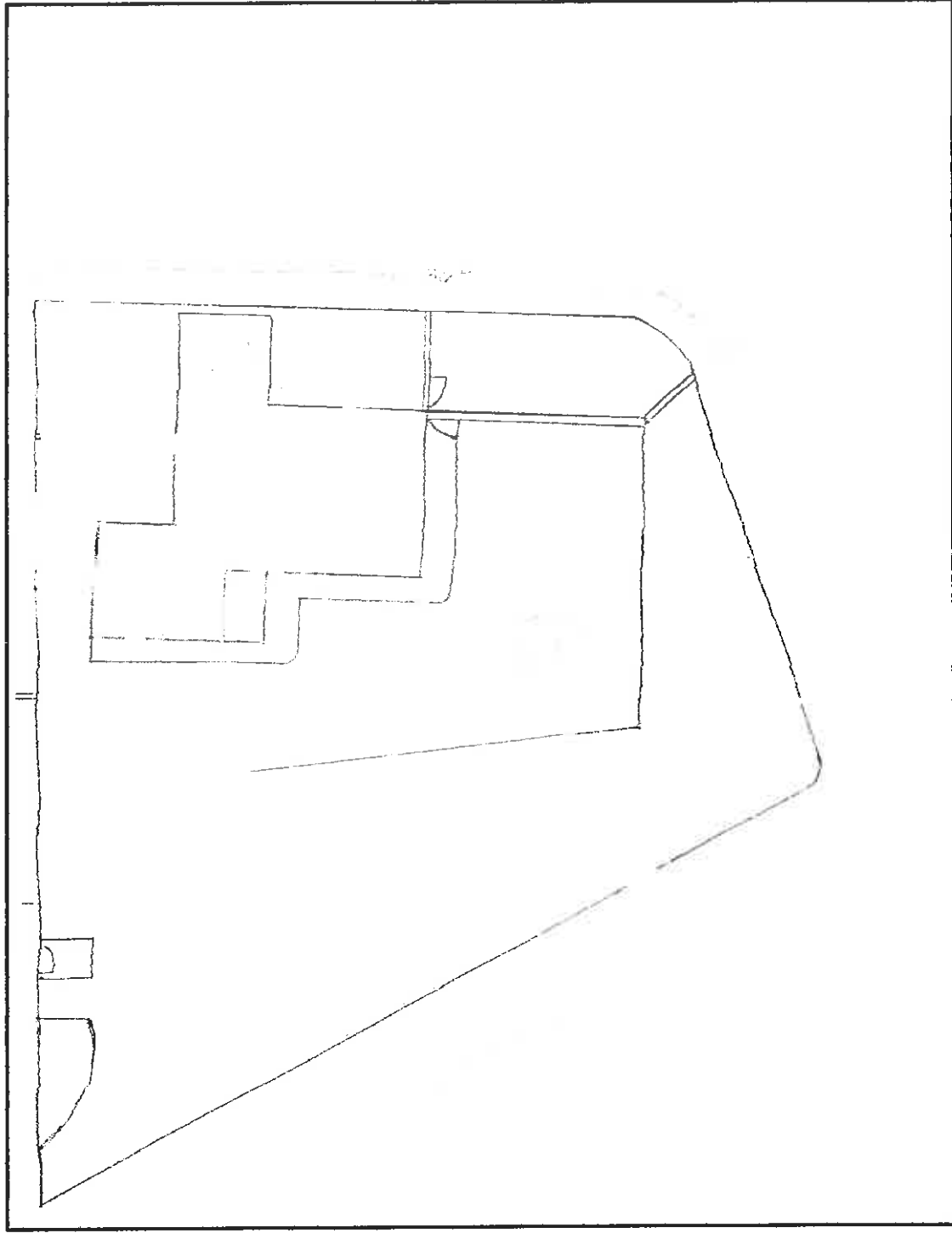


Figure 3
Site Plan



II. Noise Fundamentals

Sound is a pressure wave created by a moving or vibrating source that travels through an elastic medium such as air. Noise is defined as unwanted or objectionable sound. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and in extreme circumstances, hearing impairment.

Definitions of commonly used noise terms are presented in Table 1. The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA.

From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source as well as ground absorption, atmospheric effects and refraction, and shielding by natural and manmade features. The noise drop-off rate associated with point source noise is 6 dBA per each doubling of the distance (dBA/DD).

Decibels are measured on a logarithmic scale, which quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. Thus, a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease.

Figure 4 shows the relationship of various noise levels to commonly experienced noise events.

Average noise levels over a period of minutes or hours are usually expressed as dBA L_{eq} , or the equivalent noise level for that period of time. For example, $L_{eq(3)}$ would represent a 3-hour average. When no period is specified, a one-hour average is assumed. Instantaneous and short-duration noise events are often described using the L_{max} noise descriptor, which is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval. For stationary noise sources the County of Riverside uses a 10-minute L_{eq} standard which is the average sound level as measured over a ten minute period.

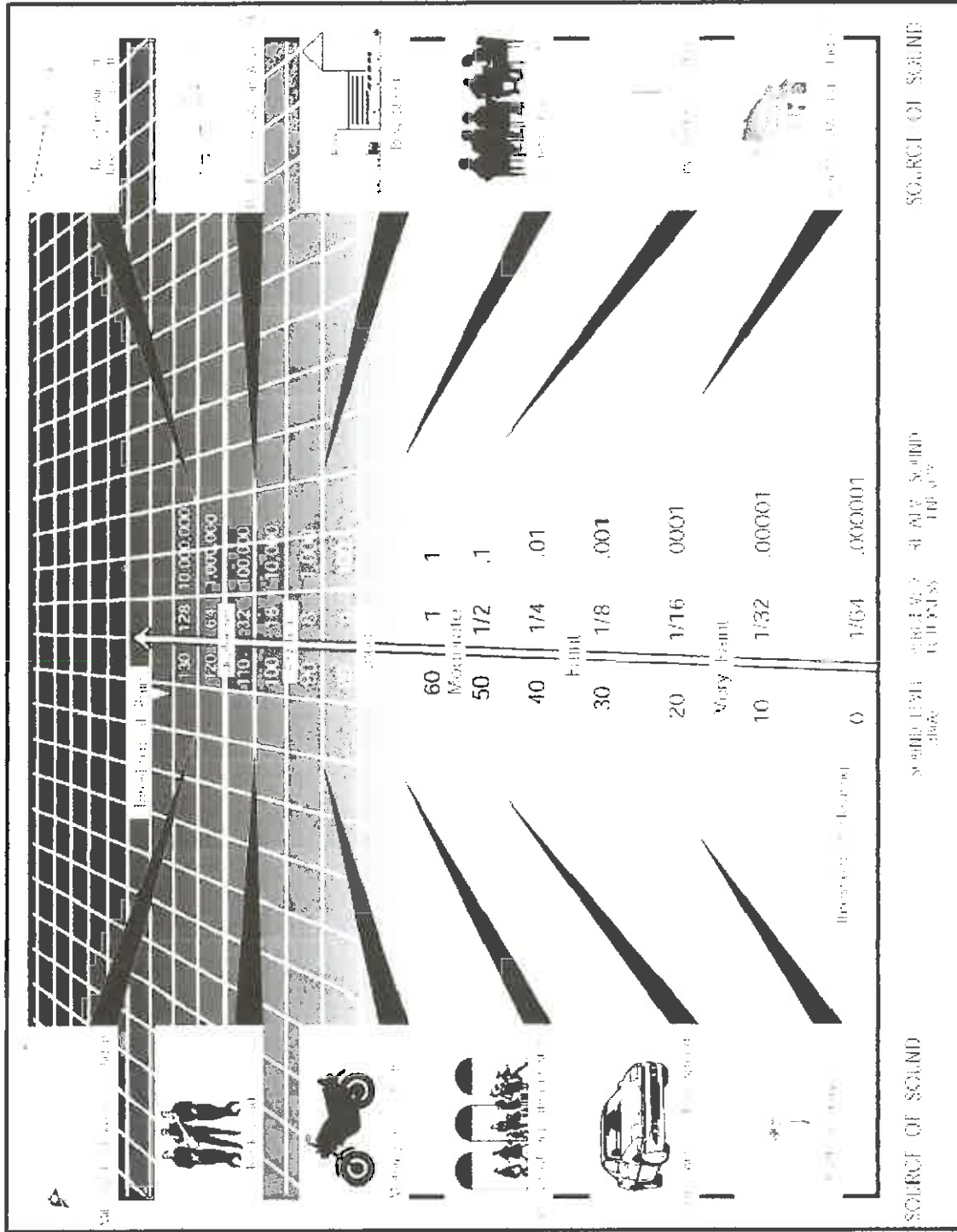
It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation’s Traffic Noise Analysis Protocol for New Highway and Reconstruction Projects (2009).

Table 1. Definitions of Acoustical Terms¹

Term	Definition
Decibel, dB	A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hertz	In a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear.
Root Mean Square (RMS)	A measure of the magnitude of a varying noise source quantity. The name derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of lone values or a continuous varying function.
Fast/Slow Meter Response	The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second.
L_{02} , L_{08} , L_{50} , L_{90}	The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level, 2 percent, 8 percent, 50 percent, and 90 percent of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	A level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.
L_{max} , L_{min}	L_{max} is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. L_{min} is the minimum level.
Ambient Noise Level	The all-encompassing noise environment associated with a given environment, at a specified time, usually a composite of sound from many sources, at many directions, near and far, in which usually no particular sound is dominant.
Offensive/ Offending/ Intrusive Noise	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of sound depends on its amplitude, duration, frequency, and time of occurrence, and tonal information content as well as the prevailing ambient noise level.

¹ Adapted from: Cyril M. Harris; Handbook of Acoustical Measurement and Noise Control, 1991.

Figure 4
Common Noise Sources and Noise Levels



III. Existing Noise Environment

A. Sensitive Receptors

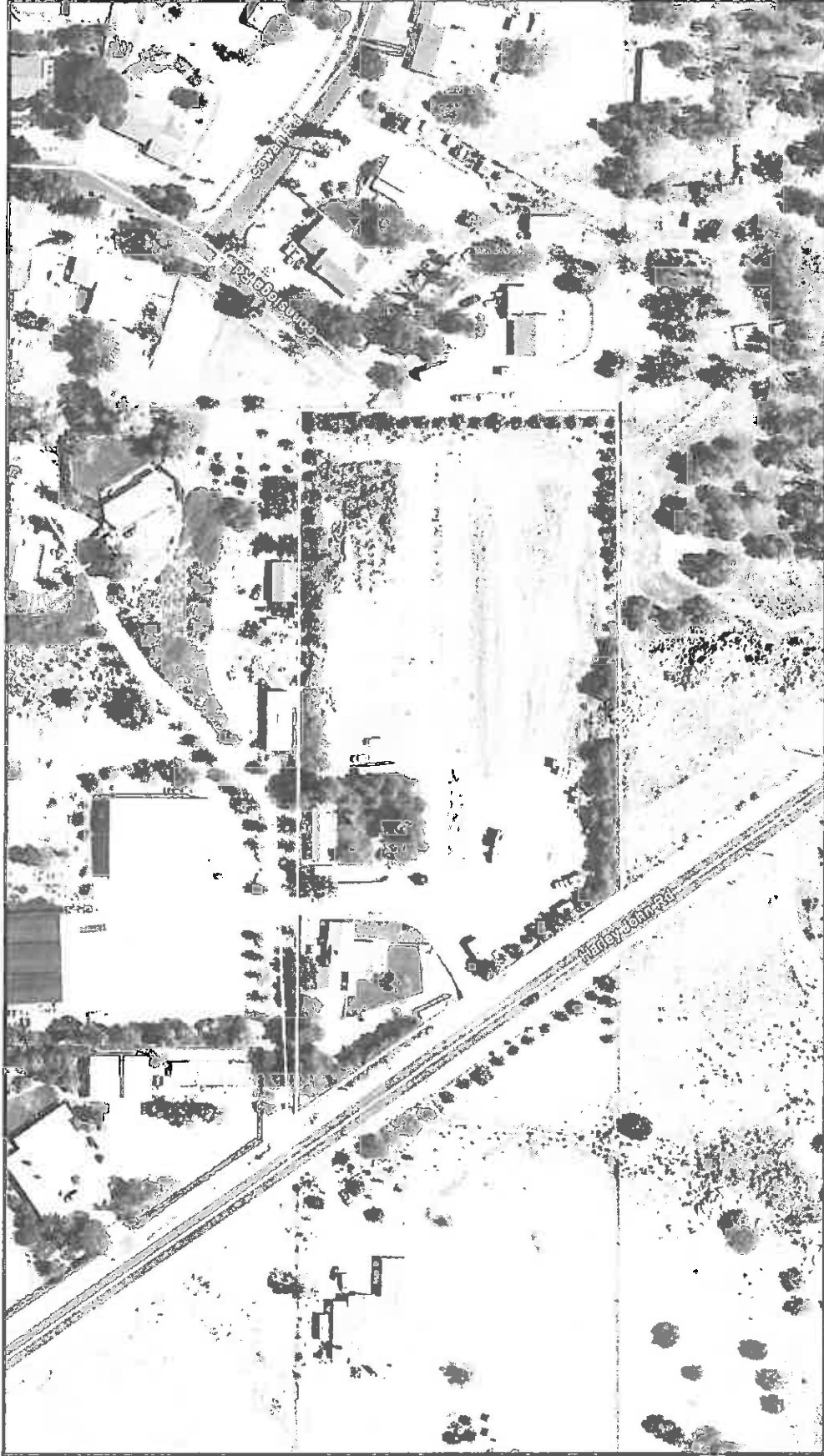
The project site is an existing single-family home and yard within a larger parcel of 5-acres. The project proponent currently resides on the property. Other land uses within the 5-acre parcel include a wholesale nursery located southeast of the proposed kennel area and a mobile home directly to the east. Land uses to the north include single-family residences and agricultural land uses. Land uses to the east and west of the site are single-family residential; and land south of the site is currently vacant.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive receptors that may be affected by the proposed project include single-family properties to the north, east and west. The closest residential structure is located approximately 70 feet from the closest dog area.

B. Ambient Noise Measurements

An American National Standards Institute (ANSI Section S14 1979, Type 1) Larson Davis model LxT sound level meter was used to document existing ambient noise levels. A 1-hour noise measurement of 57.9 dBA L_{eq} was taken in the front yard adjacent to one of the back yard. A chain link fence separates the front and back yards. No dogs were present. Ambient noise included the HVAC, vehicles on nearby roadways, distant dogs and aircraft overflight. The noise measurement location is shown in Figure 5. Meter output is included in Appendix A.

Figure 5
Noise Measurement Location



IV. Regulatory Setting

Riverside County Code Section 6.08.150 states that it is unlawful for any person to keep or allow to be kept, or suffer or permit any dog to remain upon the premises under the control of such person, when such dog habitually barks, whines or makes loud or unusual noises in such a manner as to disturb the peace and quiet of the neighbors surrounding or in the vicinity of such premises, or whose barking or howling or other sound or cry interferes with any person of ordinary sensitivity in the reasonable and comfortable enjoyment of life and property. Because this is a subjective standard for which there is no numerical noise level, the Riverside County Department of Environmental Health's Office of Industrial Hygiene has established noise standards for stationary noise sources that are routinely applied to dog kennel permit applications. Specifically, the office requires that facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels:

- 45 dBA – 10-minute noise equivalent level (L_{eq}), between the hours of 10:00 PM and 7:00 AM (nighttime standard)
- 65 dBA – 10-minute noise equivalent level (L_{eq}) between the hours of 7:00 AM and 10:00 PM (daytime standard)

V. Analysis and Findings

In order to be compliant with County's stationary noise source standards, the combined barking associated with the kennel may not exceed a ten-minute L_{eq} of 65 dBA between the hours of 7:00 AM and 10:00 PM or a ten-minute L_{eq} of 45 dBA between the hours of 10:00 PM and 7:00 AM at properties with habitable dwellings.

A. Projected Noise Levels

Dogs are mobile point noise sources that only occasionally make noise and because they are mobile, it is impossible to model every scenario that could occur. The distance from the closest area where dogs will be allowed to each property line and nearest sensitive receptor are shown in Figure 6. The sound associated with a bark drops off by 6 dBA per each doubling of the distance away from the receiver.

The SoundPLAN noise model was utilized to model a worst-case barking scenario. Noise levels between 55 and 85 dBA dB were used to model all of the dogs barking or other similar noises simultaneously. For daytime noise levels, twenty-five dogs were modeled across the side and back yards. A few groups of dogs barking at 85 dB were gathered at the property line to represent a worst-case scenario.

Without mitigation, the 65 dB L_{eq} (dark blue) noise contour barely crosses the project property line onto a dirt road (see Figure 7). The 65 dB L_{eq} noise contour would not extend off of the 5-acre site in any other direction. As shown on Figure 8, noise levels at sensitive receptors, single-family homes in this case, would range between 33.2-54.7 dBA L_{eq} . A six foot barrier constructed along the northern property line would prevent the 65 dBA L_{eq} contour from leaving the property (see Figures 9).

For nighttime noise, twenty-five dogs were modeled within the proposed sleeping area (the garage). This is a very conservative estimate as most dogs sleep at night. As shown in Figure 10, the 45 dBA L_{eq} (yellow) barely crosses the property line onto the adjacent property. Figure 11 shows that noise levels at sensitive receptors would range between 55 and 85 dBA L_{eq} and would not exceed the County nighttime standard of 45 dBA L_{eq} .

Figure
Distances to Adjacent Properties and Sensitive Receptors

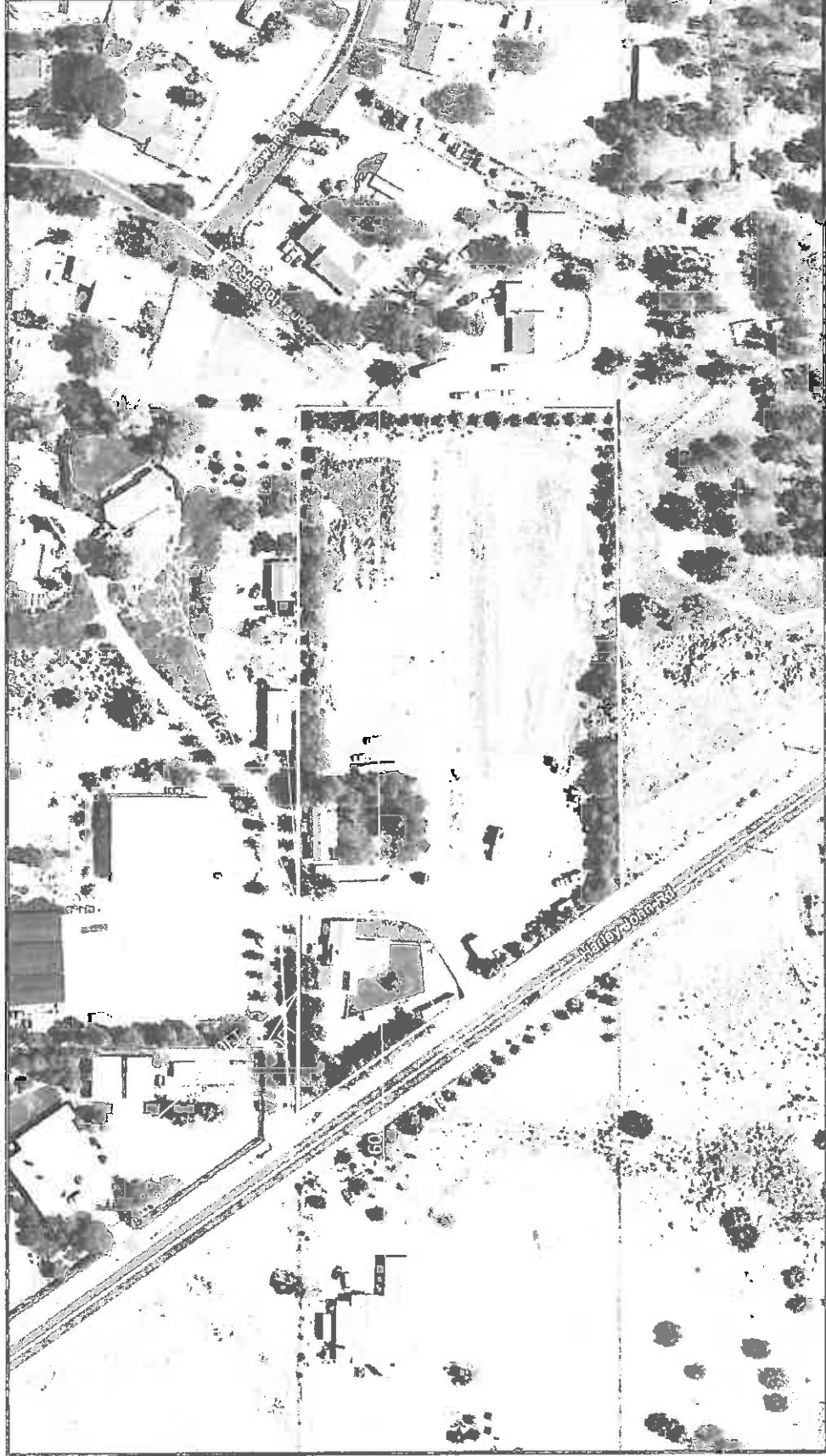
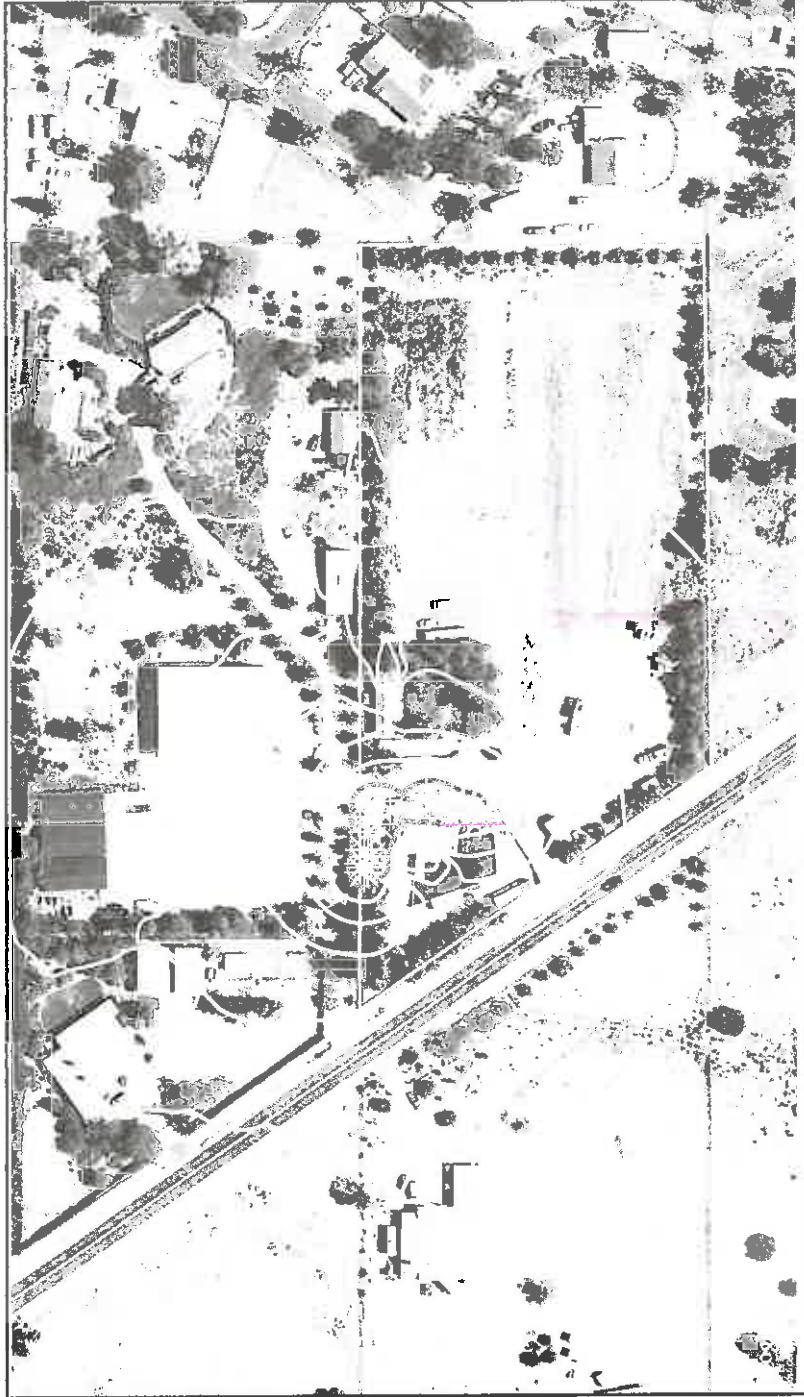


Figure 7


Dog Barking Noise Contours Daytime

Assumes 25 dogs are making continuous noise at levels between 70-85 dB at a distance of 3 feet. Groups of 3 barking at 85 dB were placed near property lines closest to sensitive receptors to model a worst-case scenario.

Dogs were not placed in the front yard as that area will be utilized for training purposes only and barking will be minimal.



Signs and symbols

 Dog Barking

Levels in dB(A) Leq

- = 40
- = 45
- = 50
- = 55
- = 60
- = 65

1 : 2500

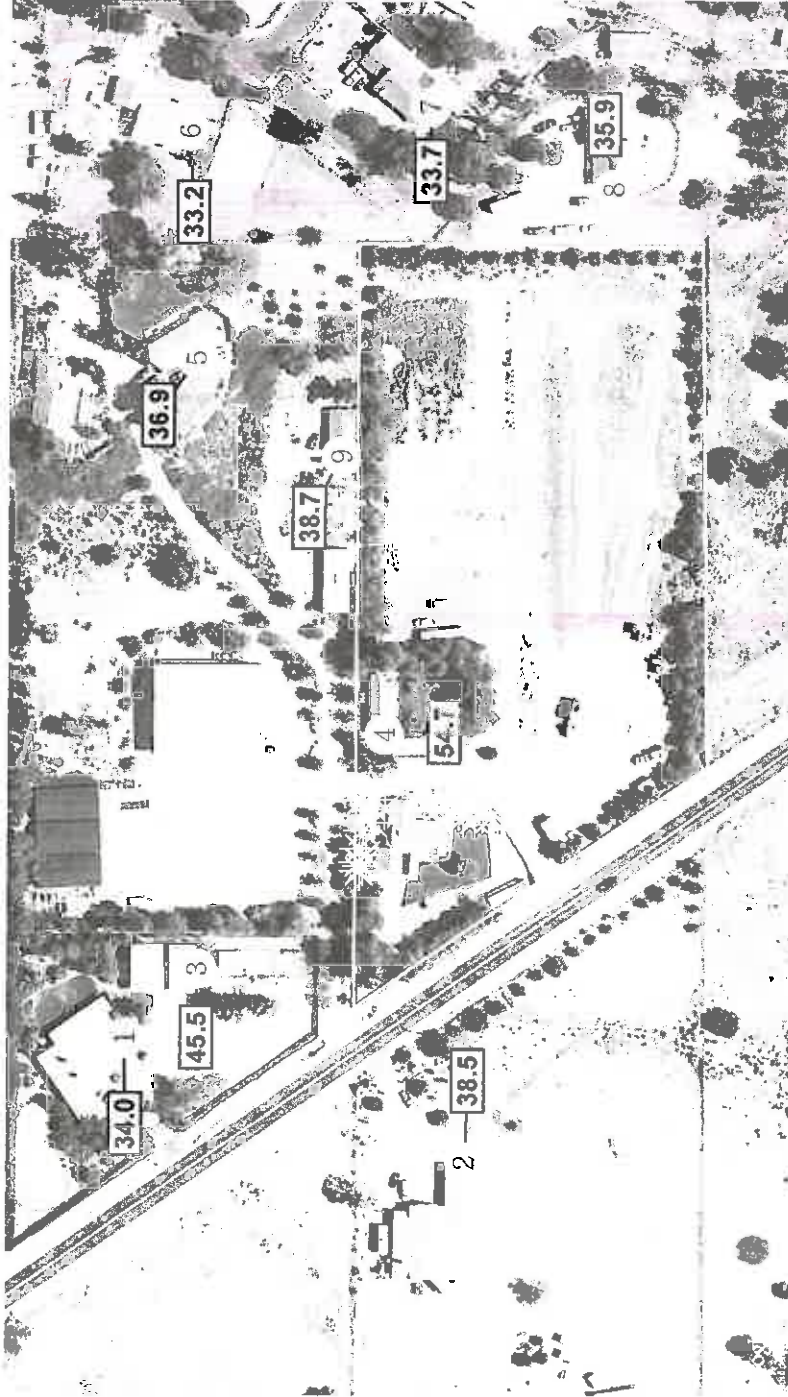
0 12.5 25 50 75 100 m

Figure 8

Dog Barking Noise Levels Daytime

Assumes 25 dogs are making continuous noise at levels between 70-85 dB at a distance of 3 feet. Groups of 3 barking at 85 dB were placed near property lines closest to sensitive receptors to model a worst-case scenario.

Dogs were not placed in the front yard as that area will be utilized for training purposes only and barking will be minimal.



Signs and symbols

- Receiver at building
- Dog Barking
- Noise Levels dBA Leq

1 : 2500



Figure 9

Dog Barking Noise Contours Daytime - Mitigated

Assumes 25 dogs are making continuous noise at levels between 70-85 dB at a distance of 3 feet. Groups of 3 barking at 85 dB were placed near property lines closest to sensitive receptors to model a worst-case scenario.

Dogs were not placed in the front yard as that area will be utilized for training purposes only and barking will be minimal.



Signs and symbols

Well



Dog Barking

Levels in dB(A) Leq

- = 40
- = 45
- = 50
- = 55
- = 60
- = 65

1 : 2500



Figure 10

Dog Barking Noise Contours Nighttime

Assumes 25 dogs are making continuous noise at levels between 70-85 dB at a distance of 3 feet. All dogs are within the garage/kennel with all windows and doors closed and sealed. Air circulation/HAVAC must be provided.



Signs and symbols

Wall



Dog Barking

Levels in dB(A) Leq

= 40

= 45

= 50

= 55

= 60

1 : 2500



Figure 11

Dog Barking Noise Levels Nighttime

Assumes 25 dogs are making continuous noise at levels between 70-85 dB at a distance of 3 feet. All dogs are within the garage/kennel with all windows and doors closed and sealed. Air circulation/HAVAC must be provided.



Signs and symbols

Receiver at building

Dog Barking

Noise Levels dBA Leq

1 : 2500

0 12.5 25 50 75 100 m

VI. Mitigation

In order to avoid violation of the County Standards the following measures are recommended.

1. A six-foot solid fence shall be constructed along the northern property line as shown in Figure 11. The wall may be concrete or opaque plastic, as long as there are no holes or cracks. The material must also be installed to be flush with the ground so dogs cannot stick their noses and mouths under the fence.
2. The dogs shall be enclosed within the proposed sheds or within the existing house between the hours of 10:00 PM and 7:00 AM.
3. All doors and windows of the garage shall be sealed and completely shut between the hours of 7:00 PM and 7:00 AM, requiring the use of forced air circulation or air conditioning.

VII. References

Harris, Cyril M.

1991 Handbook of Acoustical Measurement and Noise Control. *Acoustical Society of America*. Woodbury, N.Y.

Riverside County

2009 Department of Environmental Health, Noise Standards for Stationary Noise Sources. November 23.

2003 General Plan Noise Element

Roma Environmental

2017 Site Visit and Noise Measurements. February 1, 2017

APPENDIX A

Larson Davis LXT Noise Measurement Data

Noise Measurement
Field Data

Project Name: 19410 Harley John Road 1Hr noise sample Date: 1-Feb-17

Project #: _____ Technician: Ian Edward Gallagher

Noise Measurement #: NM1 3099 LXT_Data143.xlsx

Nearrest Address or Cross Street: 19410 Harley John Road

Site Description (Type of Existing Land Use and any other notable features) Residence, surrounding: very rural, empty land/ large lot residential, some farming

Weather: Mostly clear skies with high cloud Settings: SLOW FAST (Circle one)

Temperature: 65 - 58 deg F Wind: Calm - 3mph Humidity: 33% Terrain: HILLY

Start Time: 6:10 PM End Time: 7:10 PM Run Time: 1Hr (6 x 10mins)

Leq: 57.9 dB Primary Noise Source: Traffic along Harley John Road & Cajalco Road

Lmax 71.8 dB Secondary Noise Sources: Occasional vehicle driving down dirt road that runs along the back of the property

L2 63.5 dB Overhead jet aircraft, Occasional distant barking dog

L8 60.9 dB Airconditioning unit on the side of house, thermostatic control

L25 58.7 dB

L50 56.8 dB

NOISE METER: SoundTrack LXT Class 1 CALIBRATOR: Larson Davis CAL250 Acoustic Calibrator

MAKE: Larson Davis MAKE: Larson Davis

MODEL: LXT1 MODEL: Cal250

SERIAL NUMBER: 3099 SERIAL NUMBER: 2723

FACTORY CALIBRATION DATE: 11/4/2014 FACTORY CALIBRATION DATE: 11/3/2014

FIELD CALIBRATION DATE: 2/1/2017

Noise Measurement
Field Data

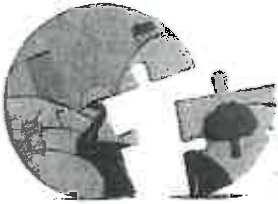
Additional Notes/Sketch



Looking North towards property



Looking East



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Class # Kennel

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 18.30

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

CASE NUMBER: PP 26142 DATE SUBMITTED: 11-10-16

APPLICATION INFORMATION

Applicant's Name: AUDREY E. SELAYA, VERONICA R. SELAYA E-Mail: aeselaya@yahoo.com

Mailing Address: 19410 HARLEY JOHN ROAD
RIVERSIDE CALIFORNIA 92504
City State ZIP

Daytime Phone No: (951) 403-5573 Fax No: (951) 263-7896

Engineer/Representative's Name: GENE R. SELAYA E-Mail: gene@INVESTMENT INSPECTION, CO

Mailing Address: 14098 QUAILRIDGE DR.
RIVERSIDE CALIFORNIA 92503
City State ZIP

Daytime Phone No: (951) 403-5200 Fax No: (951) 780-8074

Property Owner's Name: TOBIAS S. SANDERSE E-Mail: toby2002@hotmail.com

Mailing Address: 19390 HARLEY JOHN ROAD
RIVERSIDE CALIFORNIA 92504
City State ZIP

Daytime Phone No: (909) 772-2597 Fax No: (951) 789-6921

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.01 ACRES

General location (nearby or cross streets): North of CAJALCO EXWY, South of TWYLA JANE LANE, East of EL SOBRANTE RD., West of WOOD RD.

Thomas Brothers map, edition year, page number, and coordinates: "STREETS OF RIVERSIDE & CORONA; AN 26; 2007"

Project Description: (describe the proposed project in detail)

Related cases filed in conjunction with this application:
NONE

Is there a previous application filed on the same site: Yes No
If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)
E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1.4 MILES

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

How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import N/A Export / Neither /

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

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

How many anticipated truckloads? N/A truck loads.

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

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) _____ 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) Gene R. Pulaya Date 6/8/2016
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.	01	
Project Name:		
Project Location:	19410 HARLEY JOHN RD., RIVERSIDE, CA 92504	
Project Description:	PROPOSED	
Applicant Contact Information:		
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/irmis/sicsearch.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Applicant Contact Information:		
Proposed Project Consists of, or Includes:		YES NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p>¹Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.</p>		
DETERMINATION: Circle appropriate determination.		
<p>If any question answered "YES" SSMP (also referred to as a WQMP).</p> <p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Applicant Contact Information:		
Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) 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”), and Tobias S. Sanders (“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 285-160-064 (“PROPERTY”); and,

WHEREAS, on November 10, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26142 (“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:
Tobias S. Sanders
19390 Harley John Road
Riverside, CA 92504

With a copy to:
Audrey Selaya
19410 Harley John Road
Riverside, CA 92504

Gene R. Selaya
14098 Quailridge Dr.
Riverside, CA 92503

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

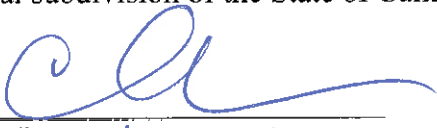
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

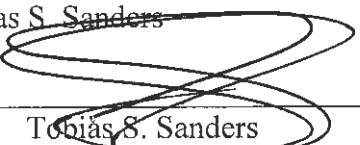
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Juan Perez~~ **CHARISSA LEACH**
Ass:st. Riverside County TLMA Director/Interim Planning Director

Dated: _____

PROPERTY OWNER:
~~Tobias S. Sanders~~
By: 
Tobias S. Sanders

Dated: 3/15/17

FORM APPROVED COUNTY COUNSEL
BY:  3/28/17
MELISSA R. CUSHMAN DATE

ACKNOWLEDGMENT

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

State of California
County of Riverside)

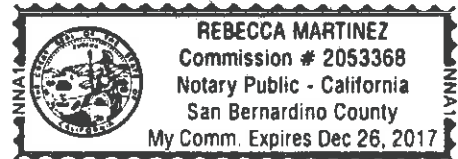
On March 15, 2017 before me, Rebecca Martinez
(insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Rebecca Martinez* (Seal)



NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 26142 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 Class 3 (New Construction or Conversion of Small Structures) – Applicant: Audrey and Veronica Selaya – Engineer/Representative: Gene R. Selaya – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Cajalco Expressway, southerly of Twyla Jane Lane, easterly of Harley John Road, and westerly of Wood Road – 5.01 Gross Acres – Zoning: Residential Agricultural (R-A-2 ½ Acre) – **REQUEST:** The plot plan proposes to establish a Class II Kennel (11 to 25 Dogs). The project includes five (5) fenced exercise yards along the side and rear of the property and the existing converted garage space will be used to board and feed dogs. A portion of home will be used as office space and remaining area of residence is the personal home of the applicant/trainer.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **AUGUST 7, 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 Deborah Bradford at 951-955-6646 or email at dbradfor@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/24/2017,

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

APN (s) or case numbers PP26142 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

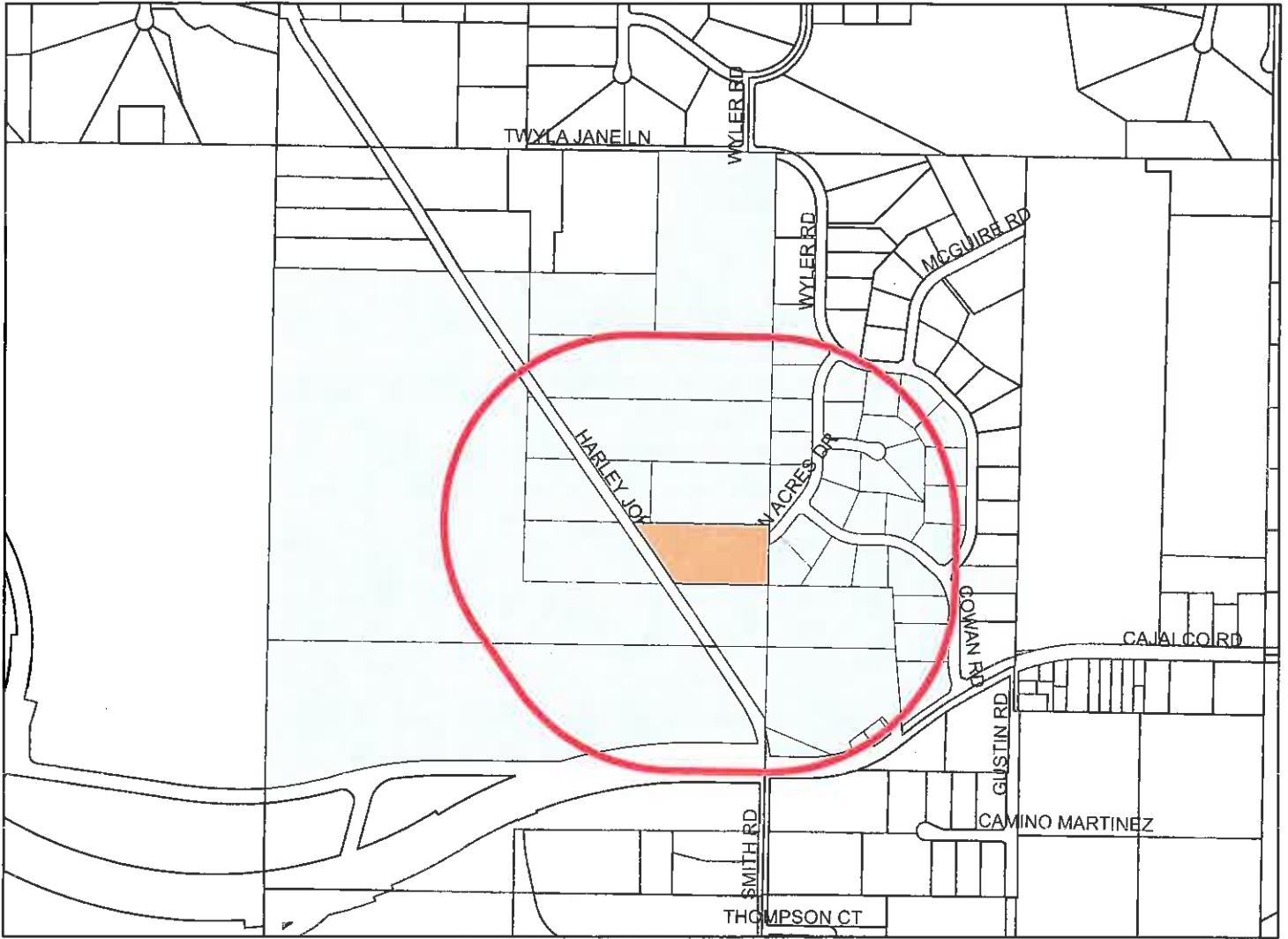
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 5/24/17

PP26142 (1000 feet buffer)



Selected Parcels

285-160-060	285-320-026	285-320-035	285-320-036	285-320-029	285-320-031	285-210-025	285-210-026	285-210-027	285-160-015
285-320-028	285-320-002	285-320-037	285-320-023	285-320-004	285-320-032	285-160-071	285-320-025	285-320-012	285-160-016
285-320-027	285-320-007	285-320-030	285-320-003	285-320-011	285-160-037	285-320-001	285-160-056	285-160-057	285-170-006
285-170-014	285-320-006	285-160-025	285-210-015	285-210-024	285-320-033	285-320-008	285-320-010	285-160-011	285-160-013
285-160-014	285-160-052	285-320-034	285-160-070	285-320-009	285-320-056	285-320-005	285-160-017	285-160-042	285-160-064
285-320-013	285-320-024								



825 412.5 0 825 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.



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19220 HARLEY JOHN RD
RIVERSIDE, CA. 92504

ASMT: 285210024, APN: 285210024
MARIBEL GUTIERREZ, ETAL
23475 MARSHALL ST
PERRIS CA 92570

ASMT: 285160015, APN: 285160015
DAVID ALLEN
19281 HARLEY JOHN RD
RIVERSIDE, CA. 92504

ASMT: 285210027, APN: 285210027
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 285160016, APN: 285160016
JO LET PROP
776 HIGHRIDGE ST
RIVERSIDE CA 92506

ASMT: 285320001, APN: 285320001
LAURA CLANTZ, ETAL
19469 COWAN RD
PERRIS, CA. 92570

ASMT: 285160017, APN: 285160017
TOBIAS SANDERS
19390 HARLEY JOHN RD
RIVERSIDE, CA. 92504

ASMT: 285320002, APN: 285320002
MARY HUNT, ETAL
19435 COWAN RD
PERRIS, CA. 92570

ASMT: 285160060, APN: 285160060
DEBRA SALEM, ETAL
19415 HARLEY JOHN RD
RIVERSIDE CA 92504

ASMT: 285320003, APN: 285320003
MARK RANDALL
19401 COWAN RD
PERRIS, CA. 92570

ASMT: 285160071, APN: 285160071
RUSSELL CRHA, ETAL
STE F3-317
19510 VAN BUREN BLV
RIVERSIDE CA 92506

ASMT: 285320004, APN: 285320004
ALICE JACKSON, ETAL
19353 COWAN RD
PERRIS, CA. 92570

ASMT: 285170014, APN: 285170014
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 285320005, APN: 285320005
SHAUNA SHAW, ETAL
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NICK LUICK
19030 STATE ST
CORONA CA 92881

ASMT: 285320013, APN: 285320013
VALERIE STARCK
19175 WYLER RD
PERRIS, CA. 92570

ASMT: 285320007, APN: 285320007
JEANNETTE ROYBAL, ETAL
19456 GREEN ACRES DR
PERRIS, CA. 92570

ASMT: 285320023, APN: 285320023
DYANE SIGAL
19213 WYLER RD
LAKE PERRIS CA 92570

ASMT: 285320008, APN: 285320008
PATRICK BROWN
18305 SUMMER CT
RIVERSIDE CA 92508

ASMT: 285320024, APN: 285320024
KIMBERLY HARRIS, ETAL
17600 CONESTOGA RD
PERRIS, CA. 92570

ASMT: 285320009, APN: 285320009
STAR GUTTERUD
19301 GREEN ACRES DR
PERRIS, CA. 92570

ASMT: 285320025, APN: 285320025
JAMES DORTCH
17650 CONESTOGA RD
PERRIS, CA. 92570

ASMT: 285320010, APN: 285320010
JEFFREY YOOST, ETAL
19269 GREEN ACRES DR
PERRIS, CA. 92570

ASMT: 285320026, APN: 285320026
BARBARA MATHEWS
17700 CONESTOGA RD
PERRIS, CA. 92570

ASMT: 285320011, APN: 285320011
SUSAN STREBLE, ETAL
19237 GREEN ACRES DR
PERRIS, CA. 92570

ASMT: 285320027, APN: 285320027
KATHLEEN TRACY
17645 CONESTOGA RD
PERRIS, CA. 92570

ASMT: 285320012, APN: 285320012
JAMES HEFFEL
19205 GREEN ACRES DR
PERRIS, CA. 92570

ASMT: 285320028, APN: 285320028
DEVON MUNOZ
19276 GREEN ACRES DR
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CHRISTOPHER WIEST
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ASMT: 285320036, APN: 285320036
CATHERINE MAAT, ETAL
19287 WYLER RD
PERRIS, CA. 92570

ASMT: 285320030, APN: 285320030
EDITH VIZCARRA, ETAL
19280 COWAN RD
PERRIS, CA. 92570

ASMT: 285320037, APN: 285320037
DENISE LOMPNEY, ETAL
19245 WYLER RD
PERRIS, CA. 92570

ASMT: 285320031, APN: 285320031
JERRY ANDERSON, ETAL
19330 COWAN RD
PERRIS, CA. 92570

ASMT: 285320056, APN: 285320056
SUZANNE AZEVEDO
19368 COWAN RD
PERRIS, CA. 92570

ASMT: 285320032, APN: 285320032
GEORGE FOOS
19445 WYLER RD
PERRIS, CA. 92570

ASMT: 285320033, APN: 285320033
LYDIA RAMIREZ, ETAL
19415 WYLER RD
PERRIS, CA. 92570

ASMT: 285320034, APN: 285320034
ANN HOLMES, ETAL
231 E ALESSANDRO NO A356
RIVERSIDE CA 92508

ASMT: 285320035, APN: 285320035
GALE THORNE, ETAL
19338 WYLER RD
PERRIS, CA. 92570

Audrey and Veronica Selaya
19410 Harley John Road
Riverside, CA 92504

Powell & Associates, Inc.
9980 Indiana Ave STE 3
Riverside, CA 92503

City of Riverside
Attn: Diane Jenkins or Ken Gutierrez
3900 Main Street, 3rd Floor
Riverside, CA 92501



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.,
Assistant TLMA Director*

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: PP26142/EA42969

Project Location: North of Cajalco Expressway, south of Twyla Jane Lane, east of Harley John Road, and west of Wood Road.

Project Description: Plot Plan No. 26142 proposes to establish a Class II Kennel to be utilized as a boarding and training facility. The proposed project includes five separate fenced exercise yards, surrounding the existing residence. The existing converted garage space approximately 400 square feet will be used for the boarding and feeding of the dogs. The dogs will sleep in this area which will be set up with individual crates and climate controlled. The existing 1,498 square foot residence home will be utilized as the office and living space for the applicant/trainer. The Class II kennel is proposed to have five employees, one fulltime and four part-time. It is anticipated that 1 to 5 people will visit the site per day. The hours of operation are Monday through Friday 7:00 a.m. to 7:00 p.m. and 8:00 a.m. to 7:00 p.m. Saturday and Sunday. The applicant of the proposed kennel leases the project site from the property owner directly north of the project site. The lease is for two years.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Audrey and Veronica Selaya 19410 Harley John Road, Riverside CA 92504

Exempt Status: (Check one)

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

Reasons why project is exempt: The proposed project was found exempt from CEQA under Section 15303 Class 3 – (New Construction or Conversion of Small Structures). The proposed project is for the entitlement of a Class II Kennel. No additional square footage is proposed to allow for the operation of this facility. Minor interior modifications will occur within the existing structure and the installation of fencing within the yard areas. Therefore, PP26142 is categorically exempt from CEQA, as set forth per Section 15303 of the CEQA guidelines and would not result in any impacts, in particular any impacts that could potentially be considered significant.

Deborah Bradford, Contract Planner
County Contact Person

951-955-6446
Phone Number

Please charge deposit fee case#: ZEA42969 ZCFG06340

FOR COUNTY CLERK'S USE ONLY

Signature

Contract Planner Title

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
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Received from: SELAYA AUDREY AND VERONICA \$50.00
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EA42969
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at parcel: 19410 HARLEY JOHN RD PERR
appl type: CFG3

By _____ Nov 10, 2016 12:23
MGARDNER posting date Nov 10, 2016

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

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