

1:30 P.M.

RIVERSIDE COUNTY PLANNING DEPARTMENT

MARCH 26, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

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 <u>esarabia@rivco.org</u>. 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 <u>CONSENT CALENDAR:</u> NONE
- 2.0 <u>PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.</u> NONE
- **3.0** <u>PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.</u>
- 3.1 PLOT PLAN NO. 25524 Intent to Adopt a Negative Declaration EA42671 Applicant: Verizon Wireless Engineer/Representative: Spectrum Services Third Supervisorial District Valle Vista Zoning District San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) Location: Northeasterly of Ramona Expressway, southerly of Cedar Avenue, and westerly of Wendell Drive 3.08 Acres Zoning: Light Agriculture 5 Acre Minimum (A-1-5) REQUEST: The plot plan proposes a wireless communications facility for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 3.2 PLOT PLAN NO. 26220 Intent to Adopt a Mitigated Negative Declaration EA43004 Applicant: Central Freight Lines, LLC c/o Teresa Harvey Engineer/Representative: CWE Corporation Owner: Southwest Premier, LLC First Supervisorial District North Perris Zoning Area Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) Location: Northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue, and southerly of Rider Street 19.19 Acres Zoning: Manufacturing: Service Commercial (M-SC) REQUEST: Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 sq. ft. loading dock and 10,000 sq. ft. main office. ("Project"). The Project will include multiple loading stations for trucks to load and unload on the side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project's gross area is approximately 19 acres and includes one (1) stormwater bioretention basin, 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces), and a paved parking area for over 450 spaces for trailer loading and storage. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.
- 3.3 PLOT PLAN NO. 26197 Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction of existing structures and facilities), and 15303 (New Construction or Conversion of Small Structures) – EA42996 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Sage Avenue,

easterly of Washington Street, and westerly of Gardner Avenue – 1.4 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST**: The plot plan proposes a disguised, Verizon Wireless communication facility comprised of a 70 foot mono-eucalyptus with approximately two (2) equipment cabinets, one (1) standby generator, 12 antennas, 12 remote radio units (RRUs), 12 A2 backpacks, two (2) ray cap boxes, and (1) GPS antenna. The equipment will be located within an eight (8) foot high chain link fence with a leasing area of 515 sq. ft. Project Planner: Desiree Bowdan at (951) 955-8254 or email at <u>dbowie@rivco.org</u>.

4.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Director's Hearing: March 26, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 25524	Applicant(s):
EA No.:	42671	Verizon Wireless
Area Plan:	San Jacinto Valley	Representative(s):
Zoning Area/District:	Valle Vista District	Spectrum_Services
Supervisorial District	: Third District	
Project Planner:	Gabriel Villalobos	
Project APN(s):	551-200-057	Charissa Leach, P.E.
		Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.

The project site is located northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42671**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVE</u> Plot Plan No. 25524, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (CD:MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CD:CR)
East:	Water (OS:W)
South:	Medium Density Residential (CD:MDR)
West:	Commercial Retail (CD:CR)
Existing Zoning Classification:	Light Agriculture (A-1-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	Watercourse, Watershed and Conservation Areas (W-1)
South:	One-Family Dwellings (R-1)
West:	General Commercial (C-1/C-P)
Existing Use:	Residential
Surrounding Uses	
North:	Commercial
South:	Residential
East:	Conservation/Vacant
West:	Commercial

Project Site Details:

item	Value	Min./Max. Development Standard
Project Site (Acres):	3.08 acres	N/A
Existing Building Area (SQFT):	Cell Site Project Area is 360 sq.ft.	N/A
Building/Tower Height (FT):	Disguised mono-eucalyptus is 70 feet	70 feet max.

Located Within:

City's Sphere of Influence:	Yes – City of Hemet
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No

Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	Yes – San Jacinto Fault Zone
Fire Zone:	Not in a fire hazard zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell 3414
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The plot plan application for the proposed disguised wireless communication facility was submitted on February 11, 2014. Originally the project proposed a 70 foot tall pine tree, which Planning deemed to be incompatible with the surrounding landscape so the design was changed to that of a eucalyptus tree to accommodate the surrounding environment. Alternative sites were considered for this disguised wireless communication facility, but the parcel selected suited the applicant's needs best and satisfied the development and zoning requirements. No co-locations were available in the area and the project site

best addresses the lapse in coverage based upon the propagation maps provided by the applicant. The project's site is zoned Light Agriculture (A-1-5), is located adjacent to a residential property (setback 107 feet from existing residence), and meets the development standards set forth in Section 19.404 of Ordinance No. 348. Landscaping plans were also included to satisfy the requirements stated in Section 19.409.a.3 or Ordinance No. 348.

The project is located in the Western Riverside County Multiple Species Conservation Plan (WRMSHCP) in Cell Group T, Criteria Cell Number 3414 and is required to submit a Habitat Acquisition and Negotiation Strategy (HANS) pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan. The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS02150 was approved on October 6, 2014.

The project also required a geotechnical report pursuant to Section 19.409.a.9 of Ordinance No. 348. GEO02397 was applied for on October 22, 2014 and approved on May 12, 2015. In addition, it was determined that a complete Onsite Wastewater Treatment System (OWTS) Certification was not required per the County Department of Environmental Health. The department will require a C42 Plumber certification for clearance prior to permit issuance and has been added as a condition of approval by the department. A Noise Report was also determined to be unnecessary based upon the submitted diagrams and the distance of the nearest sensitive receptors. The County Department of Environmental Health provided a clearance letter September 12, 2014.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgement of Riverside County. The documents were circulated for public review per CEQA and State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

- 1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - a. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a eucalyptus tree (mono-eucalyptus) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.

- b. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility is screened with a decorative block wall of 6-feet-high per Section 19.410.b. of Ordinance No. 348.
- c. Pursuant to Section 19.409 of Ordinance No. 348. the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- d. Pursuant to Section 19.404.a. of Ordinance No. 348., disguised wireless communication facilities may be located in the A-1 Zone (lots larger than two and one-half acres), which is the zoning classification for the project's parcel. The A-1 zone on lots larger than 2 and one-half acres is considered a non-residential zone pursuant to Section 19.404.a. of Ordinance No. 348.
- e. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
 - (1) Disturbance to the natural landscape shall be minimized. This project meets the development standard because the proposed height and design (mono-eucalyptus) of the disguised wireless communication facility is shown to blend in with the surrounding area through photo simulations provided by the applicant.
 - (2) All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a decorative block wall of 6-feet-high with anti-graffiti coating and meets the Countywide Standard Design Guidelines.
 - (3) Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is located within the parcel's area zoned A-1-5, the A-1-5 zone classification is classified as a non-residential zone classification, and the proposed disguised mono-eucalyptus is 70 feet in height, which is permissible for a nonresidential zoning classification.
 - (4) All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project meets the development standard because the facility will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
 - (5) All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility includes a conceptual landscaping plan which includes landscaping around the perimeter of the leased area, with trees planted adjacent to the facility and an irrigation plan.

- (6) Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). 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 nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because disguised wireless communication facility plans include a standard condition of approval to ensure that all lighting is to be hooded and directed away from adjacent properties to prohibit any nuisances (Condition of Approval 10. Planning 3. Lighting Hooded/Directed).
- (7) All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning 17. Noise Reduction). The nearest habitable dwelling is approximately 107 feet away.
- (8) Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- (9) All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- (10) No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existence vegetation and wildlife habitats during construction.
- (11) Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
- (12) Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed mono-eucalyptus is sited to

blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.

- (13) Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to one hundred and twenty-five (125) percent of the facility height. This project meets the development standard because the disguised wireless communication facility is located in a non-residential zone (A-1-5) and the disguised wireless communication facility is set back 107 feet from the nearest existing residence, which is more than one hundred and twenty-five (125) percent of the facility height of 70 feet.
- (14) Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the disguised wireless communication facility's supporting equipment is screened from view by a 6' decorative block wall and landscaping.
- (15) Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding environment.
- f. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
 - (1) This project meets the requirements for consistency with the General Plan Land Use Element, the site's Foundational Component and andLand Use Designation because the project accommodates for the future development of single and multi-family residential units on the lot meeting the density range specified by the land use designation (CD:MDR, 2 – 5 du/ac) while also being designed in a manner that considers its surroundings and visually enhances, not degrades, the character of the immediate area.
 - (2) Based on the above, the public health, safety, and general welfare are protected through the project design.
 - (3) Based on the above, the project is compatible with the present and future logical development of the area.
- 2. The project is located in the Western Riverside County Multiple Species Conservation Plan (WRMSHCP) in Cell Group T, Criteria Cell Number 3414 and is required to submit a Habitat Acquisition and Negotiation Strategy (HANS) pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan. The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS02150 was approved on October 6, 2014.
- 3. This project is within the City of Hemet Sphere of Influence. As such, a notification was sent to the City of Hemet for comments regarding the project, no comments were received.

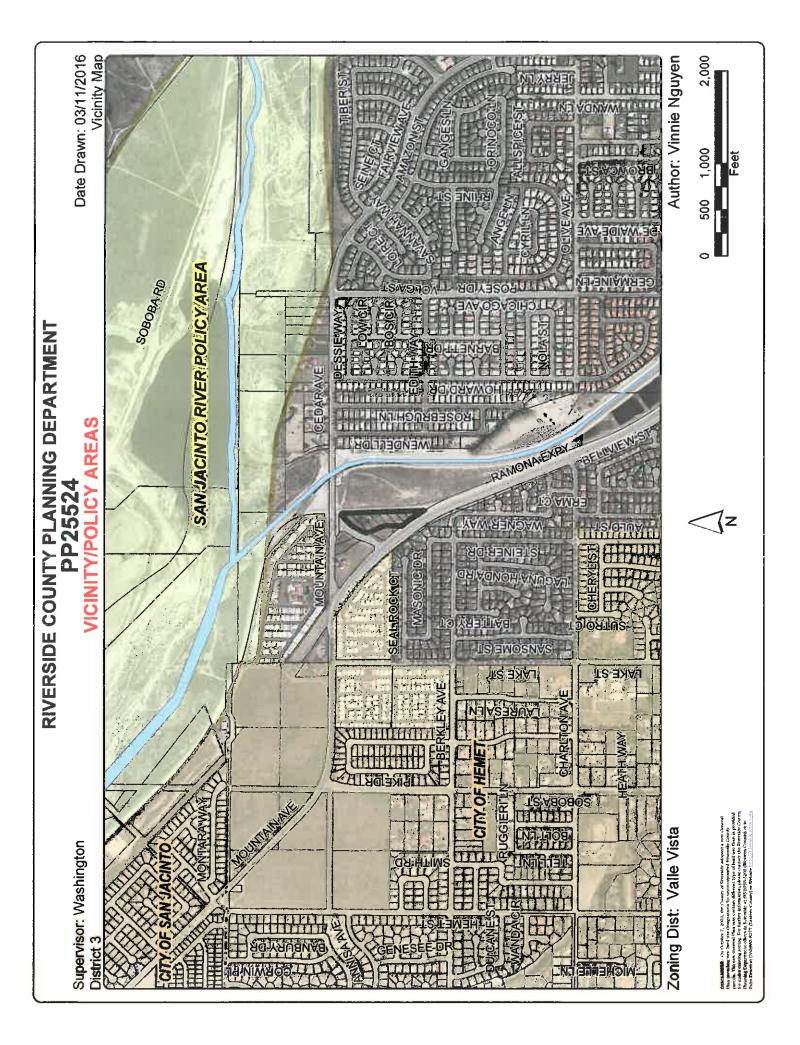
4. In compliance with Assembly Bill 52 (AB52), notices were mailed to four requesting tribes on July 13, 2015. There was no response from the Pechanga Band of Luiseño Indians, the Rincon Band of Luiseño Indians or the Soboba Band of Luiseño Indians. On August 25, 2015 a response letter was received from the Agua Caliente Band of Cahuilla Indians stating that the project area is not located within the boundaries of the ACBCI Reservation and because of this the ACBCI has no concerns. No Tribal Cultural resources were identified by any Tribe. The project will cause no adverse change in the significance of a Tribal Cultural Resource because there are none present within the project area.

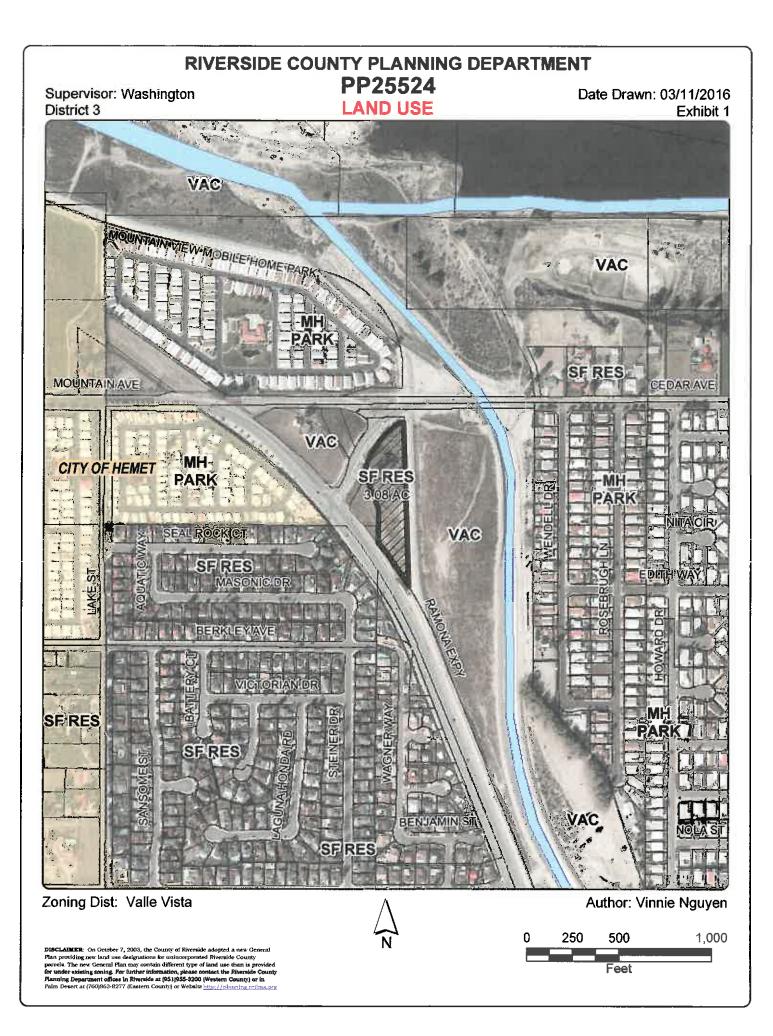
PUBLIC HEARING NOTIFICATION AND OUTREACH

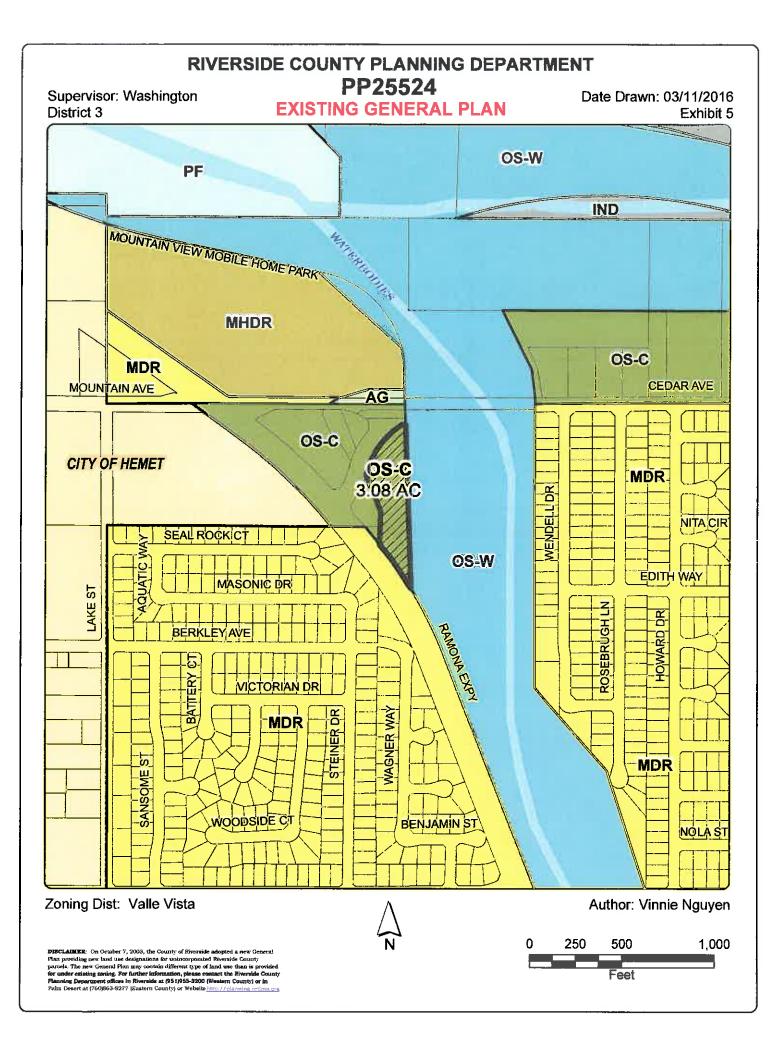
Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has received no written communication or phone calls in support or opposition to the proposed project.

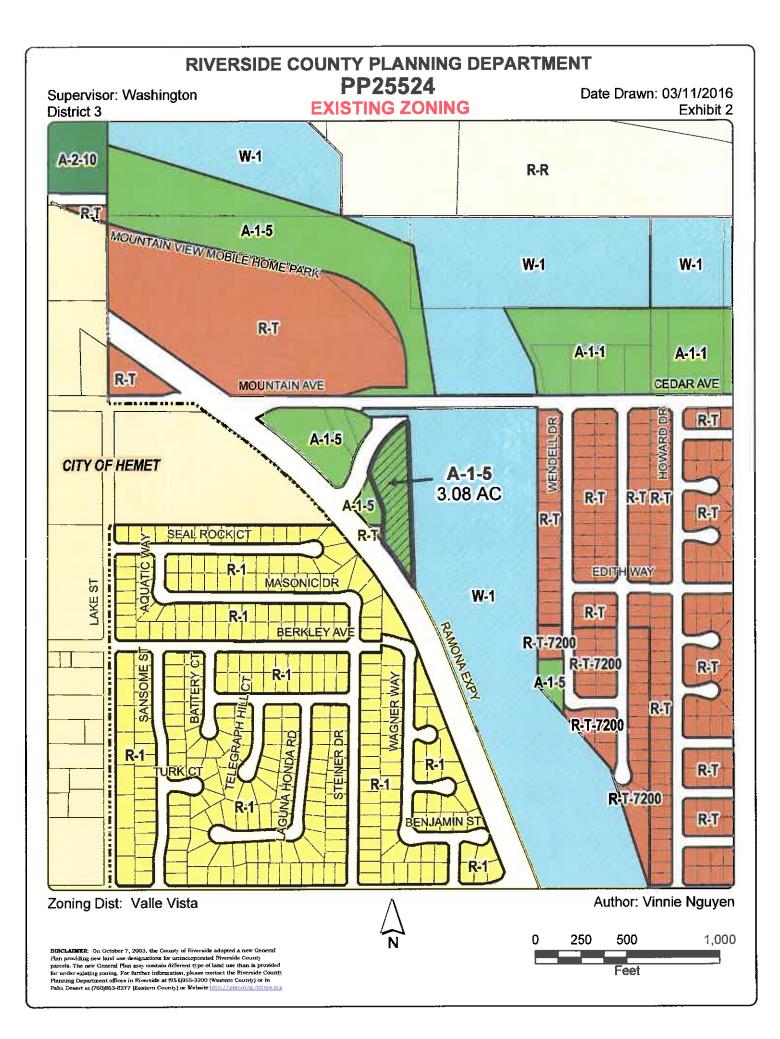
APPEAL INFORMATION

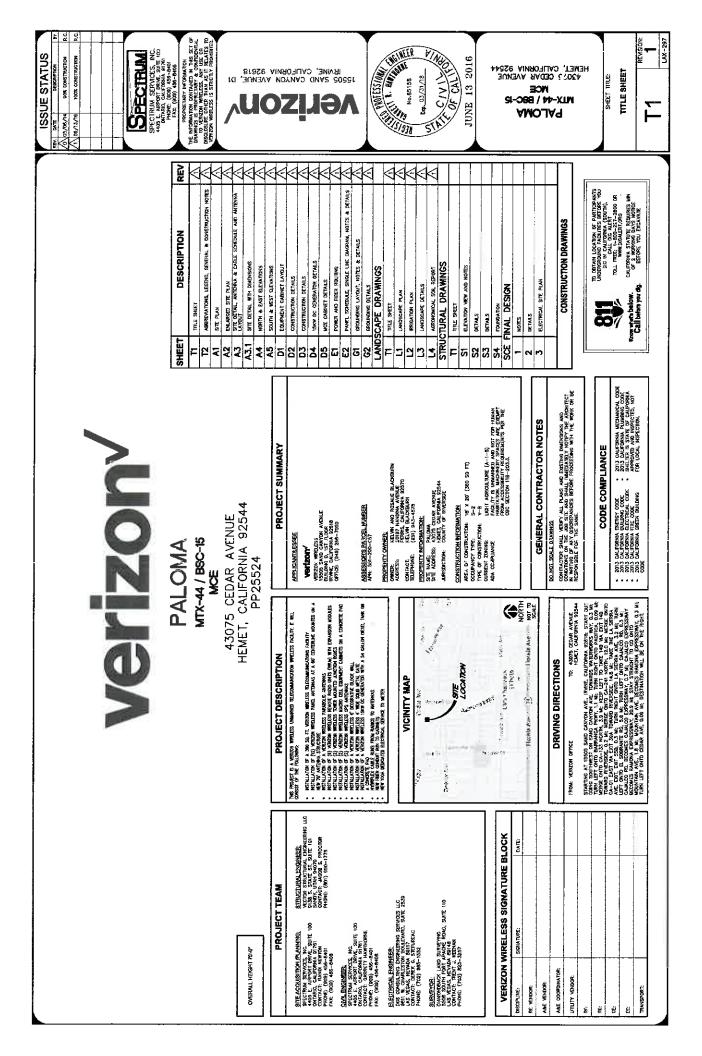
The Director's Hearing decision may be appealed to the Planning Commission. Such appeal shall be filed within ten (10) days of the Director's Hearing decision appearing on the Planning Commission's agenda.

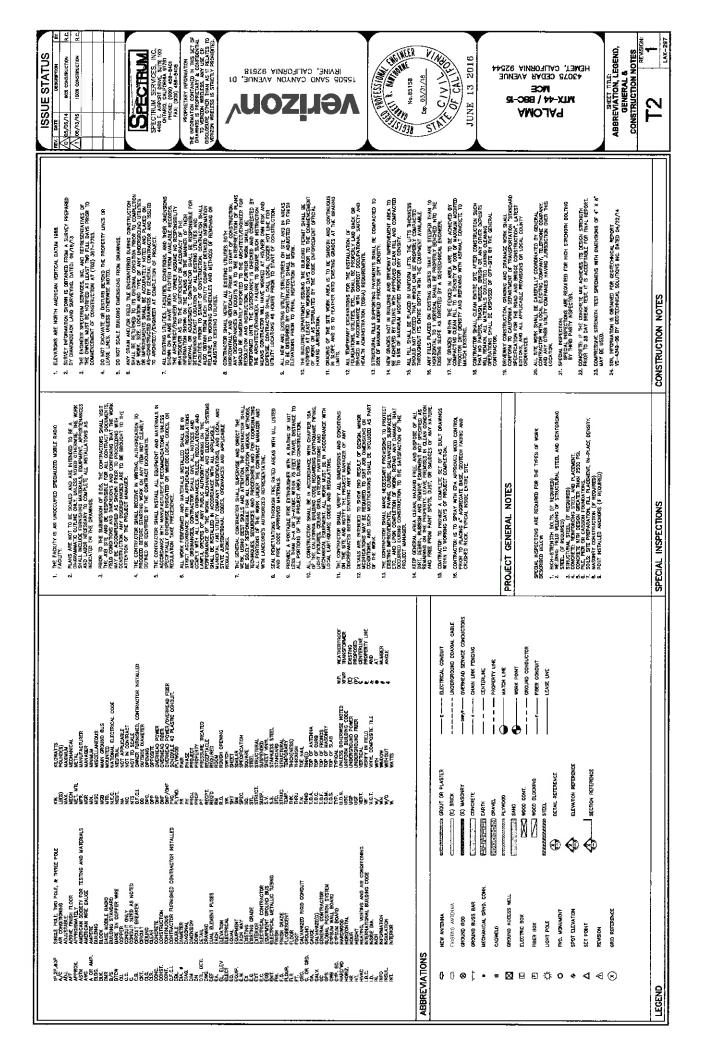


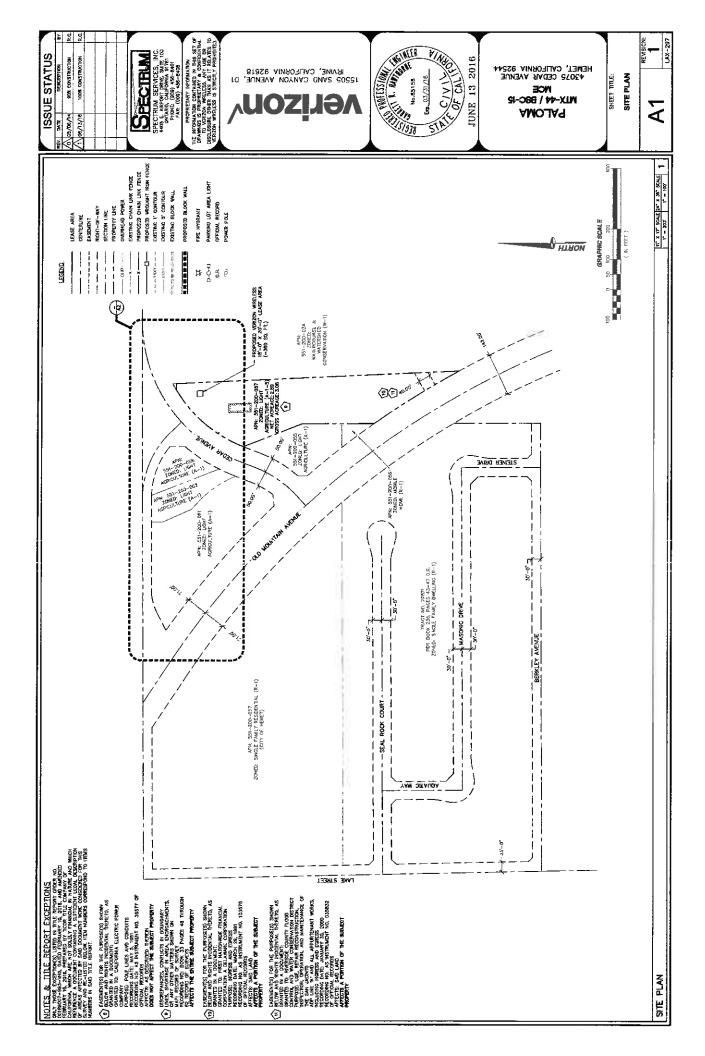


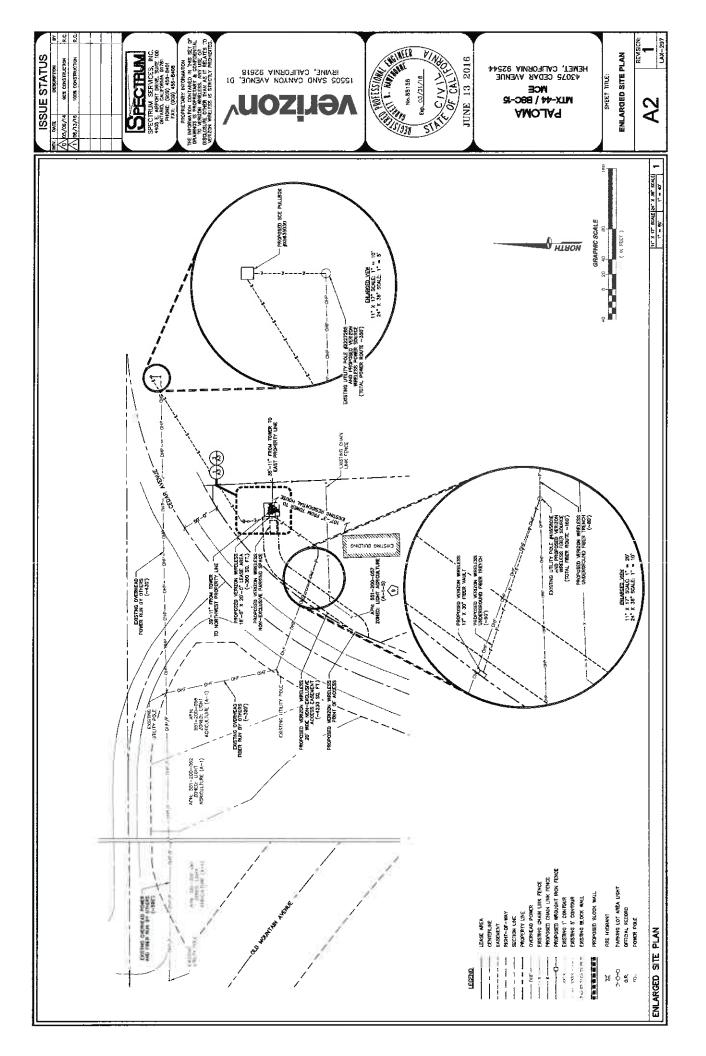


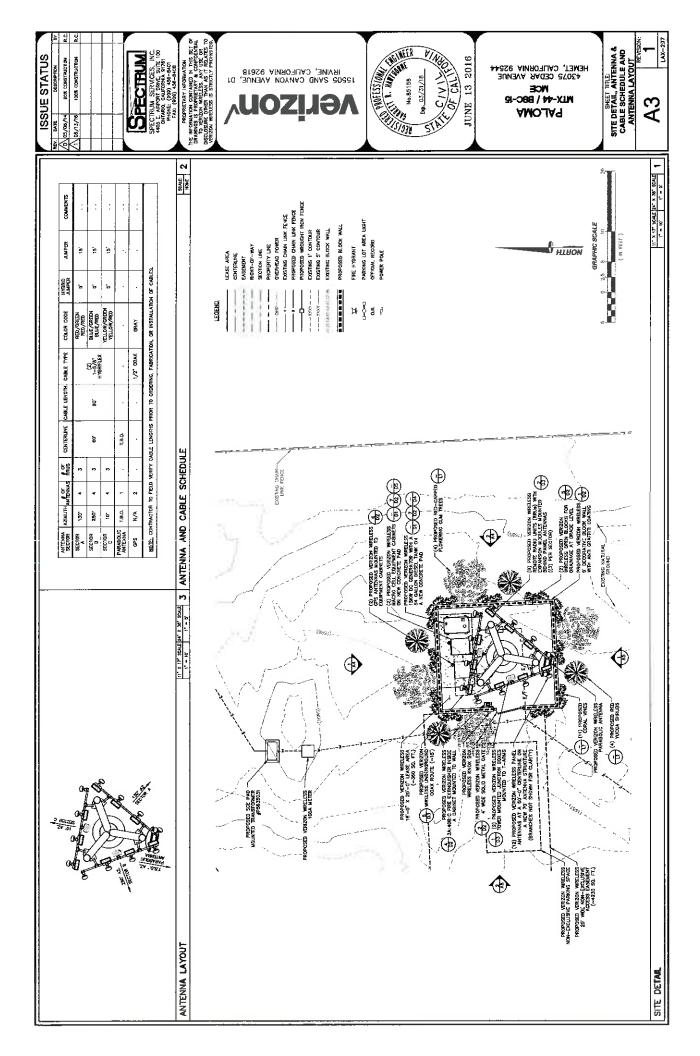


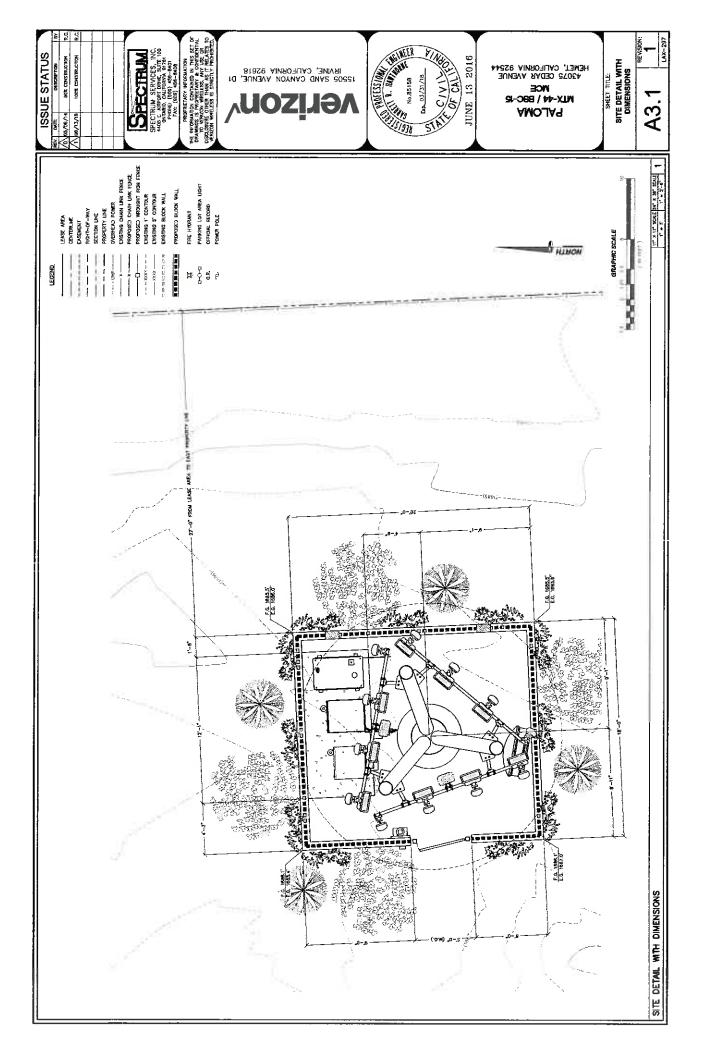


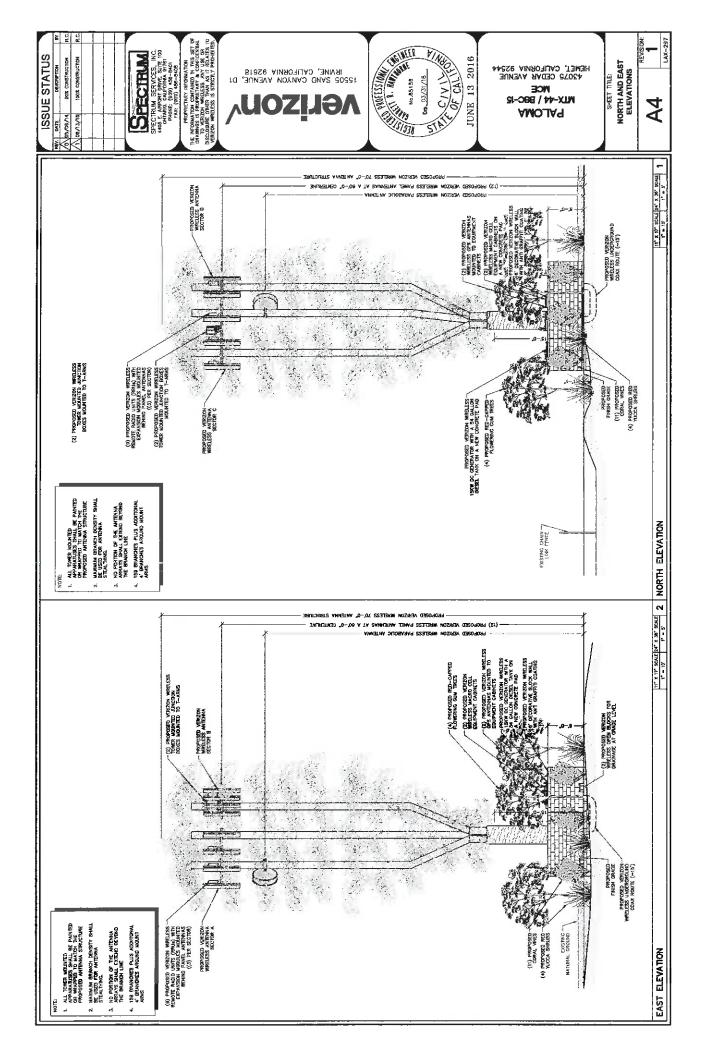


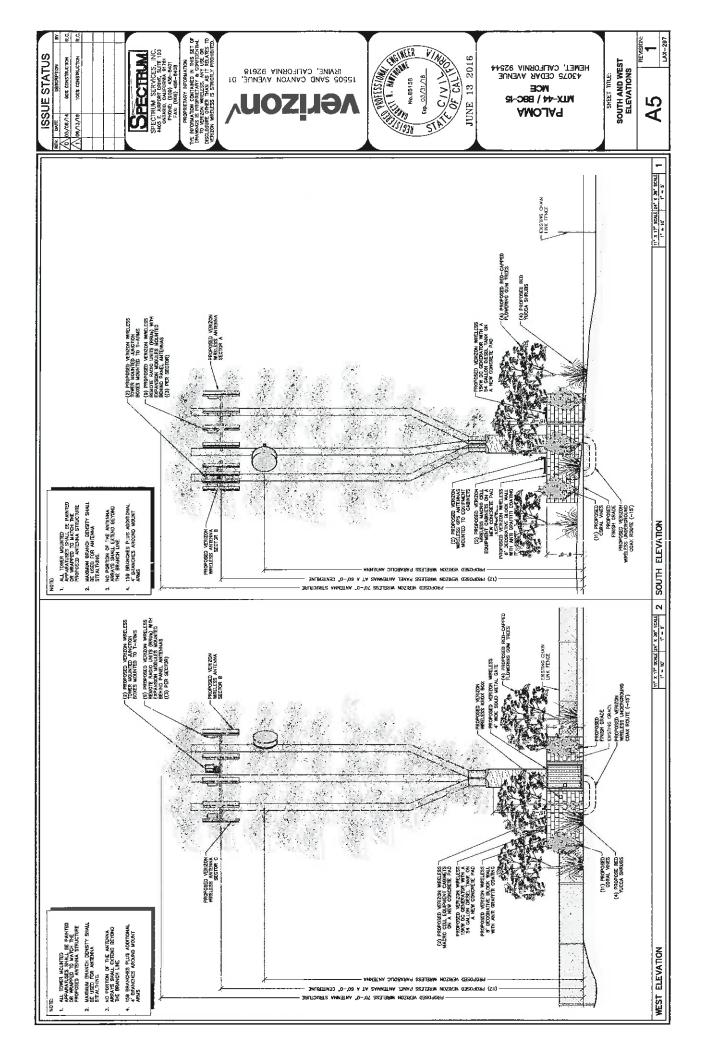


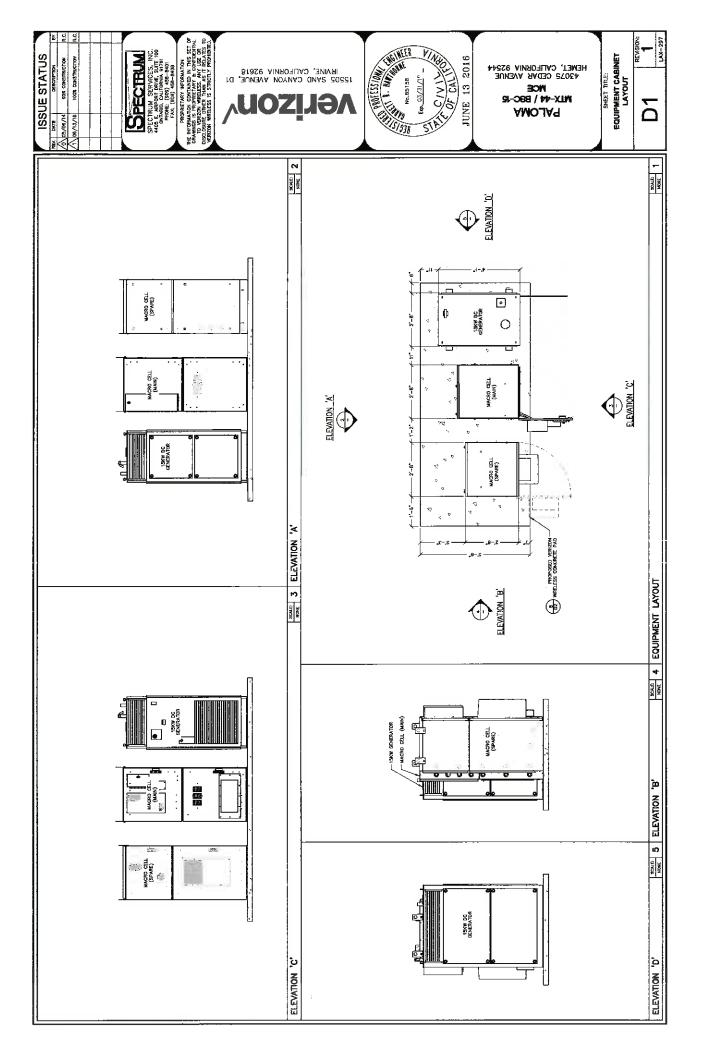


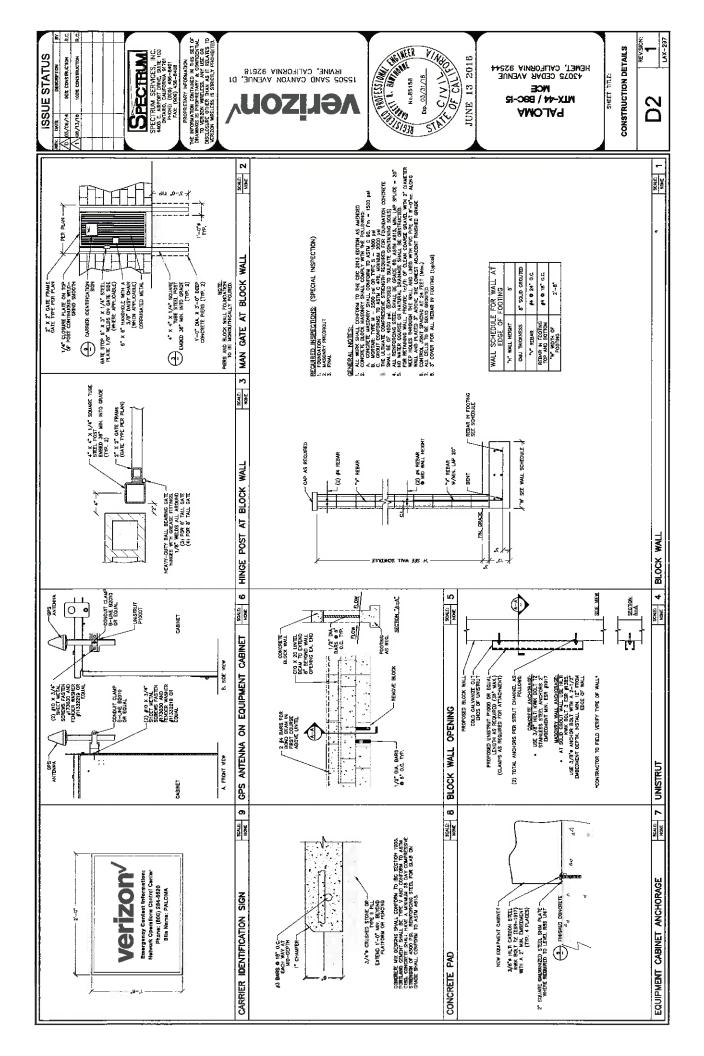


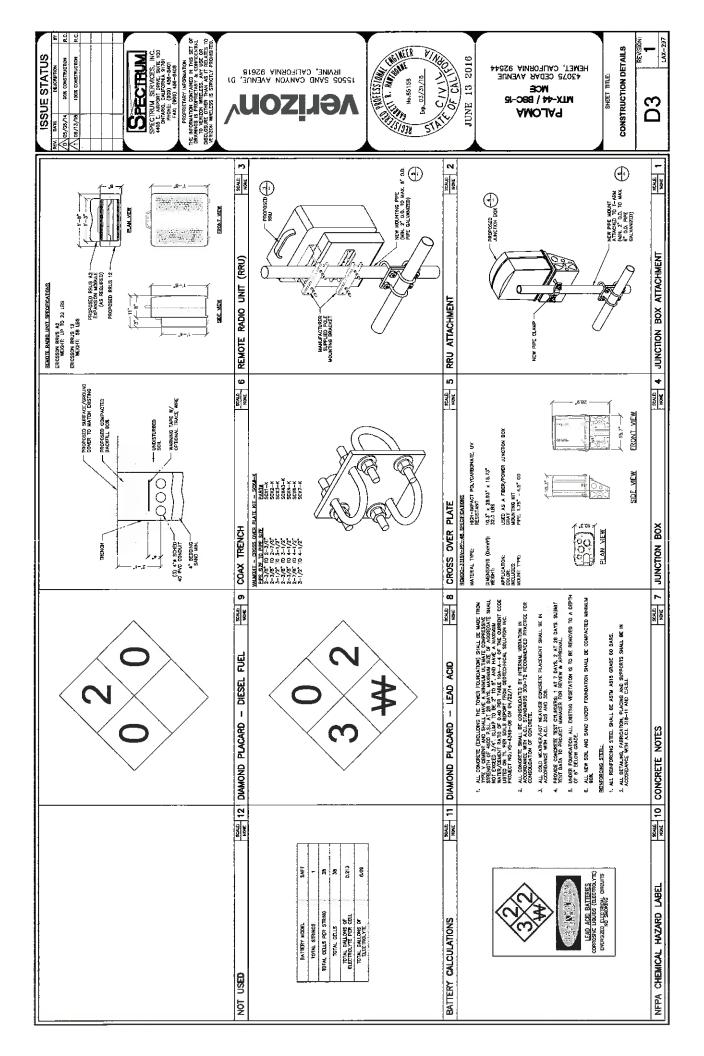


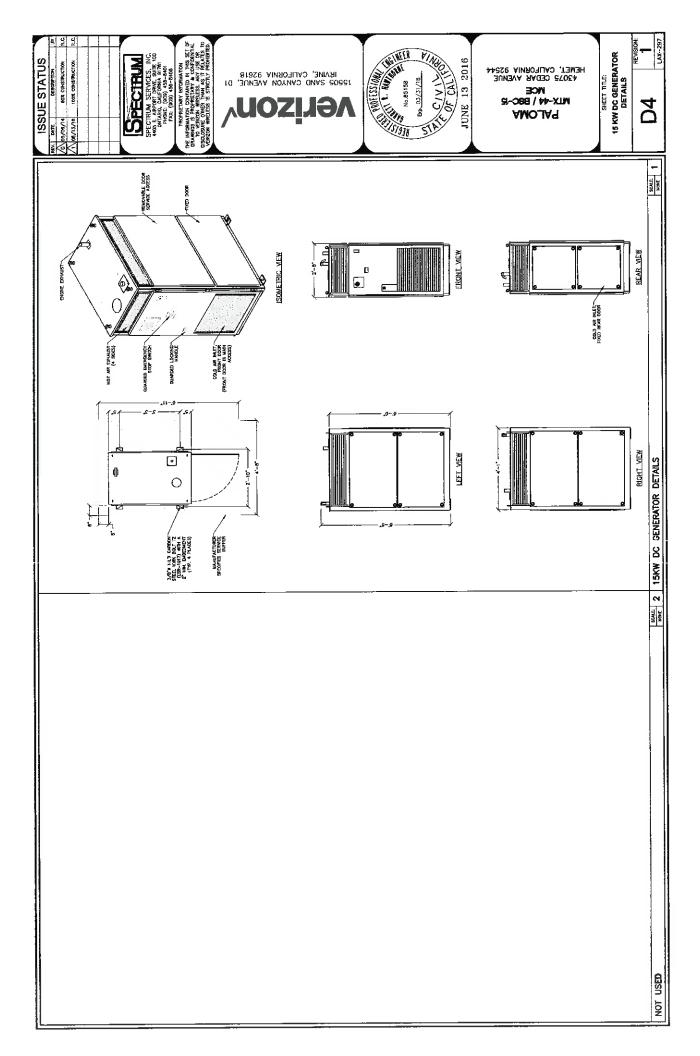


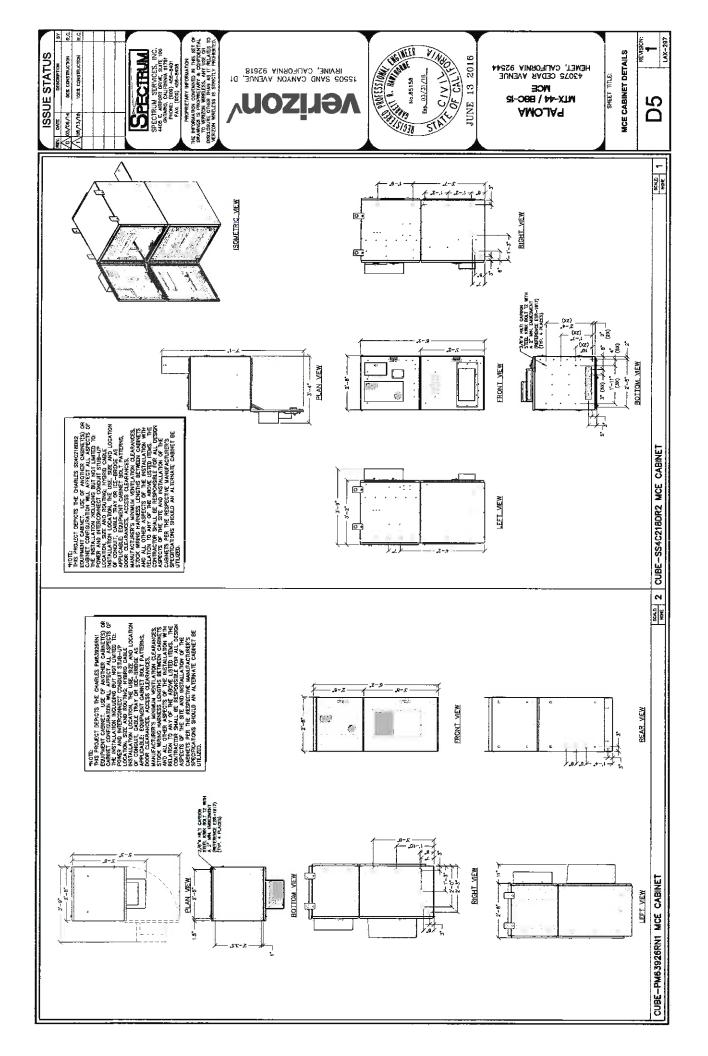


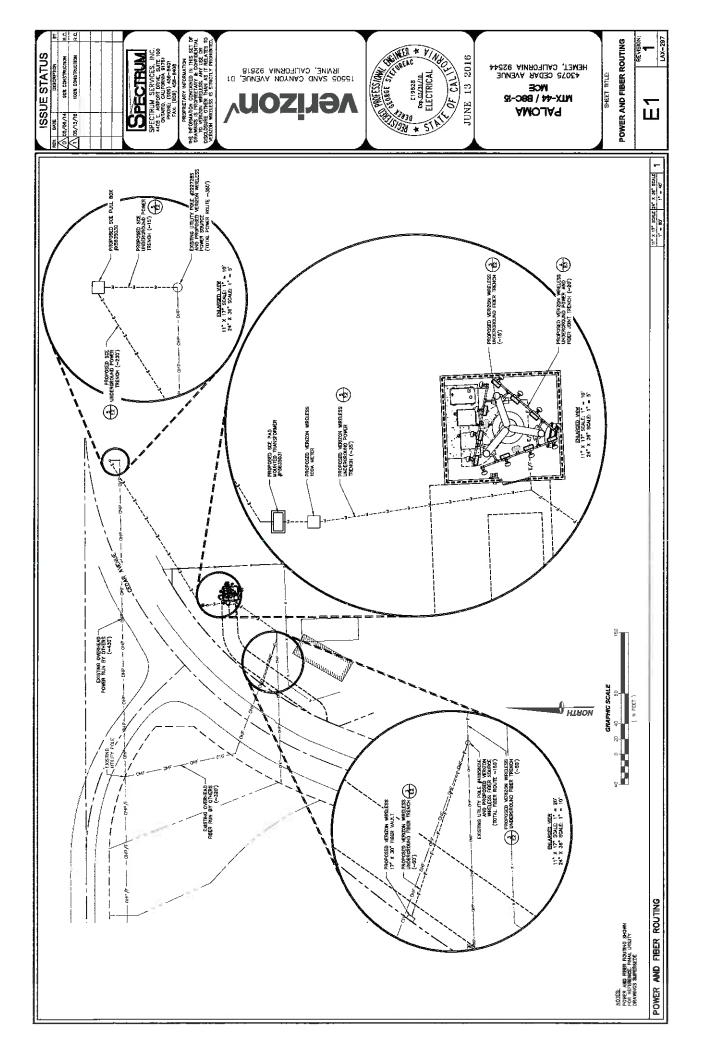


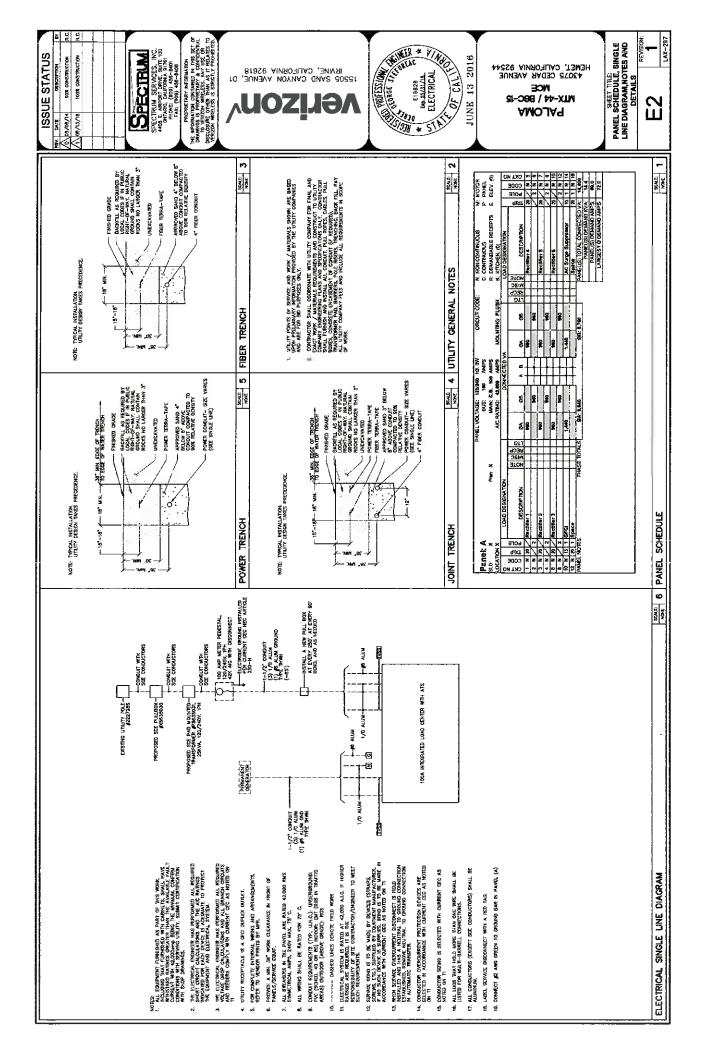


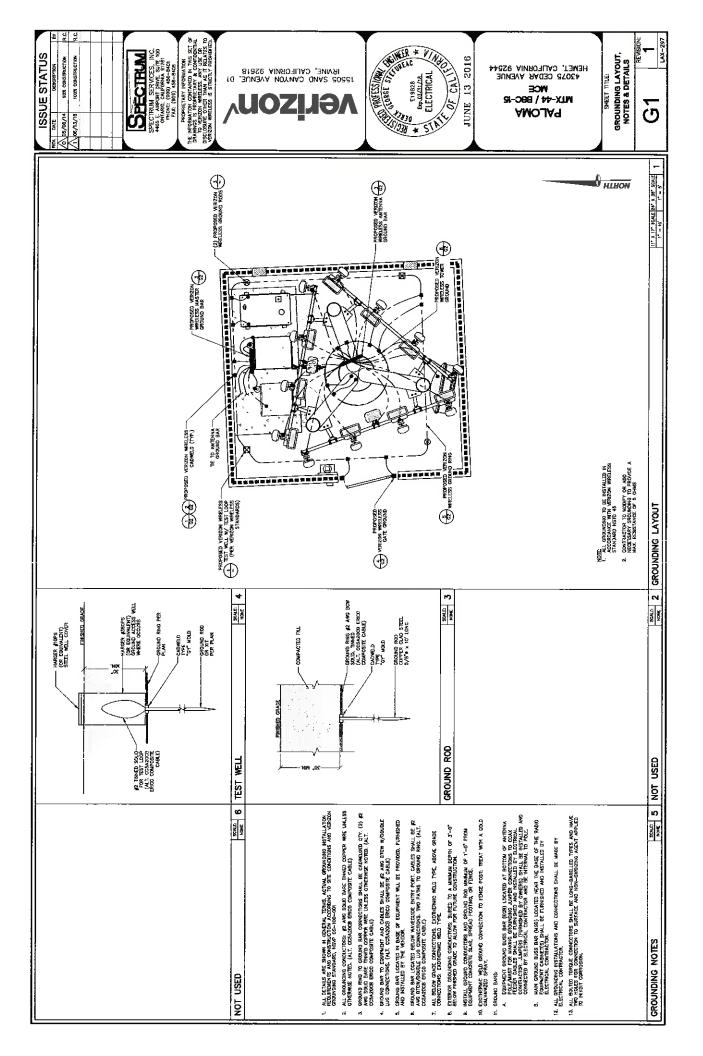


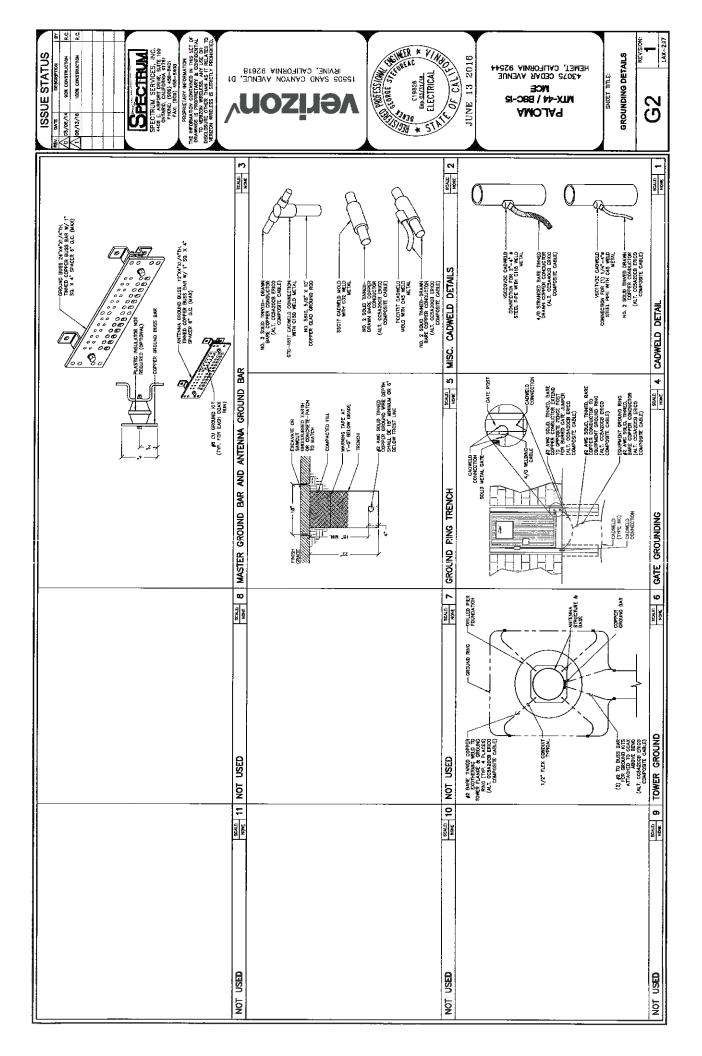


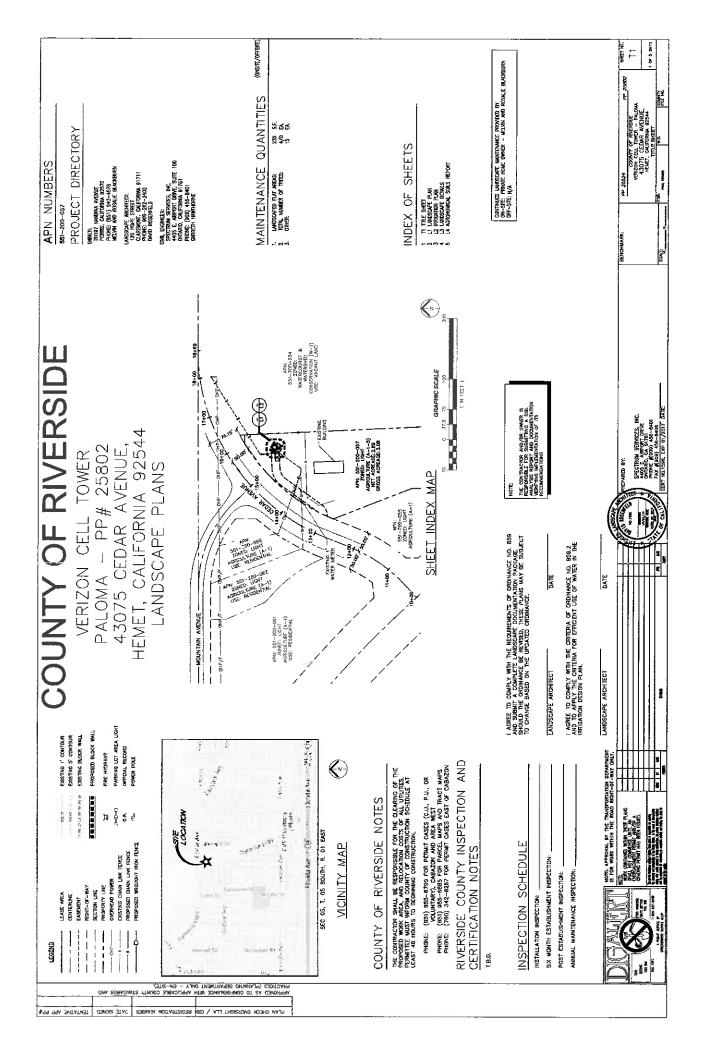


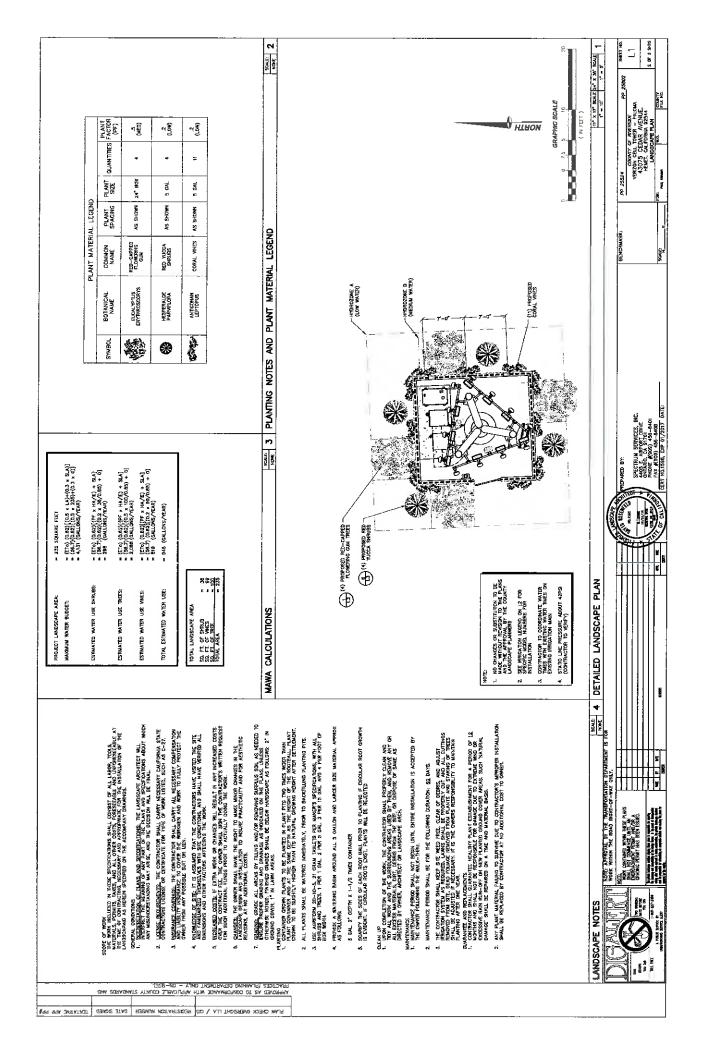


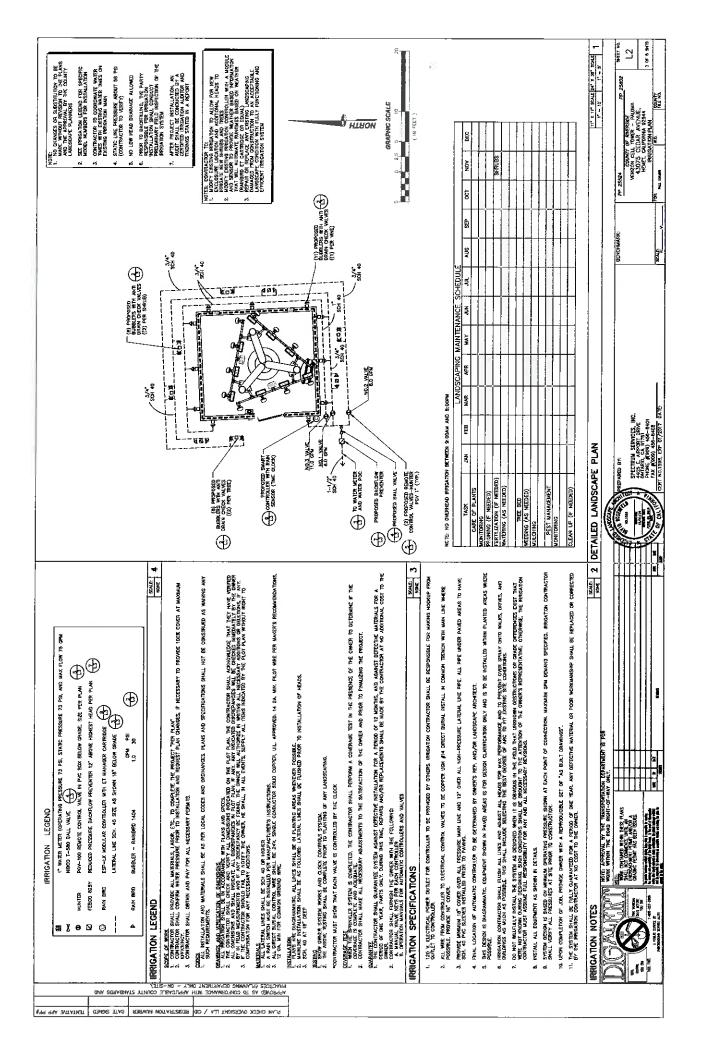


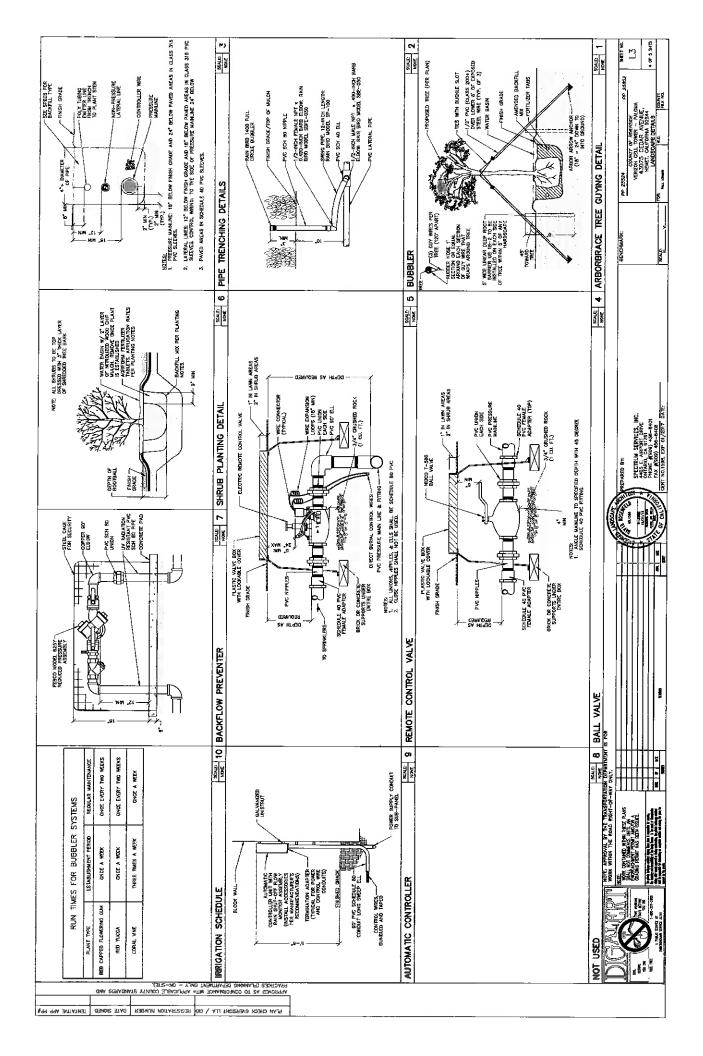


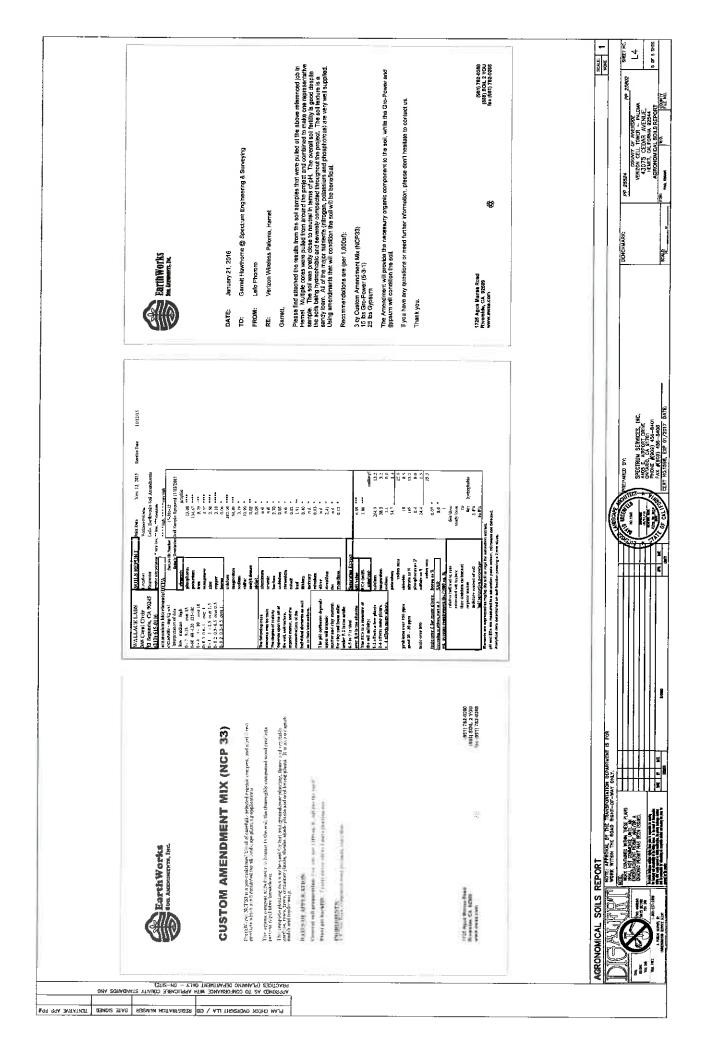


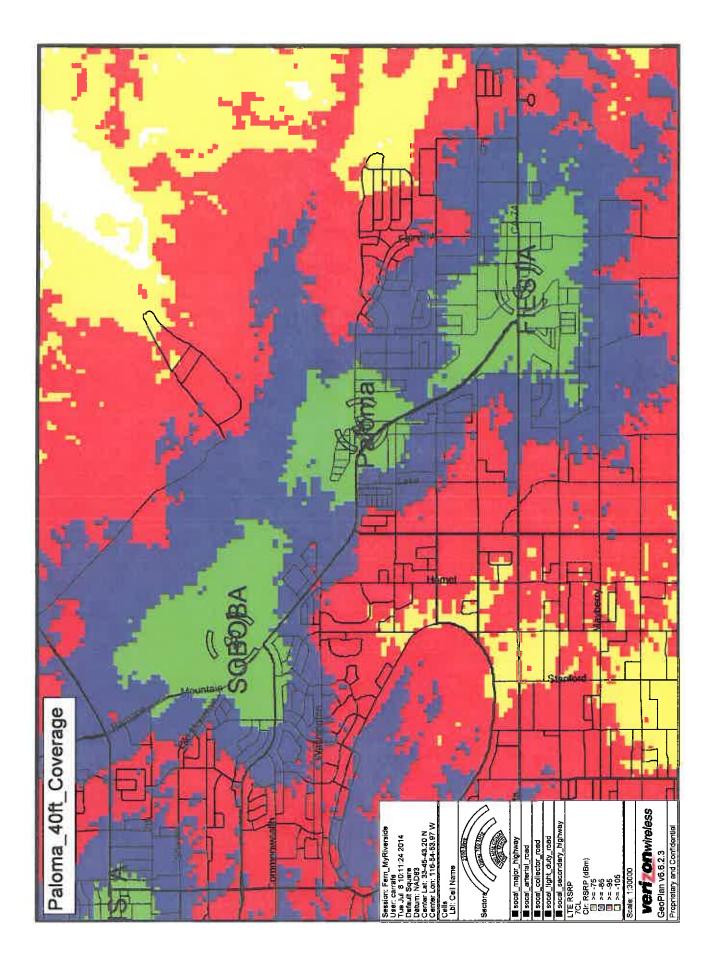


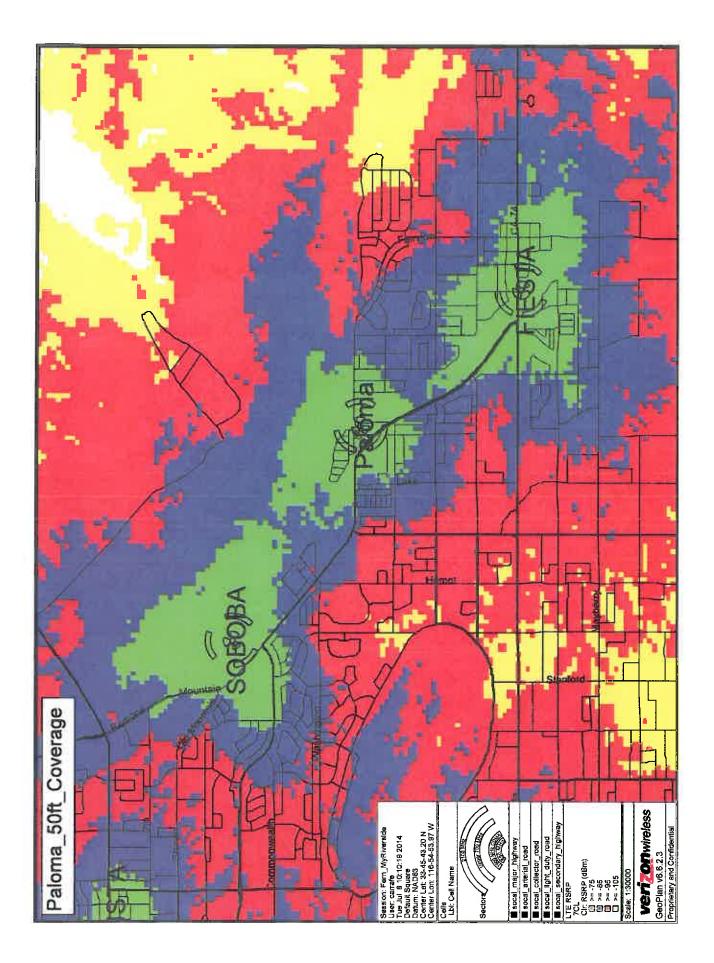


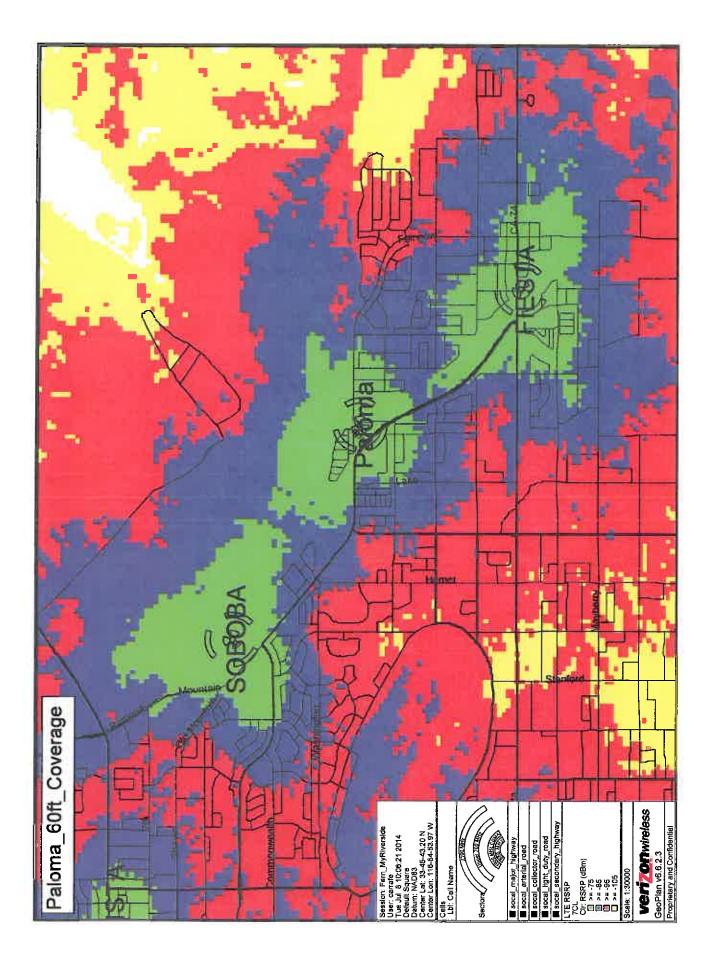


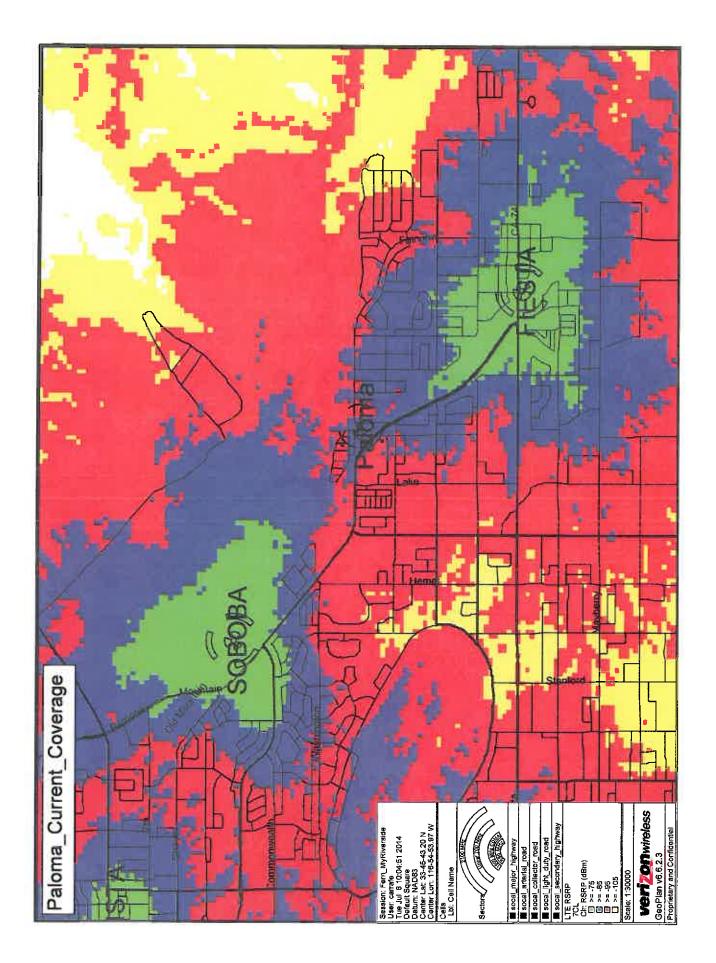














PHOTOGRAPHIC SIMULATION -

VIEW 2

EXISTING - VIEW 2

PROPOSED MONOPINE



PROPOSED INSTALLATION OF 70' MONOPINE WITH ANTENNA ARRAY, INCLUDING EQUIPMENT COMPOUND WITH SHELTER, GENERATOR, AND 8' BRICK WALL (COMPOUND NOT VISIBLE FROM THIS VIEWPOINT).



SPECTRUM SERVICES, INC. - 8390 MAPLE PL. STE 110 - RANCHO CUCAMONGA, CA 91730 - (866) 515-3358



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PP25524/EA42671

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/Initial Study).

COMPLETED/REVIEWED BY:

By:	Gabriel Villalobos	Title: Project Planner	Date:

Applicant/Project Sponsor: Verizon Wireless Date Submitted: February 11, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: Gabriel Villalobos Date:

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 Gabriel Villalobos at (951) 955-6184.

Revised: 12/05/17 Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42671 ZCFG06051

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42671 Project Case Type (s) and Number(s): Plot Plan No. 25524 Lead Agency Name: County of Riverside Planning Department Address: P.O. Box 1409, Riverside, CA 92502-1409 Contact Person: Gabriel Villalobos Telephone Number: (951) 955-6184 Applicant's Name: Verizon Wireless Applicant's Address: 15505 Sand Canyon Avenue, Irvine, CA 92618

I. PROJECT INFORMATION

- A. Project Description: Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.
- **B.** Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .
- C. Total Project Area: 360 square foot lease area on a 3.08 acre parcel.

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

- D. Assessor's Parcel No(s): 551-200-057
- E. Street References: Northerly of Ramona Expressway, southerly of Cedar Avenue, westerly of Wendell Drive
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South Range 1 East Section 5
- **G.** Brief description of the existing environmental setting of the project site and its surroundings: The site currently contains a single-family home. The site is immediately surrounded by vacant land on the east and west. There are existing mobile home parks further to the east, north, and west and single-family homes to the southwest.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation: The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned

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wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

- **3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety: The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- **5.** Noise: The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing: The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
- **7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): San Jacinto Valley
- C. Foundation Component(s): Community Development
- D. Land Use Designation(s): Community Development: Medium Density Residential (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): San Jacinto Valley
 - 2. Foundation Component(s): Open Space and Community Development
 - **3. Land Use Designation(s):** Open Space: Water (OS:W), Community Development: Medium Density Residential (CD: MDR), Commercial Retail (CD:CR)
 - 4. Overlay(s), if any: N/A
 - 5. Policy Area(s), if any: N/A
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: N/A
 - 2. Specific Plan Planning Area, and Policies, if any: N/A

- I. Existing Zoning: Light Agriculture, 5-acre minimum (A-1-5)
- J. Proposed Zoning, if any: N/A
- **K. Adjacent and Surrounding Zoning:** Watercourse, Watershed & Conservation Areas (W-1) to the east; One-Family Dwelling (R-1) to the west and south; General Commercial (C-1/C-P) to the north and 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.

Aesthetics	Hazards & Hazardous Materials	Recreation
Agriculture & Forest Resources	Hydrology / Water Quality	Transportation / Traffic
🗌 Air Quality	🗌 Land Use / Planning	Utilities / Service Systems
Biological Resources	Mineral Resources	🗋 Other:
Cultural Resources	🗌 Noise	Other:
Geology / Soils	Population / Housing	Mandatory Findings of
Greenhouse Gas Emissions	Public Services	Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature Signature Cabrid Villalobrs

2/14/18

For Charissa Leach, Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 				
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?				

<u>Source:</u> Riverside County San Jacinto Valley Area Plan Figure 9 "San Jacinto Valley Area Plan Scenic Highways"

Findings of Fact:

a) According to San Jacinto Valley Area Plan Figure C-9, San Jacinto Valley Area Plan Scenic Highways, the nearest State Eligible Scenic Highway is Ramona Expressway located directly adjacent to the Project site. However, the Project's potential impacts would be comparable to existing structures along Ramona Expressway and in the vicinity of the Project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor.

The project will have a less than significant impact.

b) The proposed Project is located on 3.08 acre parcel. Under current conditions, the Project site contains a single-family home. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character to the existing structures in the vicinity of the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view.

The project will have a less than significant impact.

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Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
 Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? 				
Source: GIS database, Ord. No. 655 (Regulating Light Pollu	tion)			
<u>Findings of Fact:</u> a) Riverside County Ordinance No. 655 identifies portions of adversely affect the Mt. Palomar Observatory. Specifically, C comprising lands within a 15-mile distance of the observatory greater than 15 miles, but less than 45 miles from the of approximately 27.91 miles northeast of the Mt. Palomar Obse provisions of Ordinance No. 655. Ordinance No. 655 require requirements for lamp source and shielding, prohibition and e With incorporation of project lighting requirements of the Rive	Ordinance N , while Zone bservatory, a servatory, a uires metho xceptions.	lo. 655 iden e "B" compri The Projec nd is therefo ods of insta	tifies Zone ises lands l ct site is l ore subject llation, dei	"A" as ocated ocated to the finition,
proposed project, this impact will be less than significant.			5 NO. 000 I	
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?			\boxtimes	
Source: On-site Inspection, Project Application Description				
<u>Findings of Fact:</u> a-b) The proposed wireless communications facility may prov of servicing the facility. However, it will not create a new source expose residential property to unacceptable light levels.	ide a servic e of light oi	e light to be glare in the	e used at th area and y	ne time will not
The project will have a less than significant impact.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
non-agricultural use?			<u>.</u>	
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?			\boxtimes	
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?				\boxtimes

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

Findings of Fact:

a) According to "Map My County," the project site is designated as "Other Lands". Areas surrounding the Project site are designated as "Urban-Built Land" and "Other Lands." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance."

Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and the project will have no impact.

b) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves. Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract.

The project will have no impact.

c) The Project site is zoned Light Agriculture, 5-acre minimum (A-1-5). According to "Map My County," zoning designations surrounding the Project site include Light Agriculture (A-1-5), Watercourse, Watershed, & Conservation Areas (W-1), and One-Family Dwelling (R-1). While the proposed Project is located on a site classified for Agriculture uses, the limited scale of the proposed Project would not cause a conflict with existing agriculture uses. There would be no impact to agriculturally zoned property in the vicinity.

The project will have a less than significant impact.

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

The project will have no impact.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec- tion 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?				\boxtimes
c) Involve other changes in the existing environment which, due to their location or nature, could result in con- version of forest land to non-forest use?				

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use.

The project will have no impact.

Mitigation: No mitigation is required.

AIR QUALITY Would the project			
 6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan? 			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			
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)?			
 d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? 		\boxtimes	
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?			
 f) Create objectionable odors affecting a substantial number of people? 		\boxtimes	
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless telecommunication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans will be less than significant.

The project will have a less than significant impact.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Pollutant	Construction	Operational
NO _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
СО	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

Table 1 SCAQMD Regional Thresholds

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

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

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Therefore, the project will have a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Bautista Creek Elementary School located at 441 N Lake St, Hemet, CA 92544 at approximately 0.5 miles southwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts will be less than significant.

e) There will be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions.

The project will have no impact.

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

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Monitoring: No monitoring is required. BIOLOGICAL RESOURCES Would the project 7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? d) Interfere substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or or oregional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? e) 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 heirect removal, filling, hydrological interruption, or other means? g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? 		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 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? b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? d) Interfere 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? e) 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? g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation 	Monitoring: No monitoring is required.				
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through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? 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? 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? g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	 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 				
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? 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? 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? 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? g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	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				
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? 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? 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? g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	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?				
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 <u>Wildlife Service?</u> 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? g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation	native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or				
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? g) Conflict with any local policies or ordinances grotecting biological resources, such as a tree preservation	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?				
protecting biological resources, such as a tree preservation	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?				

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

Findings of Fact:

a) The project site is on a built-up parcel in an urbanized area. The proposal will disturb an approximately 360 square foot lease area for the construction of the tower and associated equipment. Based on previous disturbance, the site is not anticipated to have biological impacts.

The project will have a less than significant impact.

b-c) The proposal will disturb approximately 360 square foot lease area for the construction of the tower and associated equipment. Based on previous construction, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

92	Poten	tially Le	ess than	Less	No
	Signif	cant Sig	gnificant	Than	Impact
	Imp	act	with	Significant	
		М	itigation	Impact	
	 	inco	prporated	-	

Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The project will have no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools.

The 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.

The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project			
8. Historic Resources	 []		
a) Alter or destroy an historic site?			\bowtie
b) Cause a substantial adverse change in the		 	\boxtimes
significance of a historical resource as defined in California			\bigtriangleup
Code of Regulations, Section 15064.5?			

Source: On-site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 04869

Findings of Fact:

a-b) According to County Archaeological Report (PDA) No. 04869, prepared by Wayne H. Bonner, of Michael Brandman Associates, no cultural resources were discovered. Therefore, there will be no impacts to historical resources as defined in California Code of Regulation, Section 15064.5. However, if during ground disturbances activities, cultural resources are discovered that were not assessed by the archaeological report, Condition of Approval 10.Planning.19 will be followed. Additionally, the developer shall comply with Condition of Approval 10.Planning.20 if human remains are encountered.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 9. Archaeological Resources a) Alter or destroy an archaeological site. 				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?				\boxtimes
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?				

<u>Source</u>: County Archaeological Report (PDA) No. 04869 "Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Paloma', Hemet, Riverside County, California". Project Application Materials.

Findings of Fact:

a) Based on an analysis of records and a survey of the property prepared by a Riverside County approved archaeologist Wayne H. Bonner. According to the study, no cultural resources were discovered, therefore, it is determined that there will be no impacts to an archaeological site. The results of the survey are provided in an archaeological survey report entitled, *Cultural Resources Assessment, Verizon Wireless Facility Candidate "Paloma", Hemet, Riverside County, California,* dated August 21, 2014. The proposed Project is not expected to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find as described in condition of approval "10. Planning. 19. Use – Unanticipated Resources".

The project will have no impact.

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

The project will have no impact.

c) Because the Project site has previously been disturbed by construction, there is little possibility that ground disturbing activities will expose human remains. However, the proposed Project would still be subject to State Health and Safety Code Section 7050.5 if human remains are discovered during disturbing activities. Condition of approval "10. Planning. 20. Use – If Humans Found" is considered a standard condition and not considered mitigation for CEQA purposes.

The project will have a less than significant impact.

d) The proposed Project will not restrict existing religious or sacred uses within the potential impact area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project will have no impact.				
e) The proposed Project will not cause a substantial adver cultural resource.	rse change	in the signi	ficance of a	a tribal
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
 Paleontological Resources a) Directly or indirectly destroy a unique paleonto- logical resource, or site, or unique geologic feature? 				
Source: Riverside County General Plan Figure OS-8 "Paleo	ntological S	ensitivity"		
<u>Findings of Fact:</u> a) According to "Map My County," the project site has bee paleontological resources. Additionally, the proposed Project disturbed and built-up. Therefore, the proposed Project will have a less than signific	will be loca	ited on a site	e which is a	lready
on the Project site.	·		J	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
GEOLOGY AND SOILS Would the project				
 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? 				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
<u>Source:</u> Riverside County General Plan Figure S-2 "Earthq Geologist Comments	uake Fault	Study Zones	s," GIS data	abase,

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is 677 feet east of the project site. Accordingly, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

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d Liquefa	action"		
:(Liquefaction"	d Liquefaction"

<u>+/-</u> feet of the ground surface. According to "Map My County," the Project site is identified as having a "moderate" liquefaction susceptibility. To reduce the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

 13. Ground-shaking Zone
 Image: Constraint of the strong seismic ground shaking?
 Image: Constraint of the strong seismic ground shaking?

 a)
 Be subject to strong seismic ground shaking?
 Image: Constraint of the strong seismic ground shaking?

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

<u>Findings of Fact:</u> According to "Map My County," the Project site is not located in a fault zone, but is located 677 feet east of a fault line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
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 "Slope Instability"	San Jacint	o Valley Are	a Plan, Fig	ure 14	
<u>Findings of Fact:</u> Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, San Jacinto Valley Area Plan Figure 14, <i>Slope Instability</i> , the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.					
The project will have a less than significant impact.					
Mitigation: No mitigation is required.					
Monitoring: No monitoring is required.					
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?					

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

<u>Findings of Fact:</u> The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will reduce the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

 Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? 		\boxtimes	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

<u>Findings of Fact</u>: The Project site is more than 45.11 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Additionally, Figure 10, *San Jacinto Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes		\boxtimes	
a) Change topography or ground surface relief features?	_		
leatures:			
b) Create cut or fill slopes greater than 2:1 or higher			
than 10 feet?		\bigtriangleup	
c) Result in grading that affects or negates			
subsurface sewage disposal systems?			\bowtie

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

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained.

The project will have a less than significant impact.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems.

The project will have no impact.

Mitigation: No mitigation is required.

 18. Soils a) Result in substantial soil erosion or the loss of topsoil? 			
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007),			\square
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
creating substantial risks to life or property? c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				

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

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

The project will have a less than significant impact.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). Therefore, there would be no risk to life or property. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

The project will have no impact.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion			
a) Change deposition, siltation, or erosion that may		\square	L]
modify the channel of a river or stream or the bed of a lake?			
b) Result in any increase in water erosion either on			
or off site?			

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

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impac
		Incorporated		,
b) Due to the limited scope of the proposed Project, an incre site is note expected. Therefore, there would be a less than s			ther on site	or off-
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
20. Wind Erosion and Blowsand from project either on or off site.			\boxtimes	
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

<u>Findings of Fact</u>: The Project site is considered to have a "high" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site.

The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project			
 21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		\boxtimes	

Source: Project application materials

Findings of Fact:

a) The Project proposes the installation of a 70-foot tall unmanned wireless telecommunication within a 360 square-foot lease area. The installation of the telecommunication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate significant amounts of greenhouse gas emissions.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project will have a less than significant impact.				
b) The project will not conflict with an applicable plan, policy reducing the emissions of greenhouse gases.	or regulation	on adopted f	or the purp	ose of
The 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 pro	ject			
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?				\boxtimes
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				\boxtimes
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Govern- ment Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environ- ment?				\boxtimes

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

The project will have no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

The project will have a less than significant impact.

Potentially Significant Impact		Less Than Significant Impact	No Impact
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c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

The project will have no impacts.

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

The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	^		
a) Result in an inconsistency with an Airport Master			\boxtimes
Plan?			
b) Require review by the Airport Land Use			
Commission?			\bowtie
c) For a project located within an airport land use		<u> </u>	
plan or, where such a plan has not been adopted, within			\bowtie
two miles of a public airport or public use airport, would the			
project result in a safety hazard for people residing or			
working in the project area?			
d) For a project within the vicinity of a private airstrip,	 		\square
or heliport, would the project result in a safety hazard for			X
people residing or working in the project area?			

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

Findings of fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Hemet-Ryan Airport which is located approximately 6 miles southwest of the project site.

The project will have no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

The project will have no impacts.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project will have no impacts.				
d) The project is not within the vicinity of a private airstrip, o hazard for people residing or working in the project area.	r heliport ai	nd would not	result in a	safety
The project will have no impacts.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
Source: Riverside County General Plan San Jacinto Susceptibility," GIS database	Valley Are	ea Plan Fig	jure 11 "W	/ildfire
				Plan
<u>Findings of Fact</u> : According to County of Riverside Gene Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili high fire area.	tal Plan, S ty, the Proj	an Jacinto N ect site is no	t located w	ithin a
Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili	ital Plan, S	an Jacinto N ect site is no	t located w	ithin a
Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili high fire area.	ital Plan, S	an Jacinto N ect site is no	t located w	ithin a
Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili high fire area. The project will have no impacts.	ital Plan, S	an Jacinto N ect site is no	t located w	ithin a
Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili high fire area. The project will have no impacts. <u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required. HYDROLOGY AND WATER QUALITY Would the project	ital Plan, S	ect site is no	t located w	ithin a
Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili high fire area. The project will have no impacts. <u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required.	tan, S	ect site is no	t located w	
 Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibili high fire area. The project will have no impacts. <u>Mitigation</u>: No mitigation is required. <u>Monitoring</u>: No monitoring is required. <u>HYDROLOGY AND WATER QUALITY Would the project</u> 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 	ty, the Proj		t located w	
 Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibilitility high fire area. The project will have no impacts. <u>Mitigation</u>: No mitigation is required. <u>Monitoring</u>: No monitoring is required. <u>HYDROLOGY AND WATER QUALITY Would the project</u> 25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? b) Violate any water quality standards or waste discharge requirements? c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for 			t located w	
 Figure 11, San Jacinto Valley Area Plan Wildfire Susceptibilities high fire area. The project will have no impacts. <u>Mitigation</u>: No mitigation is required. <u>Monitoring</u>: No monitoring is required. <u>HYDROLOGY AND WATER QUALITY Would the project</u> 25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? b) Violate any water quality standards or waste discharge requirements? c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which 			t located w	

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

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

Findings of Fact:

a) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

The project will have a less than significant impact.

b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements.

The project will have a less than significant impact.

c) The proposed Project is simply an unmanned wireless telecommunication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

The project will have a less than significant impact.

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

The project will have a less than significant impact.

e) The project site is not located within a 100 year flood zone and no housing is being proposed. Therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

The project will have no impact.

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Potentiall Significar Impact		Less Than Significant Impact	No Impact
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f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

The project will have no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable 🔀	U - Generally Unsuitable 🗌	_	R - Restric	cted 🗌
	existing drainage pattern of			
the site or area, including three			\bowtie	
course of a stream or river, or	substantially increase the			
rate or amount of surface runc	ff in a manner that would			
result in flooding on- or off-site?				
b) Changes in absorptic	on rates or the rate and			
amount of surface runoff?			\boxtimes	
 c) Expose people or struct 	tures to a significant risk of			
loss, injury or death involving flo	oding, including flooding as		\boxtimes	
a result of the failure of a levee	e or dam (Dam Inundation			
Area)?				
d) Changes in the amou	nt of surface water in any		 	
water body?			A	

<u>Source</u>: Riverside County General Plan San Jacinto Valley Area Plan Figure 10, "Flood Hazards," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

The project will have a less than significant impact.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will have a less than significant impact.

c) As indicated in the Riverside County General Plan San Jacinto Valley Area Plan Figure 10, *Flood Hazards*, the Project site is not located in a dam inundation zone or flood prone area. The Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The project will have a less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body.

The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project			
 27. Land Use a) Result in a substantial alteration of the present or planned land use of an area? 		\boxtimes	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?			\boxtimes

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

Findings of Fact:

a) Under existing conditions, the Project site a single-family home and limited agricultural uses. With implementation of the proposed Project, only the 360 square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Community Development: Medium Density Residential (CD:MDR). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment.

The project will have a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and located within the City of Hemet sphere of influence. However, there are no components of the Project with a potential to adversely affect land use within any other adjacent cities such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

The project will have no impact.

Mitigation: No mitigation is required.

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

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

Findings of Fact:

a) Under existing conditions, the Project site is zoned for "Light Agriculture" (A-1), which allows for one-family dwellings, as well as, public utility uses such as telecommunication facilities.

The project will have a less than significant impact.

b) The Project site is surrounded by properties with Watercourse, Watershed & Conservation Areas (W-1) to the east; One-Family Dwelling (R-1) to the west and south; General Commercial (C-1/C-P) to the north and west. The Project proposes a wireless telecommunication facility. The proposed use would be fully compatible with the zoning designations that abut the site on all sides. Therefore, the proposed Project would be consistent with existing surrounding zoning.

The project will have a less than significant impact.

c) Surrounding land uses include scattered single-family residential to the north and west. The wireless telecommunication facility would be fully compatible with the existing residential uses near the Project site. Accordingly, the Project will be fully compatible with, or otherwise will not conflict with the site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land uses include: Open Space: Water (OS: W), Community Development: Medium Density Residential (CD: MDR), and General Commercial (C-1/C-P). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area.

The project will have no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: Medium Density Residential (CD: MDR). The proposed wireless telecommunication facility would be fully consistent with the property's General Plan land use designation.

The project will have no impact.

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Potentia Significa Impact		Less Than Significant Impact	No Impact
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e) There are residential communities to the north and west of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project									
29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?									
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?				\boxtimes					
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?									
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?									

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

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

The project will have no impact.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
NOISE Would the project result in				
Definitions for Noise Acceptability RatingsWhere indicated below, the appropriate Noise Acceptability RNA - Not ApplicableA - Generally AcceptableC - Generally UnacceptableD - Land Use Discouraged			ed. onally Acce	eptable
30. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA \square A \square B \square C \square D \square				
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 \square A \square B \square C \square D \square				
 <u>Source</u>: Riverside County General Plan Figure S-19 "Airpor Facilities Map <u>Findings of Fact:</u> a) The project site is not located within an airport land use pl or public use airport that would expose people residing on the 	an or withi	n two miles o	of a public :	airport
The project will have no impact.				
b) The project is not located within the vicinity of a private residing on the project site to excessive noise levels.	e airstrip a	nd would no	t expose p	beople
The 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 "Ci Inspection	rculation P	lan", GIS da	atabase, C	n-site
Findings of Fact: There are no railroads in the vicinity of the l	Project site			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
32. Highway Noise NA ⊠ A □ B □ C □ D □				\boxtimes
Source: On-site Inspection, Project Application Materials				
<u>Findings of Fact</u> : The nearest highway is Ramona Exp adjacent of the Project site. However, the proposed Project facility, which would not be affected by highway noise or pose	t is simply a	a wireless te	lecommun	ication
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
33. Other Noise NA ⊠ A □ B □ C □ D □				\boxtimes
Source: Project Application Materials, GIS database				
Findings of Fact: No additional noise sources have been ide significant amount of noise.	entified that	would expos	e the Proje	ct to a
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			\boxtimes	
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<u>Source</u>: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Ramona Expressway. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

The project will have a less than significant impact.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless telecommunication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels.

The project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project										
35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing else- where?										
b)	Create	a	demand	for	additional	housing,				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
particularly housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing else- where?				
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population projections?				\boxtimes
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)?				

<u>Source</u>: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a & c) Under existing conditions, there is a single-family home on-site. However, the proposed Project would only disturb the 360 square-foot lease area of the Project site and would not affect the existing home. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere.

The project will have no impact.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand.

The project will have no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area.

The project will have no impact.

e) The Project simply proposes an unmanned wireless telecommunication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase.

The project will have no impact.

f) The proposed Project would develop the site with an unmanned wireless telecommunication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would the project result in substantion the provision of new or physically altered government f altered governmental facilities, the construction of whi impacts, in order to maintain acceptable service ration objectives for any of the public services:	facilities or the ich could cau	e need for i ise significa	new or phy ant environ	/sically mental
36. Fire Services		<u> </u>	\square	
Source: Riverside County General Plan Safety Element				
Project area. The proposed Project would primarily be ser located approximately 1 miles southeast of the Project s 92544. Thus, the Project site is adequately served b conditions. Because the proposed Project is simply a implementation of the proposed Project would not result in protection facilities, and would not exceed applicable protection services. The project will have a less than significant impact.	ite at 25175 I by fire protect an unmannect the need for	Fairview Ave tion service I telecomminew or physical	enue, Heme s under ex unication f sically alter	et, CÁ xisting acility, ed fire
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
37. Sheriff Services				
Source: Riverside County General Plan				
Findings of Fact: The Riverside County Sheriff's Depar Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propo telecommunication facility. Therefore, implementation of the the need for new or physically altered sheriff stations.	1.46 miles so ect's demand sed Project	utheast of tl on sheriff pr is simply	he Project s otection se an unma	site at rvices anned
Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propo telecommunication facility. Therefore, implementation of the	1.46 miles so ect's demand sed Project	utheast of tl on sheriff pr is simply	he Project s otection se an unma	site at rvices anned
Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propo telecommunication facility. Therefore, implementation of the the need for new or physically altered sheriff stations.	1.46 miles so ect's demand sed Project	utheast of tl on sheriff pr is simply	he Project s otection se an unma	site at rvices anned
Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propo telecommunication facility. Therefore, implementation of the the need for new or physically altered sheriff stations. The project will have a less than significant impact.	1.46 miles so ect's demand sed Project	utheast of tl on sheriff pr is simply	he Project s otection se an unma	site at rvices anned
Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propo telecommunication facility. Therefore, implementation of the need for new or physically altered sheriff stations. The project will have a less than significant impact. Mitigation: No mitigation is required.	1.46 miles so ect's demand sed Project	utheast of tl on sheriff pr is simply	he Project s otection se an unma	site at rvices anned
Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propo telecommunication facility. Therefore, implementation of the the need for new or physically altered sheriff stations. The project will have a less than significant impact. <u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required.	1.46 miles so ect's demand sed Project he proposed I	utheast of tl on sheriff pr is simply	he Project s otection se an unma	site at rvices anned t in in
Project area via the Hemet Station located approximately 43950 Acacia Ave # B, Hemet, CA 92544. The proposed Proje would be little to nonexistent because the propotelecommunication facility. Therefore, implementation of the need for new or physically altered sheriff stations. The project will have a less than significant impact. <u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required.	1.46 miles so ect's demand sed Project he proposed f IS database ned telecommu	utheast of the on sheriff present of the simply project would be addressed by the second seco	he Project s otection se an unma d not result	site at rvices anned t in in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
39. Libraries				
Source: Riverside County General Plan				
<u>Findings of Fact</u> : Implementation of the Project would rewireless telecommunication facility. No housing, which could is being proposed.				
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
40. Health Services				\square
housing, which could increase the demand for health service The project will have no impact. <u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required.	s, is deing p	proposea.		
RECREATION				
 41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? 				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com- munity Parks and Recreation Plan (Quimby fees)?				\boxtimes
<u>Source</u> : GIS database, Ord. No. 460, Section 10.35 (Reg Recreation Fees and Dedications), Ord. No. 659 (Establish Open Space Department Review				

Potentially Significan Impact		Less Than Significant Impact	No Impact
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Findings of Fact:

a) The Project simply proposes an unmanned wireless telecommunication facility and does not involve the construction or expansion of recreational facilities.

The project will have no impact.

b) The Project simply proposes an unmanned wireless telecommunication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed.

The project will have no impact.

c) According to "Map My County," the Project site is not located within a County Service Area.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42.	Recreational Trails	····-		\square
		/``		

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

<u>Findings of Fact</u>: According to the San Jacinto Valley Area Plan Figure 8, *Trails and Bikeway System,* there is a historic trail and a Class I bike path planned in the immediate vicinity of the Project site. However, the proposed Project would only disturb a 360 square-foot lease area within a 3.08 acre parcel. There would be no impact to existing or proposed recreational trails.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project			
43. Circulation		\square	
a) Conflict with an applicable plan, ordinance or			
policy establishing a measure of effectiveness for the			
performance of the circulation system, taking into account			
all modes of transportation, including mass transit and non-			
motorized travel and relevant components of the circulation			
system, including but not limited to intersections, streets,			
highways and freeways, pedestrian and bicycle paths, and			
mass transit?			
b) Conflict with an applicable congestion			
management program, including, but not limited to level of		\boxtimes	
service standards and travel demand measures, or other			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				\boxtimes
d) Alter waterborne, rail or air traffic?				\boxtimes
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				\boxtimes
f) Cause an effect upon, or a need for new or altered maintenance of roads?				\boxtimes
g) Cause an effect upon circulation during the pro- ject's construction?			\boxtimes	
 h) Result in inadequate emergency access or access to nearby uses? 				\boxtimes
 i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? 				

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program.

The project will have a less than significant impact.

c-d) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic.

The project will have no impact.

e-f) The proposed Project is simply an unmanned wireless telecommunication facility and does not propose any change in street design.

The project will have no impact.

g) The proposed Project may cause an effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

The project will have a less than significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The proposed Project is simply an unmanned wireless telecommunication facility on a 360 squarefoot lease area. The proposed Project will not result in inadequate emergency access to nearby uses.

The project will have no impact.

i) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails			X

Source: Riverside County General Plan

<u>Findings of Fact</u>: The proposed Project is simply an unmanned wireless telecommunication facility and does not create a need for- or impact a bike trail in the vicinity of the project.

The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project		
45. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?		
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		\boxtimes

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless telecommunication facility. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities.

The project will have no impact.

Mitigation: No mitigation is required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring is required.				
46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
Source: Department of Environmental Health Review				
Findings of Fact: a-b) The proposed Project is simply an unmanned wireless require any connection to sewer lines. Therefore, the P construction of new wastewater treatment facilities or expans The project will have no impact.	roject will	not require		
<u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required.				
47. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage- ment Plan)?				
Source: Riverside County General Plan, Riverside correspondence	County V	Vaste Mana	agement [District
<u>Findings of Fact</u> : a-b) The proposed Project is simply an unmanned wireless require solid waste services. Therefore, the proposed P construction of new landfill facilities, including the expansion of	roject will	not require	ty and wou or result	ıld not in the
The project will have no impact.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				

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

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?		\boxtimes
b) Natural gas?		
c) Communications systems?		
d) Storm water drainage?		
e) Street lighting?		$\overline{\boxtimes}$
f) Maintenance of public facilities, including roads?		\square
g) Other governmental services?		\square

Source: Project implementation materials

Findings of Fact:

a-g) Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment.

The Project does not propose the construction of any new or expanded electrical systems, natural gas systems, communication systems, storm water drainage systems, street lighting, public facilities, or other governmental services.

The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: Project implementation materials

Findings of Fact:

The proposed Project is an unmanned wireless telecommunication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the longterm availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

 \boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Implementation of the proposed Project is not expected conservation plans, and impacts would be less than signific		onflict with a	applicable e	energy
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
MANDATORY FINDINGS OF SIGNIFICANCE		<u> </u>	,	
50. Does the project have the potential to substantiall degrade the quality of the environment, substantiall 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, o eliminate important examples of the major periods of California history or prehistory?	ý ∟ e f- or e or			
Cultural Resources (Section 8), Archaeological Reso Resources (Section 10), implementation of the proposed p quality of the environment, substantially reduce the habita wildlife populations to drop below self-sustaining levels,	urces (Secti project would t of fish or wi threaten to	on 9), and not substant Idlife species eliminate a	Paleontol tially degrad s, cause a t plant or a	logical de the fish or animal
Cultural Resources (Section 8), Archaeological Reso Resources (Section 10), implementation of the proposed p quality of the environment, substantially reduce the habita wildlife populations to drop below self-sustaining levels, community, or reduce the number or restrict the range of eliminate important examples of the major periods of Califor	urces (Section project would t of fish or wi threaten to a rare or er	on 9), and not substant Idlife species eliminate a idangered pl	Paleontol tially degrad s, cause a t plant or a	logical de the fish or animal
Cultural Resources (Section 8), Archaeological Reso Resources (Section 10), implementation of the proposed p quality of the environment, substantially reduce the habita wildlife populations to drop below self-sustaining levels, community, or reduce the number or restrict the range of eliminate important examples of the major periods of Califor The project will have a less than significant impact.	urces (Section project would t of fish or withreaten to a rare or er rnia history or y	on 9), and not substant Idlife species eliminate a idangered pl	Paleontol tially degrad s, cause a t plant or a	logical de the fish or animal
 Cultural Resources (Section 8), Archaeological Reso Resources (Section 10), implementation of the proposed p quality of the environment, substantially reduce the habita wildlife populations to drop below self-sustaining levels, community, or reduce the number or restrict the range of eliminate important examples of the major periods of Califor The project will have a less than significant impact. 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumula tively considerable" means that the incrementa effects of a project are considerable when viewed ir connection with the effects of past projects, othe current projects and probable future projects)? 	urces (Section project would t of fish or withreaten to a rare or er rnia history or y	on 9), and not substant Idlife species eliminate a idangered pl	Paleontol tially degrad s, cause a t plant or a	logical de the fish or animal nal, or
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	-
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<u>Findings of Fact</u>: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment.

The project will have a less than significant impact.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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





12/12/17, 2:41 pm

PP25524

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25524. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 3 0010-BS-Grade-USE - EROSION CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade, 4 0010-BS-Grade-USE - GENERAL INTRODUCTION

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.

BS-Grade. 5 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 6 0010-BS-Grade-USE ~ NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

BS-Grade

BS-Grade. 6

0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

BS-Grade. 7 0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done,

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK

(cont.)

shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

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

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

Fire

Fire. 1

0010-Fire-USE - #84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining aboveground fuel tank permit, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

Planning

Planning. 1

0010-Planning-USE - BRNCH HGT CNT ANT SOCK

The branches for the mono-eucalyptus shall start fifteen (15) feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

Planning. 2

0010-Planning-USE - BUSINESS LICENSING

Planning

Planning. 2 0010-Planning-USE - BUSINESS LICENSING (cont.) 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.rctfma.org.buslic.

Planning. 3 0010-Planning-USE - CAUSES FOR REVOCATION

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.

Planning. 4 0010-Planning-USE - CEASED OPERATIONS

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.

Planning. 5 0010-Planning-USE - CO-LOCATION

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.

Planning. 6 0010-Planning-USE - COMPLY WITH ORD./CODES

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.

Planning. 7 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

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

Planning. 8 0010-Planning-USE - FEES FOR REVIEW

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.

Planning

Planning. 9	0010-Planning-USE - FUTURE INTERFERENCE (cont.)
Planning. 9	0010-Planning-USE - FUTURE INTERFERENCE

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.

Planning. 10 0010-Planning-USE - GEO02397

County Geologic Report (GEO) No. 2397, submitted for this project (PP25524) was "Geotechnical Engineering & prepared by Geotechnical Solutions, Inc. and is entitled: Geology Report Verizon Wireless Paloma LAX-297", and is dated April 22, 2014. Geotechnical Solutions, Inc. also submitted the following: "Geotechnical Engineering & Geology Report Verizon Wireless Paloma LAX-297", dated December 11, 2013, and: "Responses to County of Riverside Review Comment County Geologic Report No. LAX-297 43075 Cedar Verizon Paloma Engineering Report -2397 Geotechnical Avenue Hemet, California 92544" dated December 3, 2014. This document is herein incorporated as a part of GEO02397.

GEO02397 concluded:

1. The site does not lie within an Alquist-Priolo Earthquake Fault Zone.

2. The potential for direct surface fault rupture at the site is considered very low.

3. The potential for liquefaction is very low.

4. The soils are susceptible to excessive erosion if exposed to running water.

5. The possible effects of subsidence is considered very low.

6.Hydroconsolidation of the soils should not pose any significant safety hazard to the proposed development.

7.Landslides or other forms of natural slope instability are not considered to represent a hazard to the project.

8. Seiches are not considered a potential hazard to the project.

9. Tsunamis do not pose a seismic risk hazard to the site.

GEO02397 recommended:

1. The upper 3 feet of material should be over-excavated, removed hauled offsite and should be replaced with no-expansive soil material and compacted to at least 90% ASTM D-1557 laboratory standard.

2.It is recommended that all surface runoff should not be allowed to pond above or flow freely over adjacent slope surfaces. Collected water should be conveyed via a non-erosive device to a suitable storm drain system.

3.Site should be sloped to direct water away from all structures.

GEO No. 2397 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2397 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of

Planning. 10

ADVISORY NOTIFICATION DOCUMENT

Planning

0010-Planning-USE - GEO02397 (cont.)

this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 11 0010-Planning-USE - IF HUMAN REMAINS FOUND

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

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

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

i)A County Official is contacted.

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

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

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

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

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in 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.

Planning. 12 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 13

0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

The proposed mono-eucalyptus 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

Planning

Planning. 13	0010-Planning-USE - MAINTAIN SOCKS/BRANCHES (cont.)
missing or deteriorated (as replaced within thirty (30) days.	
Planning. 14	0010-Planning-USE - MAX HEIGHT

The monopole/antenna array located within the property shall not exceed a height of 70 feet.

Planning. 15 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 551-200-057 (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.

Planning. 16 0010-Planning-USE - NOISE REDUCTION

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.

Planning. 17 0010-Planning-USE - PDA04869

County Archaeological Report (PDA) No. 04869, submitted for this project (PP25524) was prepared by Wayne H. Bonner, M.A., RPA, of Michael Brandman Associates and is entitled: "Cultural Resources Assessment, Verizon Wireless Facility Candidate "Paloma", Hemet, Riverside County, California," dated August 21, 2014.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are recommended or required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

Planning. 18 0010-Planning-USE - SITE MAINTENANCE CT

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 ten (10) feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 19 0010-Planning-USE - UNANTICIPATED RESOURCES

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

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

Planning

Planning. 19

0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

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 it 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 other tribal representative (or appropriate archaeologist. the Native American the Planning Director to discuss the ethic/cultural group representative), and 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.

Planning. 20 0020-Planning-USE - EXPIRATION DATE-PP

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 (3) 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 (3) 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.

Planning. 21 0020-Planning-USE - LIFE OF PERMIT

The wireless communication facility lifespan shall be consistent with the provisions listed under Ordinance No. 348.

Planning-All

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Planning-All. 1 0010-Planning-All-USE - DEFINITIONS
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The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25524 shall be henceforth defined as follows:

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS (cont.) APPROVED EXHIBIT A = Plot Plan No. 25524, Exhibit A, dated ____.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

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.

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6-foot high decorative block wall.

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD-EPD - UWIG COMPLIANCE

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD-EPD - UWIG COMPLIANCE (cont.)

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shali incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and auality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate 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. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD-EPD - UWIG COMPLIANCE (cont.)

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site:

http://www.rctlma.org/planning/content/devproc/landscpe/lanscape.html.

Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Transportation. 3 0010-Transportation-USE - LC RECLAIMED WATER

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

Transportation. 4 0010-Transportation-USE - LC VIABLE LANDSCAPING

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

Transportation. 5 0010-Transportation-USE - STD INTRO (ORD 461)

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

Transportation

Transportation. 50010-Transportation-USE - STD INTRO (ORD 461) (cont.)regarding the true meaning of the conditions shall be referred to the TransportationDepartment.

Transportation. 6 0010-Transportation-USE - TS/EXEMPT

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.

Riverside County PLUS CONDITIONS OF APPROVAL

Page 1

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project (or subdivision) shall comply with them.

60. Prior To Grading Permit Issuance **BS-Grade** Not Satisfied 060 - BS-Grade. 1 0060-BS-Grade-USE - BMP CONST NPDES PERMIT 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. Not Satisfied 060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows. Not Satisfied 0060-BS-Grade-USE - GEOTECH/SOILS RPTS 060 - BS-Grade. 3 Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS. Not Satisfied 0060-BS-Grade-USE - GRADING SECURITY 060 - BS-Grade. 4 Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Not Satisfied 060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required. Not Satisfied 060 - BS-Grade. 6 0060-BS-Grade-USE - NPDES/SWPPP 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

60. Prior To Grading Permit Issuance

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Riverside County PLUS

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BS-C	Grade		
060 ·	- BS-Grade. 7	0060-BS-Grade-USE - PRE-CONSTRUCTION MTG	Not Satisfied
		proval and prior to the issuance of a grading permit, the applicant is required to etims with the Building and Safety Department Environmental Compliance Division.	
0 60 ·	- BS-Grade. 8	0060-BS-Grade-USE - SWPPP REVIEW	Not Satisfied
	PREVENTION PLAN (SWPPP)	of "ONE" acre or larger required to develop a STORM WATER POLLUTION - the owner/applicant shall submit the SWPPP to the Building and Safety apliance Division for review and approval prior to issuance of a grading permit.	
Plan	níng		
060 ·	- Planning. 1	0060-Planning-USE - GRADING PLANS	Not Satisfied
	If grading is proposed, the proje	ct must comply with the following:	
		one print of a comprehensive grading plan to the Department of Building and Safety n Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be e conditions.	
	 A grading permit shall be ob grading outside of a County ma 	ained from the Department of Building and Safety prior to commencement of any intained road right-of-way.	
	c. Graded but undeveloped lan measures as approved by the D	d shall be planted with interim landscaping or provided with other erosion control irector of Building and Safety.	
	d. Graded areas shall be reveg water using and erosion control	etated or landscaped with native species which are fire resistant, drought tolerant, low ling.	
060	- Planning. 2	0060-Planning-USE - PALEO PRIMP & MONITOR	Not Satisfied
		ty's General Plan as having a High potential for palaeontological resources (fossils). arthmoving activities could potentially impact this resource. HENCE:	
	PRIOR TO ISSUANCE OF GRA	ADING PERMITS:	
	project-specific plan for monitor 2. The project paleontologist retain any pre-construction work nece These requirements shall be do	alified paleontologist approved by the County of Riverside to create and implement a ing site grading/earthmoving activities (project paleontologist). ained shall review the approved development plan and grading plan and shall conduct ssary to render appropriate monitoring and mitigation requirements as appropriate. cumented by the project paleontologist in a Palaeontological Resource Impact his PRIMP shall be submitted to the County Geologist for review and approval prior to	1
	Information to be contained in the Vertebrate Paleontology standate	ne PRIMP, at a minimum and in addition to other industry standards and Society of rds, are as follows:	
	2.Description of the level of more	ite and planned grading operations. nitoring required for all earth-moving activities in the project area. s of the qualified palaeontological 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.

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2

0060-Planning-USE - PALEO PRIMP & MONITOR (cont.)

Riverside County PLUS

CONDITIONS OF APPROVAL

Not Satisfied

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

Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 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", palaeontological 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 palaeontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

060 - Planning, 3 0060-Planning-USE - SKR FEE CONDITION

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 360 square-feet (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 be rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1

0060-Planning-EPD-EPD - MBTA SURVEY

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within five-hundred (500) feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

70. Prior To Grading Final Inspection

Page 3

Not Satisfied

Not Satisfied

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1

0070-Planning-USE - PALEO MONITORING REPORT

Riverside County PLUS

CONDITIONS OF APPROVAL

PRIOR TO GRADING FINAL!

The applicant shall submit to the County Geologist one wet-signed copy of the Palaeontological 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 Building Permit Issuance

BS-Grade

080 - BS-Grade. 1	0080-BS-Grade-USE - NO B/PMT W/O G/PMT	Not Satisfied
Prior to the issuance of any bu	ilding permit, the property owner shall obtain a grading permit and/or approval to	

construct from the Building and Safety Department.

080 - BS-Grade. 2	0080-BS-Grade-USE - ROUGH GRADE APPROVAL	Not Satisfied
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Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

080 - BS-Grade. 3 0080-BS-Grade-USE - STOCKPILES/GRDG TO CODE Not Satisfied

Prior to the issuance of a building permit, the applicant shall obtain a grading permit to bring the existing stockpiled material to code.

E Health

080 - E Health. 1 0080-E Health-USE - E.HEALTH CLEARANCE REQ. Not Satisfied

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

Provide a C42 Plumber's Certification to identify the location of the existing on site waste water treatment system and it designated expansion area.

Not Satisfied

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Riverside County PLUS CONDITIONS OF APPROVAL

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14.35		
Plan: PP25524	Parcel	: 551200057
80. Prior To Building Permit Issuance		
E Health		
080 - E Health. 1	0080-E Health-USE - E.HEALTH CLEARANCE REQ. (cont.)	Not Satisfied
Planning		
080 - Planning. 1	0080-Planning-USE - LIGHTING PLANS CT	Not Satisfied
	must be shown on electrical plans submitted to the Department of Building and Safety hall comply with the requirements of Riverside County Ordinance No. 655 and the n.	
080 - Planning. 2	0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN	Not Satisfied
insure that he branches for pro	ce, the Planning Department shall review the plan check approved building plans to oposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have rt fifteen (15) feet from the bottom of the tree in accordance with the APPROVED	
Transportation		
080 - Transportation. 1	0080-Transportation-USE - EVIDENCE/LEGAL ACCESS	Not Satisfied
Provide evidence of legal according	ess.	
080 - Transportation. 2	0080-Transportation-USE - LC LANDSCAPE INSPTN DPST	Not Satisfied
sufficient funds to cover the co inspections. In the event that case to conduct inspections. County Landscape Division. Post-Establishment landscape	spection, the developer/permit holder shall file an Inspection Request Form and deposit osts of the Installation, the 6th month, and One Year Post-Establishment landscape an open landscape case is not available, then the applicant shall open a FEE ONLY The deposit required for landscape inspections shall be determined by the Riverside The estimated fee for the Installation, the 6th month inspection, and the One Year e inspections will be determined by the County Transportation Department's Landscape the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall rmination of compliance.	
080 - Transportation. 3	0080-Transportation-USE - LC LANDSCAPE SECURITIES	Not Satisfied
installation of plantings, irrigat	nounts to be determined by the Director of Building and Safety to guarantee the tion system, walls and/or fences, in accordance with the approved plan, shall be filed and Safety. Securities may require review by County Counsel and other staff. Permit	

installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

Riverside County PLUS CONDITIONS OF APPROVAL

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Plan: PP25524

80. Prio	or To Building I	Per	mit Issuance		
Tran	sportation				
080	- Transportatio	on,	3	0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.)	Not Satisfied
080	- Transportatio	on.	4	0080-Transportation-USE - UTILITY PLAN CELL TOWER	Not Satisfied
	be placed un The applicar the above sh	nde: nt is nall	rground in acc responsible f be reflected o	es below 33.6 KV within public right-of-way for this cell tower site shall be designed to cordance with Ordinance 460 and 461, or as approved by the Transportation Department. or coordinating the work with the serving utility company. A disposition note describing in the site plan. A written proof for initiating the design and/or application of the or company shall be submitted to the Transportation Department for verification	
90. Pric	or to Building F	ina	I Inspection		
BS-(Grade				
090	- BS-Grade. 1	I		0090-BS-Grade-USE - PRECISE GRDG APPROVAL	Not Satisfied
	and Safety D)ep	artment. The l	on, the applicant shall obtain precise grade approval and/or clearance from the Building Building and Safety Department must approve the precise grading of your project before ed. Precise Grade approval can be accomplished by complying with the following:	
	2.Submitting	a''	Wet Signed" of	pproval of all required grading inspections. copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil recise grading was completed in conformance with the approved grading plan.	
			for building fir ent clearance	nal, the applicant shall have met all precise grade requirements to obtain Building and	
090	- BS-Grade. 2	2		0090-BS-Grade-USE - REQ'D GRADING INSP'S	Not Satisfied
	The develop	er /	applicant sha	Il be responsible for obtaining the following inspections required by Ordinance 457	
	1.Precise gra	ade	inspection.		
E He	ealth				
090	- E Health. 1			0090-E Health-USE - HAZMAT BUS PLAN	Not Satisfied
				ness emergency plan for the storage of hazardous materials greater than 55 gallons, , or any acutely hazardous materials or extremely hazardous substances.	
090	- E Health. 2			0090-E Health-USE - HAZMAT CONTACT	Not Satisfied
	Contact a Ha			Is Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any	
090	- E Health. 3			0090-E Health-USE - HAZMAT REVIEW	Not Satisfied
				icates additional environmental health issues, the Hazardous Materials Management regulate the business in accordance with applicable County Ordinances.	
Plan	ning				
090	- Planning. 1			0090-Planning-USE - MONO-EUCALYPTUS BRANCHES	Not Satisfied
	and placed in	n st	ich a manner	eveloper/permit holder shall ensure that the mono-eucalyptus branches are designed that cover all of the antennas including the panel and microwave antennas. The	

Planning Department shall clear this condition upon determination of compliance. 090 - Planning. 2 0090-Planning-USE - ORD 810 O S FEE (2)

90. Prior to Building Final Inspection

Planning

090 - Planning. 2

0090-Planning-USE - ORD 810 O S FEE (2) (cont.) 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. 25524 is calculated to be 900 net square-feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Riverside County PLUS

CONDITIONS OF APPROVAL

0090-Planning-USE - ORD NO. 659 (DIF) 090 - Planning. 3

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. 25524 has been calculated to be 360 net square-feet.

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

090 - Planning. 4 0090-Planning-USE - SIGNAGE REQUIREMENT

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

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

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

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

090 - Planning. 5 0090-Planning-USE - SITE INSPECTION

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25524 have been met; specifically that the branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start fifteen (15) feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

090 - Planning. 6 0090-Planning-USE - SKR FEE CONDITION

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

Not Satisfied

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Not Satisfied

Not Satisfied

Not Satisfied

Not Satisfied

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Plan: PP25524	Parcel:	551200057
90. Prior to Building Final Inspection		
Planning		
090 - Planning. 6	0090-Planning-USE - SKR FEE CONDITION (cont.)	Not Satisfied
development application submi Riverside County Ordinance No anticipated to be 360 square-fe subsequently revised, this acre acreage amount. In the event f applicable. However, should Ri	to be paid may vary, depending upon a variety of factors, including the type of tted and the applicability of any fee reduction or exemption provisions contained in b. 663. Said fee shall be calculated on the approved development project which is et (gross) in accordance with APPROVED EXHIBIT A. If the development is age amount may be modified in order to reflect the revised development project Riverside County Ordinance No. 663 is rescinded, this condition will no longer be verside County Ordinance No. 663 be rescinded and superseded by a subsequent ent of the appropriate fee set forth in that ordinance shall be required.	
090 - Planning, 7	0090-Planning-USE - UTILITIES UNDERGROUND	Not Satisfied
the Department of Building and	es rated 33 kV or greater, shall be installed underground. If the permittee provides to Safety and the Planning Department a definitive statement from the utility provider installation of the utilities they provide, this condition shall be null and void with respect	
090 - Planning, 8	0090-Planning-USE - WALL & FENCE LOCATIONS	Not Satisfied
Wall and/or fence locations sha	Il be in conformance with APPROVED EXHIBIT A.	
Transportation		
090 - Transportation. 1	0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR	Not Satisfied
Transportation Department's lar installed in accordance with AP Department will ensure that all properly constructed and deterr landscape representative and th compliance with this condition a	all coordinate with their designated landscape representative and the Riverside County indscape inspector to ensure all landscape planting and irrigation systems have been PROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are nined to be in good working order. The developer/permit holder's designated ne Riverside County Transportation Department's landscape inspector shall determine and execute a Landscape Certificate of Completion. Upon determination of Department shall clear this condition.	
090 - Transportation. 2	0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS	Not Satisfied
The permit holder's (or on-site r imigation plans and shall arrang	epresentative) landscape architect is responsible for preparing the landscaping and e for an installation inspection with the Transportation Department at least five (5) ation of any landscape or irrigation components.	
inspection at least five (5) work whichever occurs first, and com "USE-LANDSCAPING SECUR Upon successful completion of inspector and the permit holder Certificate of Completion that st	the installation inspection, the applicant will arrange for a 6th-month installation ing days prior to the final building inspection or issuance of the occupancy permit, iply with the Transportation Department's (80.TRANS) condition entitled TY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." the installation inspection, the County Transportation Department's landscape 's landscape architect (or on-site representative) shall execute a Landscape nall be submitted to the Transportation Department and the Department of Building Department shall clear this condition upon determination of compliance.	
090 - Transportation. 3	0090-Transportation-USE - UTILITY INSTALL CELL TWR	Not Satisfied
•	below 33.6 KV within public right-of-way for this cell tower site shall be underground 60 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.

Riverside County PLUS CONDITIONS OF APPROVAL

Plan: PP25524

Plan: PP25524	F	Parcel: 551200057		
90. Prior to Building Final Inspection				
Transportation				
090 - Transportation. 3	0090-Transportation-USE - UTILITY INSTALL CELL TWR (cont.)	Not Satisfied		
090 - Transportation. 4	0090-Transportation-USE - WRCOG TUMF	Not Satisfied		
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.				

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

DATE: March 20, 2014

TO

10.					
Riv. Co. Transportation Dept.	Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.			
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Dept.	3rd District Supervisor			
Riv. Co. Public Health – Industrial Hygiene	P.D. Geology Section-D. Jones	3rd District Planning Commissioner			
Riv. Co. Fire Department	P.D. Landscaping Section	City of Hemet			
Riv. Co. Building & Safety – Grading	P.D. Archaeology Section	Hemet Unified School Dist.			
Riv. Co. Building & Safety – Plan Check	Information Technology – J. Sarkissian				
- •					

PLOT PLAN NO. 25524 - EA42671 - Applicant: Verizon Wireless - Engineer/Representative: Spectrum Services - Third/Third Supervisorial District - Valle Vista Zoning District - San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) - Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 - Related Case: HANS02150

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC comments on April 10, 2014. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Damaris Abraham, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / 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.

Y:\Planning Case Files-Riverside office\PP25524\Admin Docs\LDC Transmittal Forms\PP25524_LDC Initial Transmital Form.docx

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

DATE: November 17, 2014

TO: Riv. Co. Fire Department Riv. Co. Trans. Landscaping Section Information Technology – J. Sarkissian

PLOT PLAN NO. 25524 – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high eucalyptus tree with twelve (12) panel antennas, twelve (12) RRUs, and three (3) junction boxes located at 60 foot high on the mono-eucalyptus, and two (2) parabolic antennas. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure. Four (4) live eucalyptus trees and shrubs are also proposed to be planted around the project area. - APN: 551-200-057 – Related Case: HANS02150

Please review the attached map(s) and/or exhibit(s) for the above-described project by December 11, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctIma.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.

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December 29, 2014

TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25524

A noise study is not required based upon the submitted diagrams (Verizon Communication Tower) and the distance of the nearest sensitive receptors. However, they still need to follow:

- 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 worstcase noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
- 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

If you have any questions, please call me at (951) 955-8980.

Steven D. Hinde, REHS, CIH Senior Industrial Hygienist





PLANNING DEPARTMENT

April 8, 2014

County of Riverside Planning Department Damaris Abraham PO Box 1409 Riverside, California 92502-1409

Plot Plan No. 25524 Subject:

Dear Ms. Abraham:

Thank you for the opportunity to comment on Plot Plan 25524, regarding the request for the construction and operation of a 70 foot monopine telecommunications tower and associated equipment shelter at 43075 Cedar Avenue. The property is located inside of the City of Hemet Sphere of Influence and has a General Plan Designation of Agriculture and Open Space.

The City of Hemet Wireless Telecommunications Code, Chapter 90, Section 90-1621(b)(1)b states that "a major facility should not be located within 200 feet of any property containing a residential use". The project as proposed is located approximately 54 feet from an existing single family residential home. If the property is annexed in the future, the use will be considered non-conforming.

If the project is approved. The City recommends that the project include the following items:

- The City recommends that the equipment enclosure should be provided with an anti-graffiti coating and 1. shrouded by sufficient landscaping.
- 2. The City recommends that the premises of the facility shall be kept free from weeds, trash, disease, vermin, and debris, during the term of the Project.
- The proposed plans show a 12 foot access road that will not accommodate City of Hemet fire 3. apparatus. Per the City of Hemet, fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6. Fire department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
- The City recommends that the monopine consist of a minimum of 2.75 branches per foot. 4.

If you need any additional information, please feel free to contact me Monday through Thursday, 7:00am to 5:30 pm at (951) 765-2375. Thank you.

Sincerely.

voce & Kendrick

Carole L. Kendrick **Assistant Planner**



Hans W. Kernkamp, General Manager-Chief Engineer

April 3, 2014

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

RE: Plot Plan (PP) No. 25524 – A Wireless Communication Facility (APN: 551-200-057)

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- Prior to issuance of a grading and/or building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. **Prior to final (building) inspection,** evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Damaris Abraham, Project Planner PP No. 25524 April 3, 2014 Page 2

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely, Sung Key Ma Urban Regional Planner IV

PD151727



Steve Weiss, AICP Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25524)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the San Jacinto Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at <a href="https://www.htttps://www.https://www.https://www.https://www.https://www.https:

Project Description:

PLOT PLAN NO. 25524 – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST**: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

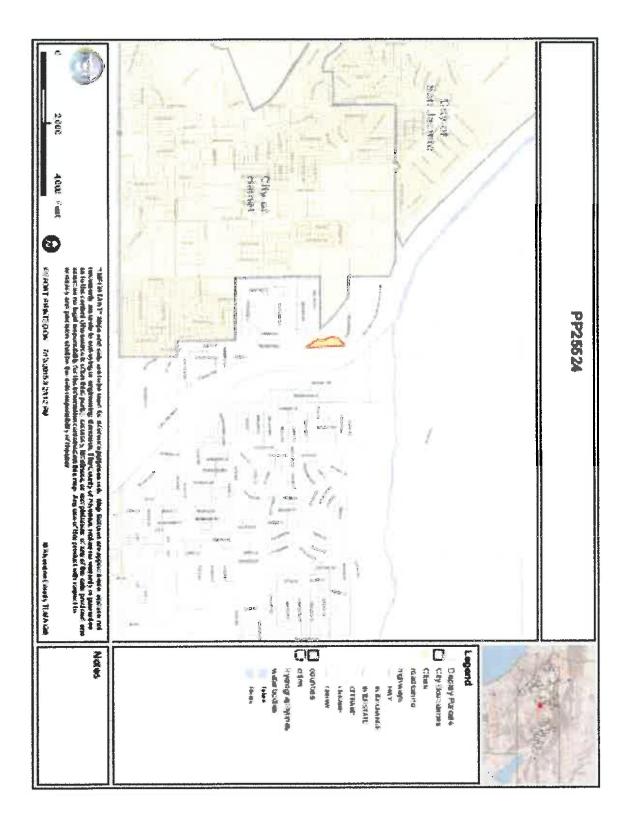
Sincerely,

PLANNING DEPARTMENT

Madre Themson

Heather Thomson Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org





Steve Weiss, AICP Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25524)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the San Jacinto Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at https://www.area.org/or/pythomson/area.org/or/area.org/or/pyth

Project Description:

PLOT PLAN NO. 25524 – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive -3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

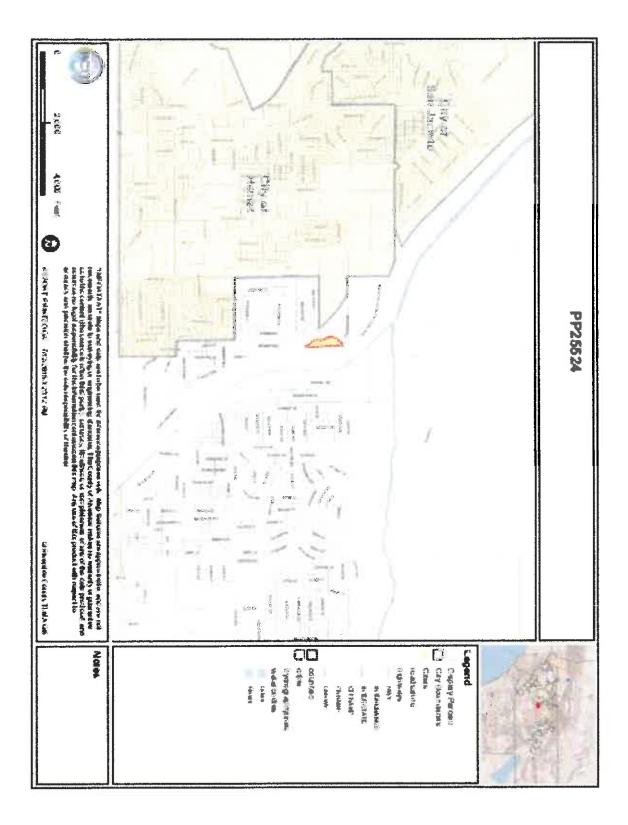
Sincerely,

PLANNING DEPARTMENT

Marcha Strember

Heather Thomson Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org





Steve Weiss, AICP Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25524)

Dear Ms. Hoover:

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

Project Description:

PLOT PLAN NO. 25524 – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - **REQUEST**: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

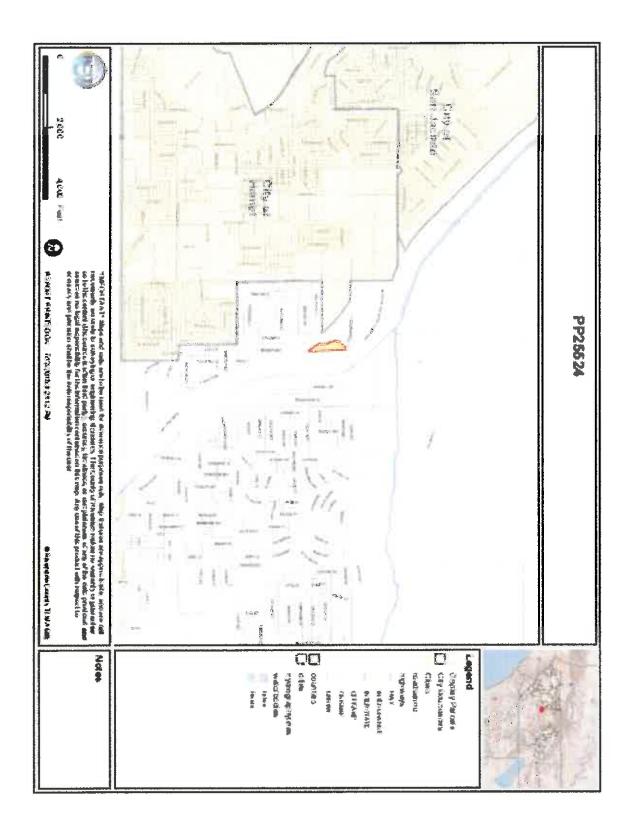
Sincerely,

PLANNING DEPARTMENT

Madria Showson

Heather Thomson Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org





Steve Weiss, AICP Planning Director

July 20, 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 (PP25524)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the San Jacinto Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at <a href="https://www.htttps://www.https://www.https://www.https://www.https://www.https:

Project Description:

PLOT PLAN NO. 25524 – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third/Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive - 3.08 Acres - Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) - REQUEST: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70 foot high pine tree with twelve (12) panel antennas, six (6) RRUs, and one (1) junction box located at 60 foot high on the mono pine, and one (1) parabolic antenna. The project also includes the installation of a 195 square foot equipment shelter, a 30kw generator with a 211 gallon diesel fuel tank and two (2) GPS antennas within a 900 square foot lease area surrounded by an 8 foot high block wall enclosure. - APN: 551-200-057 – Related Case: HANS02150

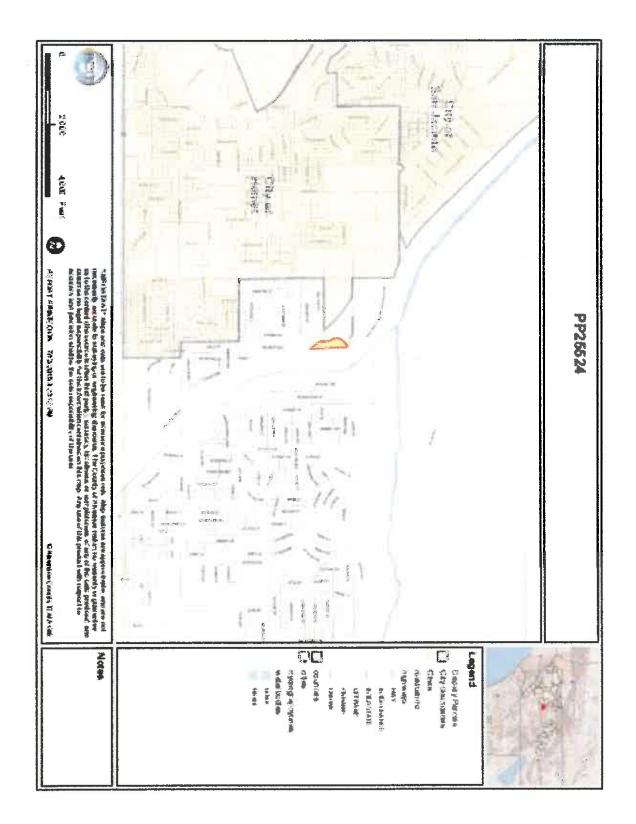
Sincerely,

PLANNING DEPARTMENT

Dentra Direman

Heather Thomson Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctIma.org



Pal	oma
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Carolyn Syms Luna Director

CCOOUSS	19
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APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

PLOT PLAN	CONDITIONAL USE PUBLIC USE PERM	п 🗌	TEMPORARY USE PERMIT	
PROPOSED LAND USE. Init	anised (00'.	morepal	missireless facility,	
ORDINANCE NO. 348 SECTION A	UTHORIZING PROP	DSED LAND U	JSE:	
ALL APPLICATIONS MUST INCLUDE THE IN TO THE SPECIFIC PROJECT. ADDITIONAL I. APPLICATIONS WILL NOT BE ACCEPTED.	FORMATION REQUIRED UN NFORMATION MAY BE REQ	<u>DER ANY SUPPLE</u> UIRED AFTER INIT	MENTAL INFORMATION LIST APPLICABLE TIAL RECEIPT AND REVIEW. INCOMPLETE	
CASE NUMBER: PP 25	524	DATE SUB	MITTED:	
APPLICATION INFORMATION				
Los Angeles Sm SA LP db Applicant's Name: Wine	1855		mirle spectrumse.com	
Mailing Address: <u>15505 So</u>	ind Cyn. Avy	one, Bl	lg.D. 1st Fl.	
City	<u>CA</u> State	-7.	ZIP	
Daytime Phone No: (<u>967</u>) <u>944</u>	-5471 x20 F	x No: ()	
Engineer/Representative's Name:	Spectrum/ 3	mir/	E-Mail: bsinirl@spictnumse,	¢
Mailing Address: 8390 Ma	uple P1. #110		(or	ر ر
Rancho Cucarr.	longa H	917	50	
			ZIF	
Daytime Phone No: (<u>909</u>) <u>944</u>	-34/1x20 Fa	ax No: ()	
Property Owner's Name: Panl	Kramer	E-Mail:		
Mailing Address: $\frac{2582}{0}$	Orarge Hill	Lane	2867	
	State	/ 0	ZIP	
Daytime Phone No: (<u>714</u>)974	<u>1-7655</u> Fa	ax No: ()	
Riverside Office · 4080 Lemon Stre	et, 12th Floor	Desert Offi	ce · 77-588 El Duna Court, Suite H	

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

"Planning Our Future ... Preserving Our Past"

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(s): Paul Kramar PRINTED NAME OF PROPERTY OWNER(S) ROPERTY

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION

Related cases or underlying case: _

PROPERTY INFORMATION

Assessor's Parcel Number(s): 551-200-057

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage:900 14
General location (nearby or cross streets): North of <u>Ramona Expy</u> , South of <u>Cedar Ave</u> , East of <u>Old Mtr. Ave</u> , West of <u>N/A</u>
Thomas Brothers map, edition year, page number, and coordinates:
Project Description: (describe the proposed project in detail) <u>Installation of Verizon panel antennas at a 60 CL</u> <u>on a 70' monopine with a prefab shelter and a</u> <u>diesel generator within a 30'x 30' le' block wall</u> <u>enclosure</u> . Related cases filed in conjunction with this application: <u>N/A</u>
Is there a previous application filed on the same site: Yes No 🕅 No 🕅 If yes, provide Case No(s)
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 X 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) $\gamma/4$
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) $\frac{D/A}{D}$
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 $-\lambda$	D/A			
Does the project need to import or export di	rt?Yes 🗌 No 🕅	Neither N/A		
What is the anticipated source/destination o		Neither <u>10/ P1</u>		
What is the anticipated route of travel for tra	nsport of the soil material?	J/A		
How many anticipated truckloads? $-\mathcal{N}/$	'A	truck loads.		
What is the square footage of usable pad ar		s)900_#sq. ft.		
Is the project located within 8½ miles of Mar	ch Air Reserve Base? Yes	🗆 No 🕅		
If yes, will any structure exceed fifty-feet (50	') in height (above ground lev	vel)?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: <u>http://cmluca.projects.atlas.ca.gov/</u>) Yes \Box No \swarrow				
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 ar	ea? Yes 🗌 No 🌋			
Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<u>http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html</u>) for watershed location)?				
Santa Ana River	anta Margarita River	U 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.				

11474000100	14/4 0 000			CES STATEMENT
HAZARININS	WASTE		CLIDCTAN	PEQ QTATEMENT
	WADIC	AND	JUDJIAN	

<u>Government Code Section 65962.5</u> 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)				
Applicant (1) Date / - 7 - / 4 Applicant (2) Date				

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

 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 X 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 X

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

Owner Authorized Agent)(1)	Bhil	Date 12/20/13	-
Owner/Authorized Agent (2)		Date	

INDEMNIFICATION AGREEMENT

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> This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Melvin Blackburn and Rosalie Blackburn and Los Angeles SMSA, a Limited Partnership, a California Limited Partnership dba Verizon Wireless ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Melvin and Rosalie Blackburn have a legal interest in the certain real property described as APN 551-200-057 ("PROPERTY"); and,

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

WHEREAS, on February 11, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25524 ("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 attomeys' 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.")

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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:

- 19

Office of County Counsel Attn: Melissa Cushman 3960 Orange Street, Suite 500 Riverside, CA 92501 PROPERTY OWNER: Melvin and Rosalie Blackburn 20197 Nandina Perris, CA 92570

Verizon Wireless 15505 Sand Canyon Ave. Building D, First Floor Irvine, CA 92618

With a copy to: Spectrum Services, Inc. Attn: Justin Garcia 4405 E. Airport Dr., Ste. 100 Ontario, CA 91761

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 is 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.

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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

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By:

Steven Weiss CHARISSA LEAGH Riverside County Planning Director

Dated:

PROPERTY OWNER:

Melvin Blackburn and Rosalie Blackburn and Los Angeles SMSA, a Limited Partnership, a California Limited Partnership dba Verizon Wireless

By: Maan Salar Melvin Blackburn

Dated: 6-19-17

By: <u>Rosalie Blackburn</u>

Dated: 6 - 19 - 17

[Signatures continued on next page]

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FORM APPROVED COUNTY COUN

Los Angeles SMSA, a Limited Partnership, a California Limited Partnership

By:	AirTouch Cellular, Inc., a California Corporation Its General Partner
	By:
	Brian Mooum Steve Lamb Area Vice President Network Director - Netwark Real Estate

Dated: 5/25/17

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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 <u>Riverside</u>				
On June 19, 2017 before me, Justin Garcia A Notary Public personally appeared <u>Melvin Blackburn</u> , Rosalie Blackburn				
who proved to me on the basis of satisfactory evidence to be the persons whose names is a subscribed to the within instrument and acknowledged to me that be she the best be the person of the same in bis/ber/their authorized capacity (ies), and that by bis/ber/their signatures 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. JUSTIN GARCIA Commission # 2140348 Notary Public - California San Bernardino County My Comm. Expires Jan 17, 2020				
(Seal)				

NOTARY ACKNOWLEDGMENT

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

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STATE OF CALIFORNIA

COUNTY OF ORANGE

On <u>May 25,2017</u> before me, <u>Tricsha Fatakia</u>, Notary Public, personally appeared <u>who</u> proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forcgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



Place Notary Seal Above

NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 25524 – Intent to Adopt a Negative Declaration – EA42671 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 du/ac) – Location: Northeasterly of Ramona Express Way, southerly of Cedar Avenue, and westerly of Wendell Drive – 3.08 Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – **REQUEST**: The plot plan proposes a wireless communications facility, for Verizon Wireless, disguised as a 70-foot high mono-eucalyptus with 12 panel antennas, nine (9) RRUs, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54-gallon diesel fuel tank, and two (2) GPS antennas within a 360 sq. ft. lease area surrounded by a 6-foot high block wall enclosure.

TIME OF HEARING:1:30 pm or as soon as possible thereafterDATE OF HEARING:MARCH 26, 2018PLACE OF HEARING:RIVERSIDE COUNTY ADMINISTRATIVE CENTER1ST FLOOR, CONFERENCE ROOM 2A4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at <u>gvillalo@rivco.org</u>, 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: Gabriel Villalobos P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I,	_,
The attached property owners list was prepared by Riverside County GIS	ة ,
APN (s) or case numbers PP25524F	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.

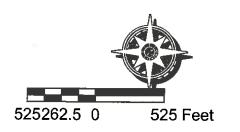
NAME:	Vinnie Nguyen
TITLE	GIS Analyst
ADDRESS:	4080 Lemon Street 2 nd Floor
	Riverside, Ca. 92502
TELEPHONE NUMBER (8 a	.m. – 5 p.m.): (951) 955-8158

PP25524 (600 feet buffer)



Selected Parcels

551-371-013	551-451-015	55 1- 466-012	551-451-019	551-452-003	551-451-046	551-452-040	551-200-001	551-466-010	551-452-004
551-451-026	551-461-003	551-451-025	551-451-014	551-371-015	551-461-001	551-452-041	551-452-002	551-372-004	551-451-020
551 - 451-029	551-452-039	551-371 - 016	551-451-018	551-452 - 038	551-200-058	551-200-061	551-200-062	551-451-016	551-200-055
551-200-056	551-200-057	551- 070-015	551-451-048	551 - 452-042	551-372-003	551-451-021	551-451-023	551-070 - 011	551-070-013
551-200-034	551-461 - 002	551-451 - 027	551-452-001	551-371-014	551-451-012	551-466-011	551-461-004	551-372-005	551-451-022
551-451-028	551-451-024	551 - 451-013	551 - 451-047	551-4 51- 017	551-466 - 009				



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. 1

ASMT: 551070015, APN: 551070015 MOUNTAIN VIEW PARK INC 4110 DUDLEY ST DEARBORN HEIGHTS MI 48125

ASMT: 551200001, APN: 551200001 CASA DEL REY ESTATES C/O PATTI HASBROUCK 1045 E MORTON PL HEMET CA 92543

ASMT: 551200034, APN: 551200034 RIVERSIDE COUNTY FLOOD CONT 1995 MARKET ST RIVERSIDE CA 92501

ASMT: 551200057, APN: 551200057 ROSALIE BLACKBURN, ETAL 20197 NANDINA AVE PERRIS CA 92570

ASMT: 551200058, APN: 551200058 BETTY WESSELINK, ETAL 43175 CEDAR AVE HEMET, CA. 92544

ASMT: 551200061, APN: 551200061 BETTY WESSELINK, ETAL P O BOX 92 HEMET CA 92546

ASMT: 551371013, APN: 551371013 DEANNA SPARKS KJORLIEN, ETAL 25041 WAGNER WAY HEMET, CA. 92544 ASMT: 551371014, APN: 551371014 TAMMY BACA, ETAL 25021 WAGNER WAY HEMET, CA. 92544

ASMT: 551371015, APN: 551371015 DAVID VARGA 25001 WAGNER WAY HEMET, CA. 92544

ASMT: 551371016, APN: 551371016 LINDA VARGA, ETAL 24981 WAGNER WAY HEMET, CA. 92544

ASMT: 551372003, APN: 551372003 ESPERANZA ESPINOZA, ETAL 43052 BERKLEY AVE HEMET, CA. 92544

ASMT: 551372004, APN: 551372004 M JLT, ETAL C/O STANLEY R DROY 25010 WAGNER WAY HEMET, CA. 92544

ASMT: 551372005, APN: 551372005 VICKY TIELENS, ETAL 25040 WAGNER WAY HEMET, CA. 92544

ASMT: 551451012, APN: 551451012 STEVEN TEPPER P O BOX 80291 RANCHO SANTA MARGARITA CA 92688



Bend along line to Bend along Edge™



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ASMT: 551372004, APN: 551372004 M JLT, ETAL C/O STANLEY R DROY 25010 WAGNER WAY HEMET, CA. 92544

ASMT: 551372005, APN: 551372005 VICKY TIELENS, ETAL 25040 WAGNER WAY HEMET, CA. 92544

ASMT: 551451012, APN: 551451012 STEVEN TEPPER P O BOX 80291 RANCHO SANTA MARGARITA CA 92688





ASMT: 551451013, APN: 551451013 ALICE RAINES, ETAL 42922 SEAL ROCK CT HEMET, CA. 92544

ASMT: 551451020, APN: 551451020 FOSTER HURTADO 42988 MASONIC DR HEMET, CA. 92544

ASMT: 551451014, APN: 551451014 DAVID STEINER 42936 SEAL ROCK CT HEMET, CA. 92544

ASMT: 551451015, APN: 551451015 AMY HIGGINSON 42950 SEAL ROCK CT HEMET CA 92544

ASMT: 551451016, APN: 551451016 MARIA URIAS 42964 SEAL ROCK CT HEMET, CA. 92544

ASMT: 551451017, APN: 551451017 GLENDA MOYER, ETAL 42975 SEAL ROCK CT HEMET, CA. 92544

ASMT: 551451018, APN: 551451018 DESIREE DEEMER, ETAL 27345 TIERRA VERDE HEMET CA 92544

ASMT: 551451019, APN: 551451019 SOCORRO ROSAS, ETAL 42974 MASONIC DR HEMET, CA. 92544 ASMT: 551451021, APN: 551451021 RAUL DAMIANPEREZ 43002 MASONIC DR HEMET, CA. 92544

ASMT: 551451022, APN: 551451022 JANINE JORDAN, ETAL PO BOX 863 SAN JACINTO CA 92581

ASMT: 551451023, APN: 551451023 RICHARD KING 24964 STEINER DR HEMET, CA. 92544

ASMT: 551451024, APN: 551451024 VENUS SULLIVAN 24976 STEINER DR HEMET, CA. 92544

ASMT: 551451025, APN: 551451025 MELISSA PLANO, ETAL 24988 STEINER DR HEMET, CA. 92544

ASMT: 551451026, APN: 551451026 CARMEN CORTEZ, ETAL 42960 MASONIC DR HEMET, CA. 92544





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ASMT: 551451027, APN: 551451027 EMILY GUTIERREZ, ETAL 42946 MASONIC DR HEMET, CA. 92544

ASMT: 551451028, APN: 551451028 BARBARA MILLER, ETAL 42932 MASONIC DR HEMET, CA. 92544

ASMT: 551451029, APN: 551451029 OLGA ELLIOTT, ETAL 42918 MASONIC DR HEMET, CA. 92544

ASMT: 551451046, APN: 551451046 BENJAMIN SERRANO 42919 SEAL ROCK CT HEMET, CA. 92544

ASMT: 551451047, APN: 551451047 WILLIAM KIFER 42933 SEAL ROCK CT HEMET, CA. 92544

ASMT: 551451048, APN: 551451048 KEITH BRAJEVICH, ETAL C/O KEITH BRAJEVICH 42947 SEAL ROCK CT HEMET CA 92544

ASMT: 551452001, APN: 551452001 SARAH CRANE 42986 BERKLEY AVE HEMET, CA. 92544 ASMT: 551452002, APN: 551452002 DONALD PURMORT 42972 BERKLEY AVE HEMET, CA. 92544

ASMT: 551452003, APN: 551452003 RICO FERRANDINI, ETAL 42958 BERKLEY AVE HEMET, CA. 92544

ASMT: 551452004, APN: 551452004 CONNIE PEREZ 42944 BERKLEY AVE HEMET, CA. 92544

ASMT: 551452038, APN: 551452038 LAURENTINA BETTENCOURT 42929 MASONIC DR HEMET, CA. 92544

ASMT: 551452039, APN: 551452039 MARY MCCLURE, ETAL P O BOX 940 JULIAN CA 92036

ASMT: 551452040, APN: 551452040 BRENDER POWERS 1545 SANDLEWOOD DR BREA CA 92821

ASMT: 551452041, APN: 551452041 DON PALMER 29392 LAKE HILLS DR ROMOLAND CA 92585





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ASMT: 551452042, APN: 551452042 PAUL GARCIA 951 HOLLOWELL ST ONTARIO CA 91762 ASMT: 551466011, APN: 551466011 TDWT BY RAWT C/O TIM WALKER 1906 WILT RD FALLBROOK CA 92028

ASMT: 551461001, APN: 551461001 DAVID VARGA 25012 STEINER DR HEMET, CA. 92544

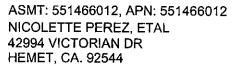
ASMT: 551461002, APN: 551461002 CANDY SCOTT, ETAL 25024 STEINER DR HEMET, CA. 92544

ASMT: 551461003, APN: 551461003 RACHAEL HARRELL FLORES, ETAL 25036 STEINER DR HEMET, CA. 92544

ASMT: 551461004, APN: 551461004 TERESE CASTO 25048 STEINER DR HEMET, CA. 92544

ASMT: 551466009, APN: 551466009 WINCHESTER REAL ESTATE C/O JIM HEISER P O BOX 232368 ENCINITAS CA 92023

ASMT: 551466010, APN: 551466010 DENNIS HOWE, ETAL 42981 BERKLEY AVE HEMET, CA. 92544







Applicant: Verizon Wireless 15505 Sand Canyon Ave, Bldg D, 1st Floor Irvine, CA 92618

Applicant: Verizon Wireless 15505 Sand Canyon Ave, Bldg D, 1st Floor Irvine, CA 92618

Engineer:

Spectrum 4405 E. Airport Dr, Suite 100 Ontario, CA 91761

Engineer:

Spectrum 4405 E. Airport Dr, Suite 100 Ontario, CA 91761

Owner:

Melvin and Rosalie Blackburn 20197 Nandina Ave Perris, CA 92570

Owner:

Melvin and Rosalie Blackburn 20197 Nandina Ave Perris, CA 92570

Non-County Agencies:

City of Hemet 445 E. Florida Ave Hemet, CA 92543

Hemet Unified School District 1791 W. Acacia Ave Hemet, CA 92545 Richard Drury Theresa Rettinghouse Lozeau Drury, LLC. 410 12th Street Suite 250 Oakland, CA 94607

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA 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 \times 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.

PP25524 Project Title/Case Numbers	
Gabriel Villalobos County Contact Person	(951) 955-6184 Phone Number
N/A	
Verizon Wireless Project Applicant	15505 Sand Canyon Ave, Bldg D – 1st Floor, Irvine, CA 92618 Address
Northerly of Ramona Expressway, southerly of Cedar Avenue, w	esterly of Wendell Drive
Plot Plon No. 25524 processor to construct a difference to the	

Plot Plan No. 25524 proposes to construct a disguised wireless communications facility that will include a 70-foot high mono-eucalyptus with twelve (12) panel antennas, nine (9) Remote Radio Units, two (2) tower mounted junction boxes, and one (1) parabolic antenna. The project also includes the installation of two (2) equipment cabinets, one (1) 15kw generator with a 54 gallon diesel fuel tank, and two (2) GPS antennas within a 360 square-foot lease area surrounded by a 6foot high decorative block wall. Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____ ____, and has made the following determinations regarding that project:

- The project WILL NOT have a significant effect on the environment. 1.
- An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,078.25+\$50.00) 2. and reflect the independent judgment of the Lead Agency.
- Mitigation measures WERE made a condition of the approval of the project. 3. 4
- A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
- A statement of Overriding Considerations WAS NOT adopted 5.
- 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

Title

Date

Date Received for Filing and Posting at OPR: ____

Please charge deposit fee case#: ZEA42671 ZCFG06051

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE M* REPRINTED * R1407362 SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center 4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Second Floor Suite A Indio, CA 92211 Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271 (951) 955-3200 (951) 694-5242 Received from: VERIZON WIRELESS \$2,181.25 paid by: CK 61897 EA42671 paid towards: CFG06051 CALIF FISH & GAME: DOC FEE at parcel: 43075 CEDAR AVE HEM appl type: CFG3 Ву Jul 15, 2014 10:19 BNTHOMAR posting date Jul 15, 2014

Account Code Description 658353120100208100 CF&G TRUST

Amount \$2,181.25

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

M* REPRINTED * R1401296 COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center 4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd Indio, CA 92211 Second Floor Suite A (760) 863-8271 Riverside, CA 92502 Murrieta, CA 92563 (951) 955-3200 (951) 694-5242 Received from: VERIZON WIRELESS \$50.00 paid by: CK 2430 EA42671 CALIF FISH & GAME: DOC FEE paid towards: CFG06051 at parcel: 43075 CEDAR AVE HEM appl type: CFG3 Feb 11, 2014 10:24 By posting date Feb 11, 2014 MGARDNER

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

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Director's Hearing: March 26, 2018

PROPOSED PROJECT		
Case Number(s):	Plot Plan No. 26220	Applicant(s): CENTRAL FREIGHT
EA No.:	43004	LINES, LLC c/o Teresa Harvey
Area Plan:	Mead Valley	
Zoning Area/District:	North Perris Area	Representative(s): CWE, LLC
Supervisorial District:	First District	
Project Planner:	Dionne Harris	
Project APN(s):	317-240-008, 317-240-032, 317-240-035, 317-240-015, and 317-240-013	Charissa Leach, P.E. Assistant TLMA Director
		Assistant TLIMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 square foot loading dock and 10,000 square foot main office. ("Project"). The Project will include multiple loading stations for trucks to load and unload on side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock at between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project's gross area is approximately 19 acres and includes one stormwater bioretention basin; 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces) and a paved parking area for over 450 spaces for trailer loading and storage.

The project site is located Northerly of Placentia Avenue, Easterly of West Frontage Road, Westerly of Harvill Avenue and Southerly of Rider Street, and is within the Mead Valley Area Plan. The project site is also within the "A" Street Specific Plan ("SP No. 100").

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

<u>ADOPT</u> a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43004**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVE</u> PLOT PLAN NO. 26220, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

File No(s). PLOT PLAN NO. 26220 Directors Hearing Staff Report: March 26, 2018 Page 2 of 8

Specific Plan:	
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Light Industrial (0.25-0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (0.25-0.60 FAR)
East:	I-215
South:	Light Industrial (CD:LI) (0.25-0.60 FAR)
West:	Business Park (CD:BP) (0.25-0.60 FAR)
Existing Zoning Classification:	Manufacturing- Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing – Heavy (MH)
East:	I-215
South:	Manufacturing – Heavy (MH)
West:	Manufacturing- Service Commercial (M-SC)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Industrial Use
South:	Vacant Land
East:	I-215
West:	Industrial Use

Project Site Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	19.19	
Existing Building Area (SQFT):	N/A	
Proposed Building Area (SQFT):	71,840	
Floor Area Ratio:	.10	
Building Height (FT):	33	
Proposed Minimum Lot Size:	19.19	
Total Proposed Number of Lots:	1	

Item	Value	Min./Max. Development Standard
Map Schedule:	N/A	

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Office Building	10,000	1space/250sq. ft.	40	173
Industrial	61,840	1space/1000 sq. ft.	74	456
TOTAL:	71,840		114	629

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – 152
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Low Liquefaction Potential
Fault Zone:	No – Not Within a Half-Mile
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Within in Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Within a Fee Area
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP

Figure 1: Project Location Map



PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project is a trucking distribution facility which will include a 61,840 square foot loading dock and 10,000 square foot main office. The loading section of the building will have multiple loading stations for trucks to load and unload on side of the building. The use will include trucks distributing merchandise on and off the loading dock at between 10 a.m. to 8 p. m. Sunday to Saturday. The project distributing manufacturing and retail merchandise to and from the location of Harvill and Placentia Avenue. The truck deliveries and employees will access the property at Harvill Avenue. The proposed project's gross area is approximately 19 acres and one stormwater bioretention basin; 179 standard car parking stalls including (160 employee parking spaces and 6 accessible spaces) and paved parking area for over 450 spaces for trailer loading and storage. The Company Central Fright Lines has been around since the 1920's. Central Freight Lines has a network of 54 terminals throughout the Southeast and Southwest, allowing the company to ship from coast to coast.

The previously approved project Plot Plan No. 20711 proposed the construction of two (2) manufacturing/ distribution warehouse facilities: Building A is approximately 245,252 square feet (square feet) which includes 20,000 square feet of office, 100,000 square feet of manufacturing, as well as 125,252 square feet for distribution and Building B is approximately 83,750 square feet (square feet) which includes 5000 square feet of office, 25,000 square feet of manufacturing, as well as 53,750 square feet of distribution. The project includes 447 parking spaces and 32 loading spaces. Along the southern portion of the project site there is a 20' trail easement which is to be dedicated to the County of Riverside Parks & Recreation. This project was never build and the two years allotted for the project to begin construction expired.

"A" Street Specific Plan No. 100

SP No. 100 was the first specific plan the County of Riverside adopted without a Land Use Map but no defined planning areas or zoning ordinance. The Specific Plan uses Ordinance No. 348's zoning classifications and development standards. The "A" Street Specific Plan was approved by the Planning Commission November 30, 1979 and the Resolution 80-272 was adopted in June 17, 1980 which was intended for the alignment study of what is now Harvill Avenue, however it evolved into a Specific Plan. The "A" Street Specific Plan was also intended to be within the industrial corridor of the Riverside County General Plan since the 1960s. The Specific Plan was to widen the "A" street and create improvements to "A" Street to add to the industrial use of trucks and other large vehicle that are needed for industrial uses. This Specific Plan for "A" Street realignment create right-of-way lines for "A" Street) to be a major roadway (118' ROW); and Rider Avenue and Placentia are both designated as secondary roadways (100' ROW). This project is consistent with the "A" Street Specific Plan.

Sphere of Influence

The project site is located within the City of Perris Sphere of Influence. The project information was forwarded to the City of Perris and there were no comments.

Assembly Bill 52 ("AB 52")

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on March 24, 2017. The Rincon Band of Indians, Colorado River Indian Tribes, the Cahuilla Band

of Indians, and the Ramona Band of Indians responded with a notification of having no concerns and deferred to closer tribes. A request to consult was received from the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. Soboba Band of Luiseno Indians on March 30, 2017. Soboba requested specific conditions of approval based on during grading if unanticipated resources and human remains are identified at the site. These conditions of approval were provided to the Tribe on September 13, 2017 and consultation was concluded on the same day. No Tribal Cultural resources were identified by Soboba. Pechanga requested to consult on April 24, 2017. Consultation with Pechanga took place on June 18, 2017 and August 15, 2017. Consultation was concluded with Pechanga on December 11, 2017. Consultation with Morongo took place on May 03, 2017. No Tribal Cultural resources were identified by Morongo. The conditions of approval were provided and consultation with Morongo was concluded on December 11, 2017. No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

Airport Land Use Commission ("ALUC") (File No.ZAP1246MA17)

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted. The 61,840-square-foot loading dock and office building on 19.19 acres is located northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue and southerly of Rider Street and westerly of the BNSF rail line, and I-215 freeway in the unincorporated community of Mead Valley. The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,627 feet AMSL. The site's elevation is 1,488 feet AMSL and the proposed building height is 30 feet, for top point of elevation of 1,540 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 30 feet. The project proposes on 32 feet at the highest point of the structure. The Airport Land Use Commission had a public hearing on May 11, 2017, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with identified recommended measures, which have been included in (COA 10.EVERY.9).

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 43004 identified potentially significant impacts in regards to Air Quality and Transportation; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review in accordance with State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Plot Plan

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. This proposed project is consistent with the Riverside County General Plan for the following reasons:

General Plan Land Use Element, LU 30.1 states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." The proposed project is encompasses the objective of this policy because it is bringing new industrial development to the area and it is not adjacent to sensitive receptor such as residential or schools to create noise pollution.

General Plan Land Use Element, LU 30.2 states, "Control heavy truck and vehicular access to minimize potential impacts on adjacent properties." The proposed project is consistent with the policy because the project has truck ingress and egress at one entrance off Harvill Avenue. Therefore, truck will have less impacts on the surrounding street circulation.

Lastly, this project will be consistent will all applicable State laws and other County requirements because construction plans will be required to be submitted and reviewed for consistency with all State building codes and local requirements, pertaining to construction.

- 2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare of the community. The project site is not located adjacent to residential uses, which would negatively affect the circulation and noise pollution. However, through compliance with California State Building Code and Riverside County's Ordinance No. 348, Mitigation Measures, and conditions of approval, the project will not be detrimental to the public health, safety or general welfare.
- 3. The project includes the construction of a 61,840 square feet loading dock where trucks will load be in operation 24 hours a day and 7 days per week. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding properties which comprise of industrial and manufacturing uses to the west, north, and vacant land to the south and the I-215 to the east. The location of the industrial uses within this industrial corridor are consistent with the "A" Street Specific Plan and Light Industrial General Plan policies. Pursuant, to Ordinance No. 348, "Draying, freighting, and trucking operations" in the Manufacturing- Service Commercial (M-SC) zoning classification are allowed subject to a Plot Plan Permit.
- 4. The site plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The site plan displays the 52-57 foot half-width AC pavement, 8" concrete curb and gutter (project side), matching up with the existing asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 59-64 foot half-width dedicated right-of-way in accordance with County Standard No. 93. The project will not increase traffic more than the normal trip generations required for new development within the County of Riverside.
- 5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, 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 accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

Other Findings:

6. The Zoning Classification for the project site is Manufacturing- Service Commercial (M-SC), pursuant to the County Ordinance No. 348, Section 11.2 Subsection 1.K.(5) which states that "Draying, freighting, and trucking operations" are allowed subject to an approved Plot Plan Permit. The Ordinance No. 348 defines "Draying, freighting, and trucking operations" as "Business whose sole purpose is to move goods by truck as opposed to businesses which produce, store and then distribute goods such as manufacturers with warehouses and distribution centers". The proposed use is consistent with the definition of draying, freighting and trucking operations and is allowed in Manufacturing- Service Commercial Zone with an approved Plot Plan.

The proposed project meets the development standards of the Manufacturing- Service Commercial (M-SC) Zoning Classification through the following development standards:

The minimum lot size of the M-SC zone is 10,000 square feet with a minimum average width of 75 feet, the project's site is 19.19 acres and the site's width is 658 feet wide, which is consistent with the development standards. The minimum set back where the front, side or rear yard adjoins a street, the minimum set back shall be 25 feet from the property line. The proposed project is set back from the front and side 125 feet and 106 from the back property line, which meets the development standards. The height requirements are all "structures shall not exceed 40 feet at the yard setback line. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance." The proposed project is 32 feet in height, which is compliant with the development standard. Prior to occupancy the project is required to have a six foot high sold masonry wall or combination landscape earthen berm and masonry wall shall be constructed if it adjoins residential, however this property is surrounded by industrial uses, which is consistent with the development standards because the requirement is not applicable.

The zoning classification's development standards requires a minimum of ten percent of the project's site to be landscaped and irrigated. The developed standard states, "A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained" and the landscaped areas must be at least ten feet wide. The project meets the ten percent landscaped requirement by the exterior landscaped areas and the employee parking area which is require to have 50% shading. Outlined per section 18.12 of the County Ordinance No.348, the parking standard utilized for the proposed this project fell in the industrial uses category, the parking standard one (1) parking space for every 250 square feet of office area, and one (1) parking space for every 500 square feet of fabrication area. In total, the distribution center will have (649) parking spaces for parking spaces and six (6) accessible standard parking spaces. The proposed parking will be sufficient to serve the proposed development.

The development trash requirement states, "Trash collection areas shall be screened by landscaping or architectural features", the proposed project has included trash enclosures on this project site located at to the east side of the office building, outside of public view, meeting the

development standard. The project will have storage area for trailers. The trailers will be screened by the loading the wrought iron fencing surrounding the property. The site includes adequate lighting to accommodate the outdoor market. All lighted is directed downward onto the site, avoiding light spillage into the surrounding areas, meeting the development standard.

- 7. The Project site is not located within a criteria cell of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). The Project site is consistent with the WRCMSHCP and will not preclude reserve design.
- 8. The project site is located within the City of Perris Sphere of Influence. The project information was forwarded to the City of Perris and there were no comments.
- 9. The proposed project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone
- 10. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on March 24, 2017. The Rincon Band of Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians, and the Ramona Band of Indians responded with a notification of having no concerns and deferred to closer tribes. A request to consult was received from the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. Soboba Band of Luiseno Indians on March 30, 2017. Soboba requested specific conditions of approval based on during grading if unanticipated resources and human remains are identified at the site. These conditions of approval were provided to the Tribe on September 13, 2017 and consultation was concluded on the same day. No Tribal Cultural resources were identified by Soboba. Pechanga requested to consult on April 24, 2017. Consultation with Pechanga took place on June 18, 2017 and August 15, 2017. Consultation was concluded with Pechanga on December 11, 2017. Consultation with Morongo took place on May 03, 2017. No Tribal Cultural resources were identified by Morongo. The conditions of approval were provided and consultation with Morongo was concluded on December 11, 2017. No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

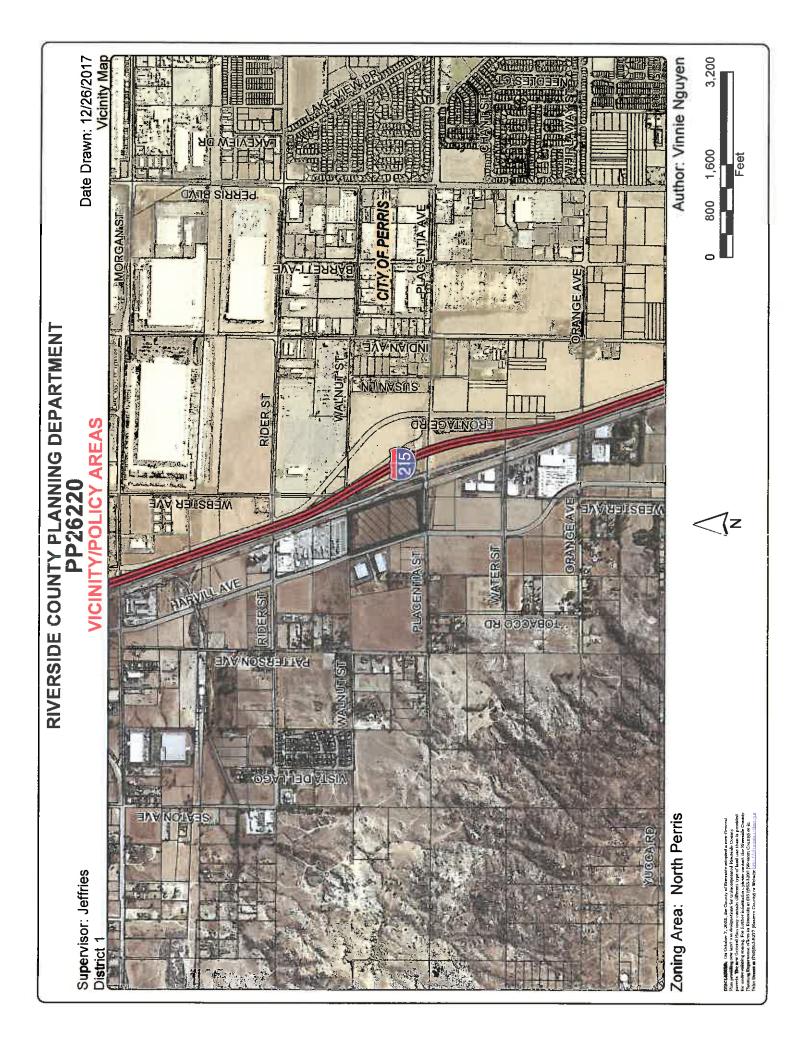
PUBLIC HEARING NOTIFICATION AND OUTREACH

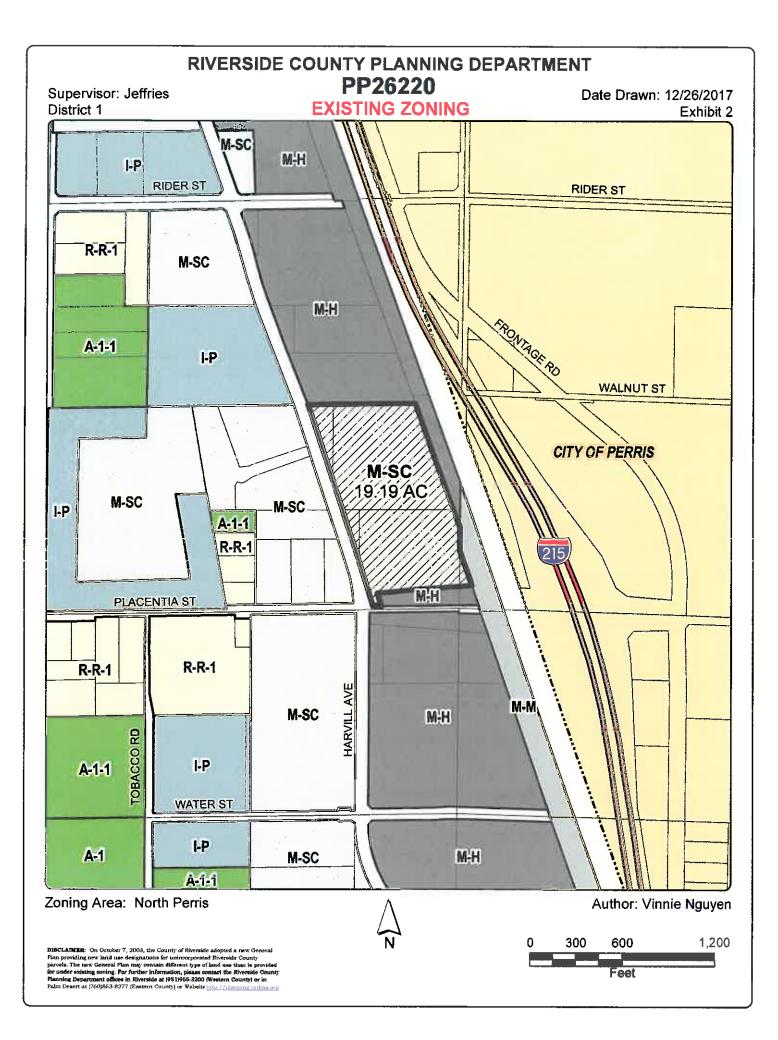
Public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report Planning Staff has received no written communication or phone calls either in support or opposition to the project.

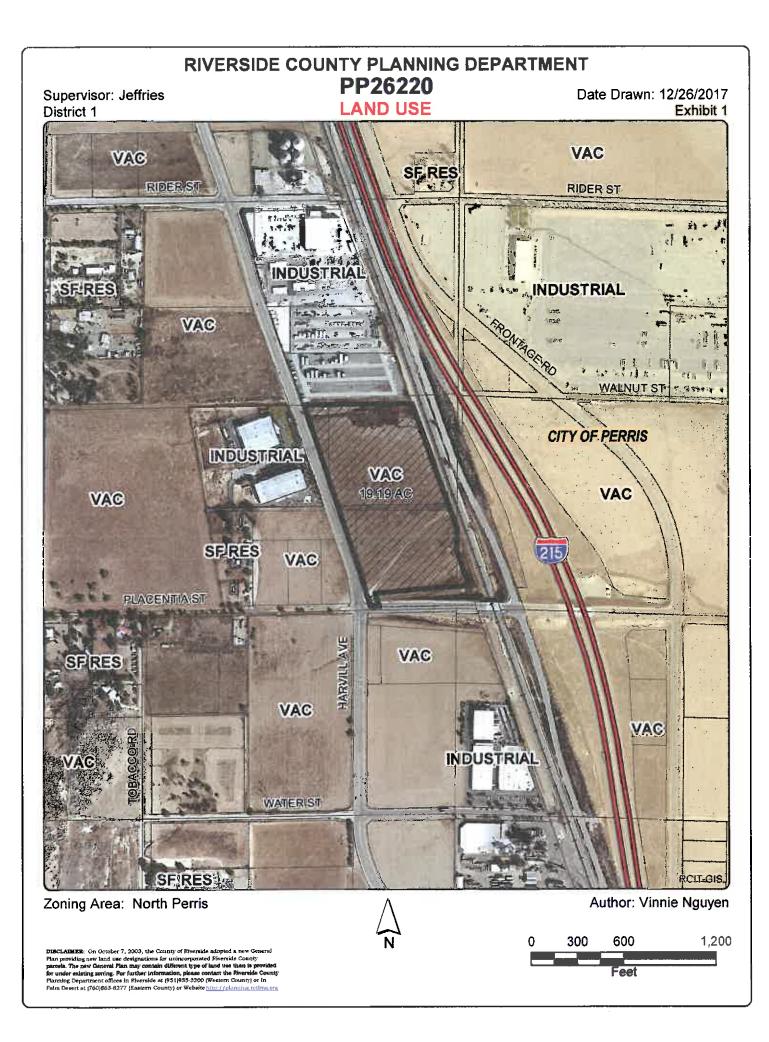
APPEAL INFORMATION

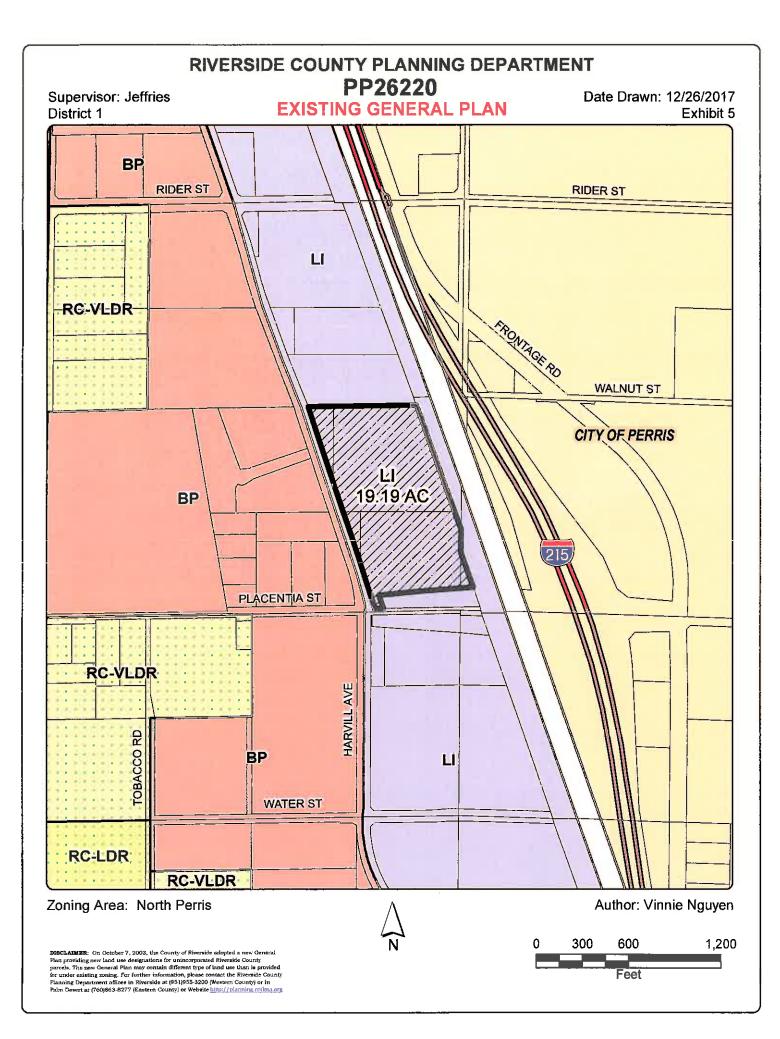
The Planning Commission's decision is considered final and may be appealed within 10 days after the notice of decision appears on the Board of Supervisors' agenda.

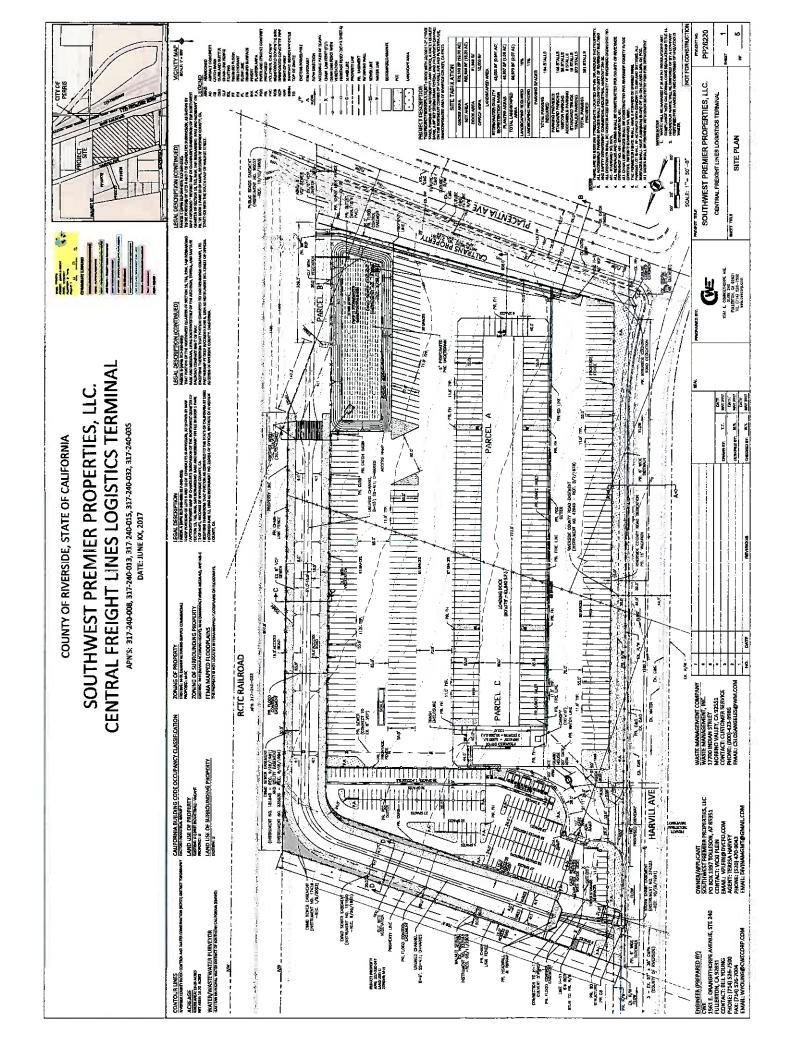
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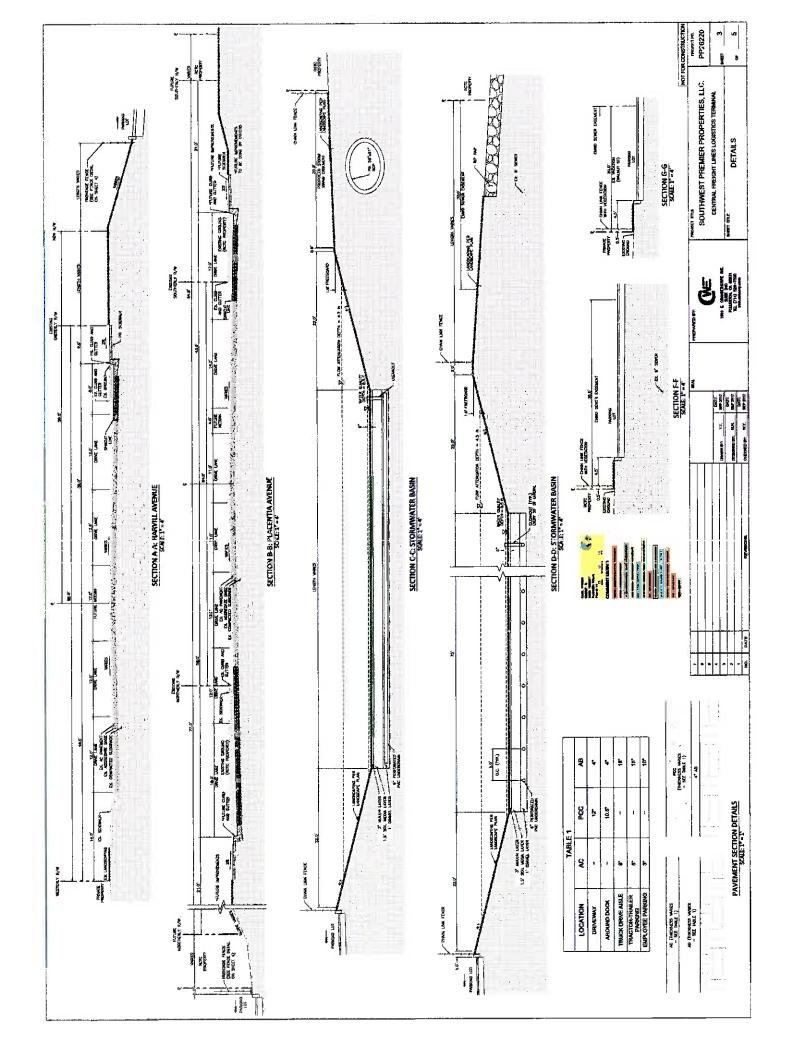


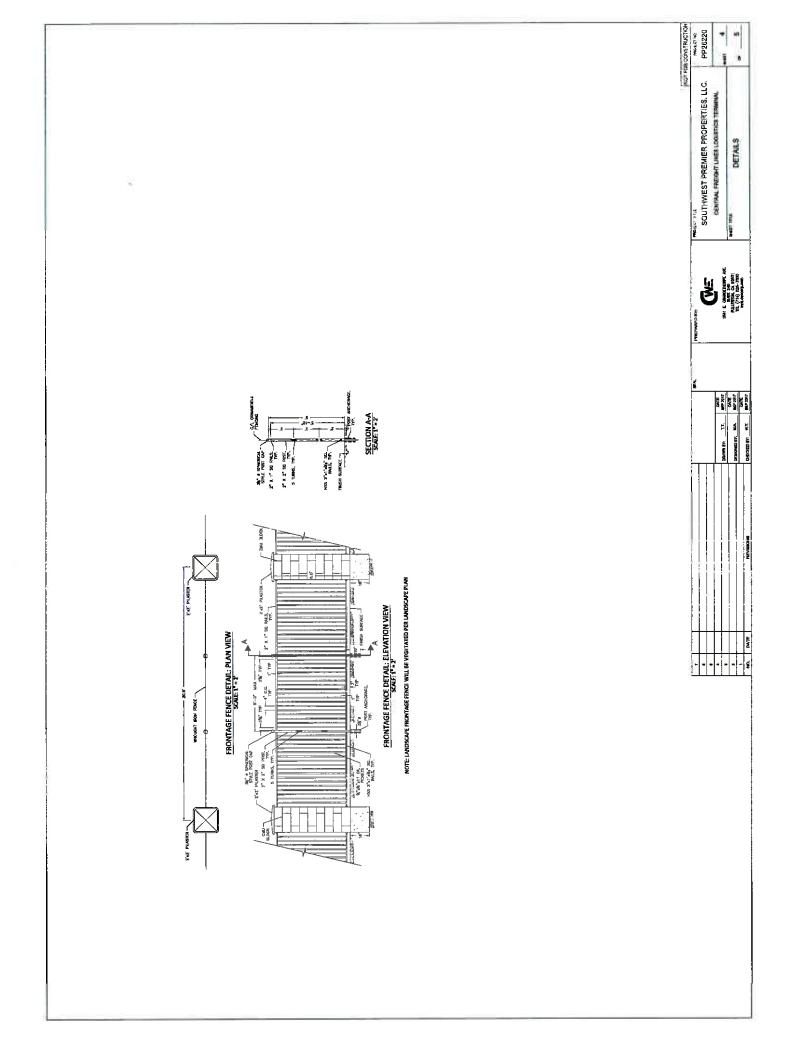


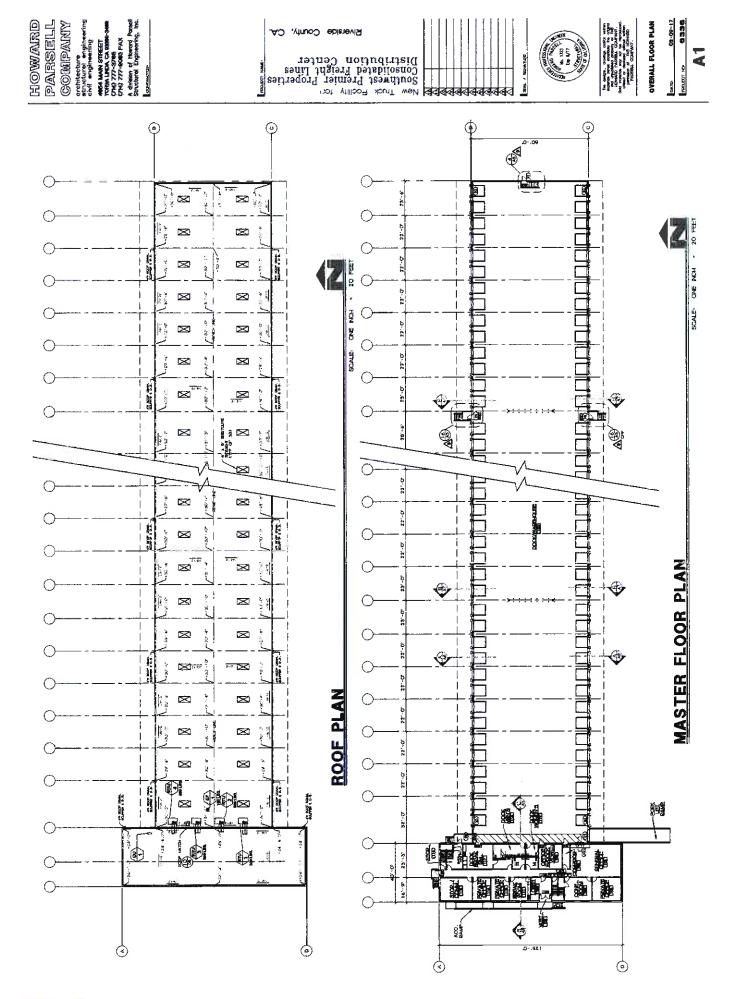




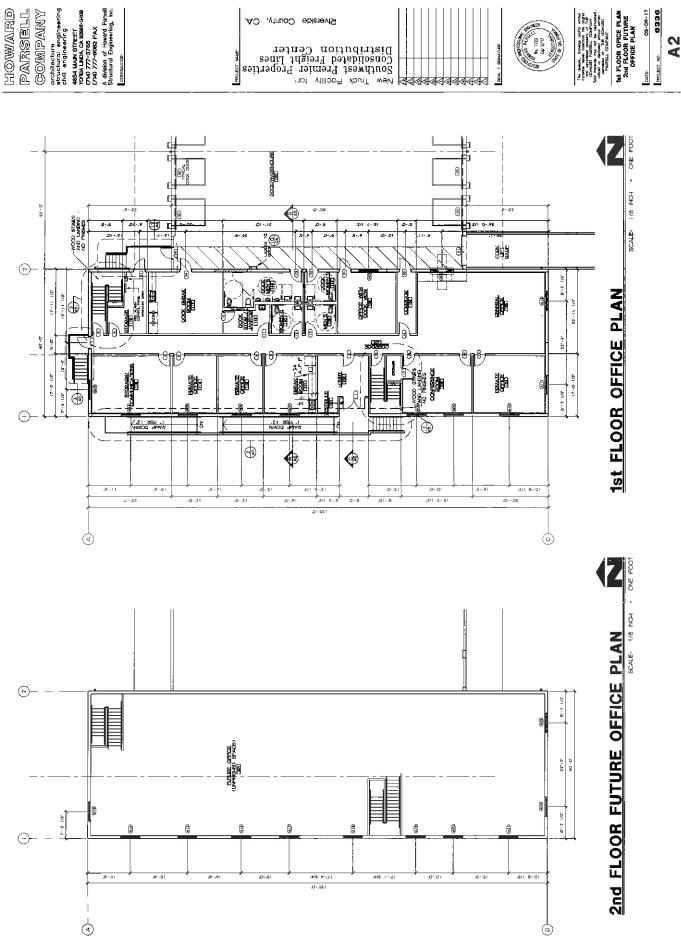




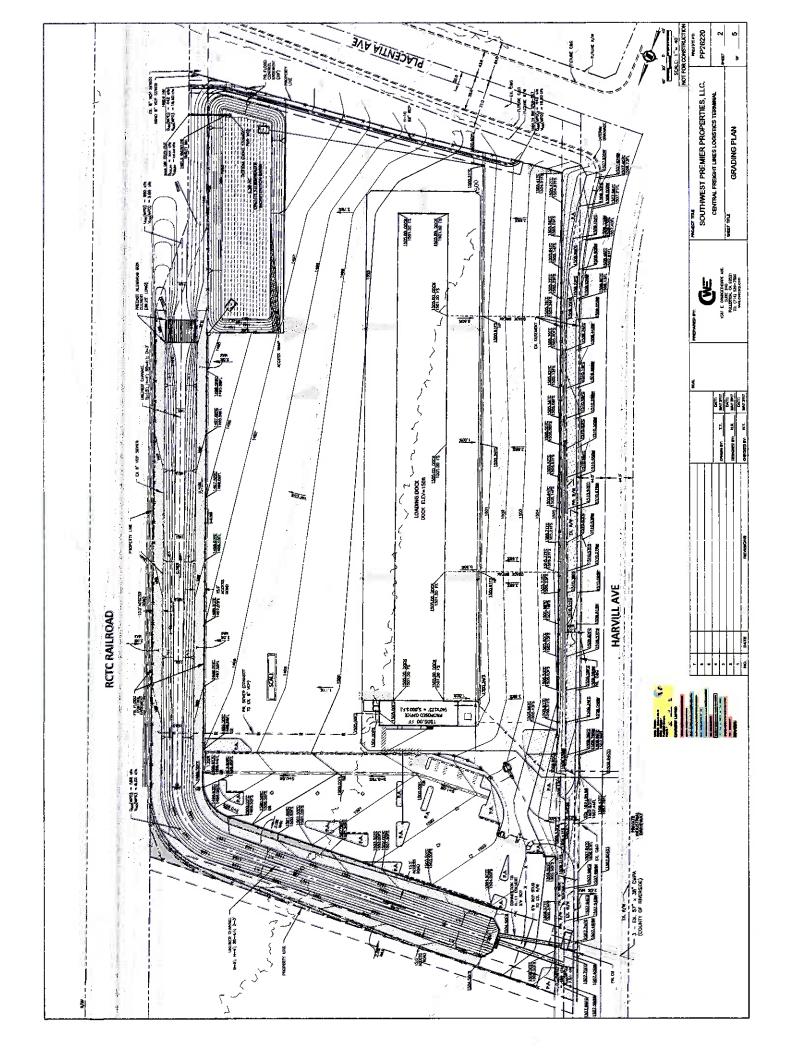


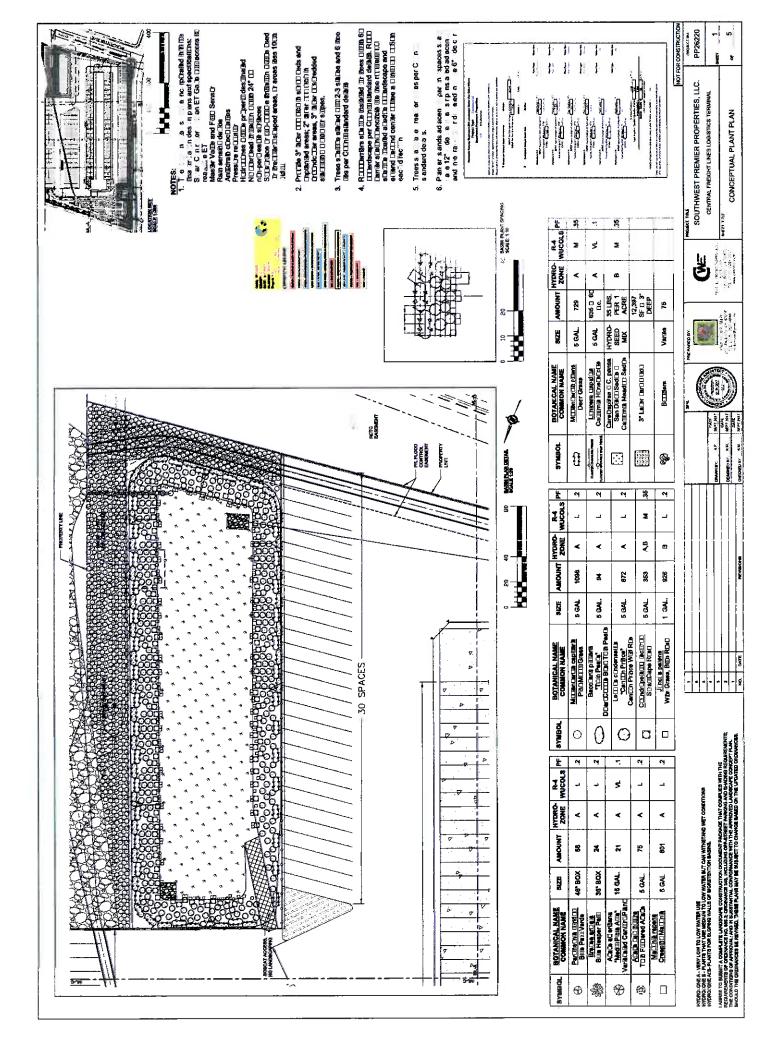


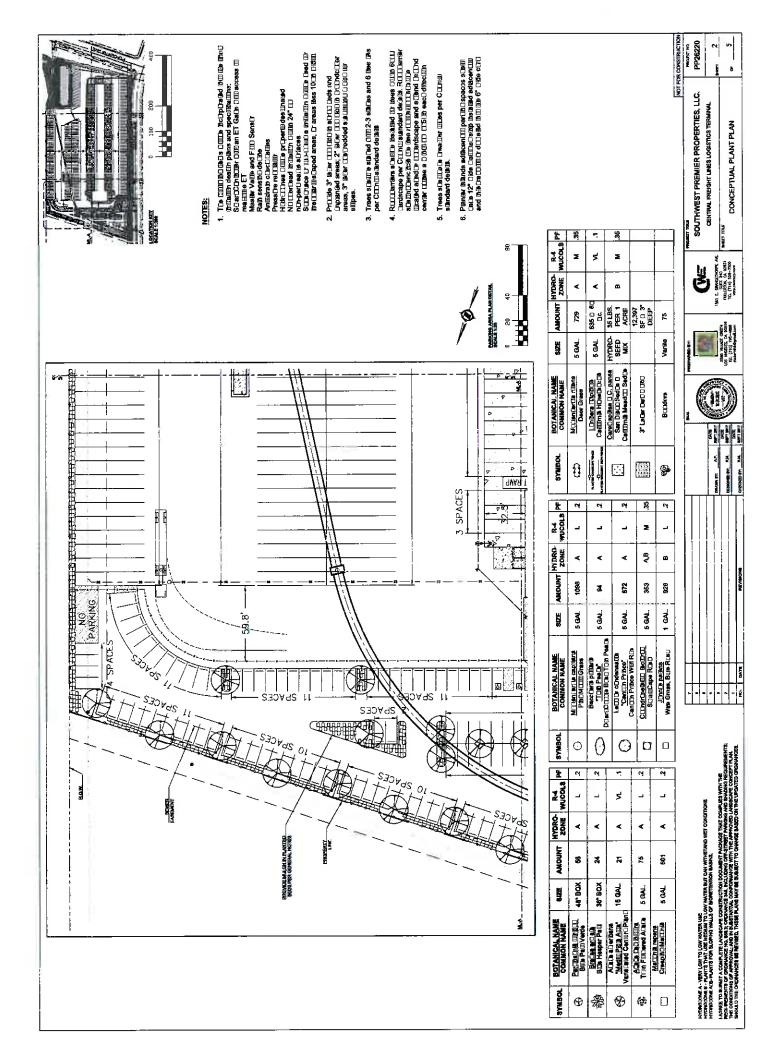


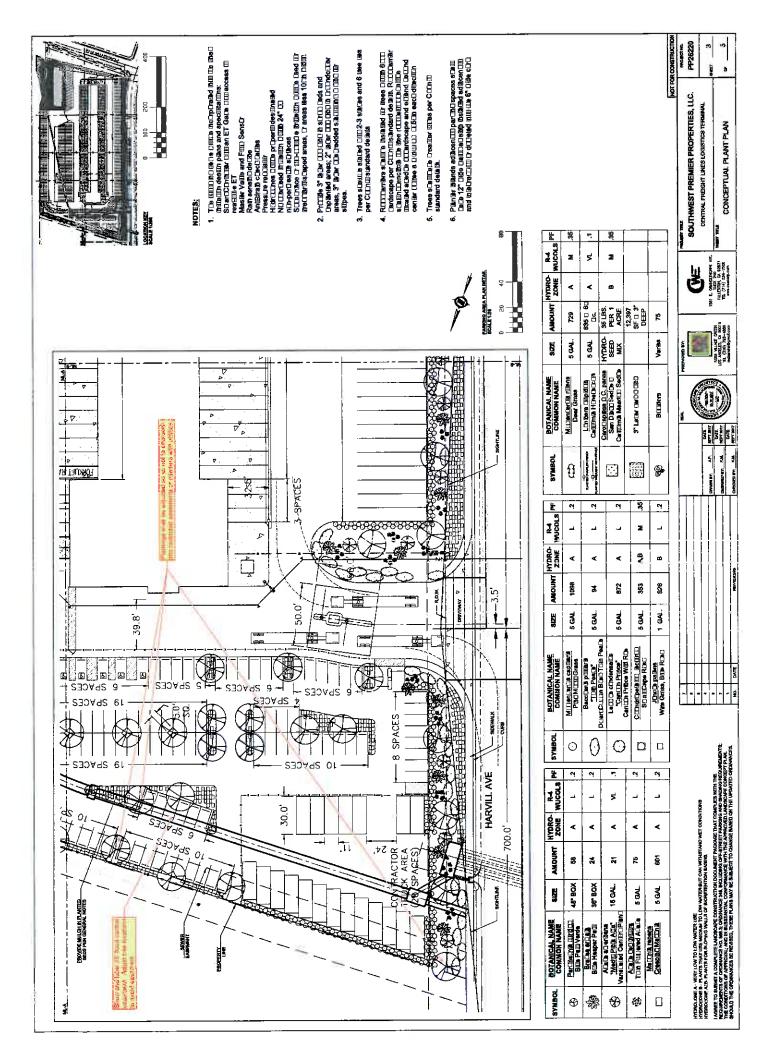


Riverside County, CA.

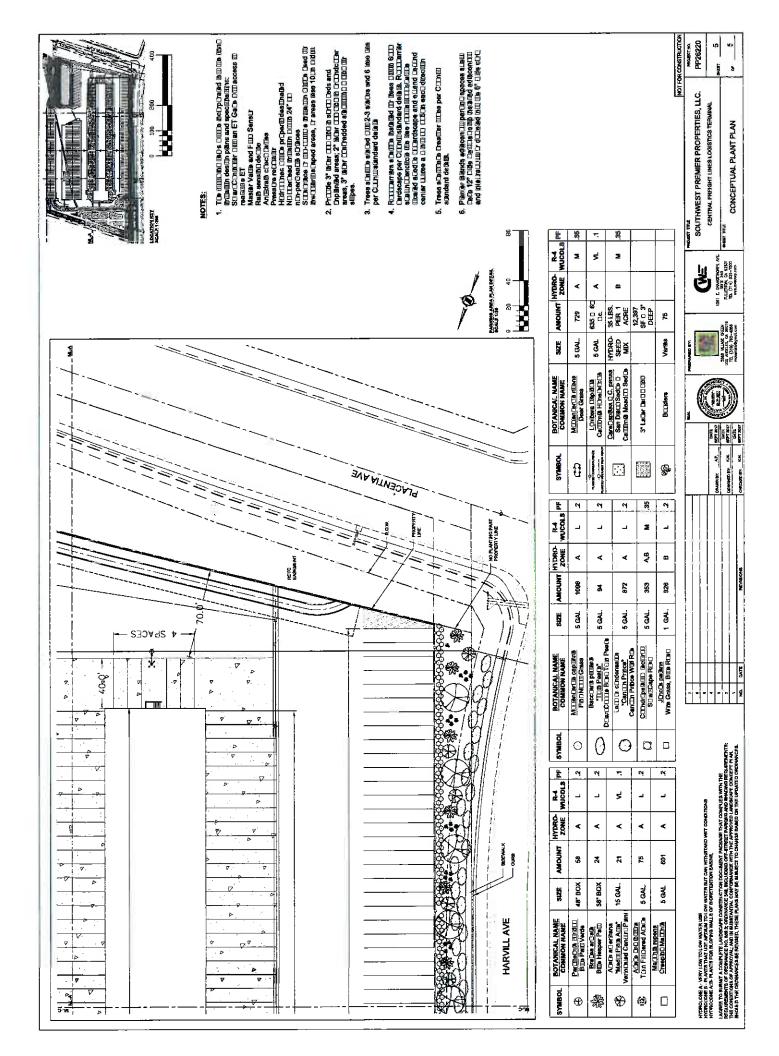


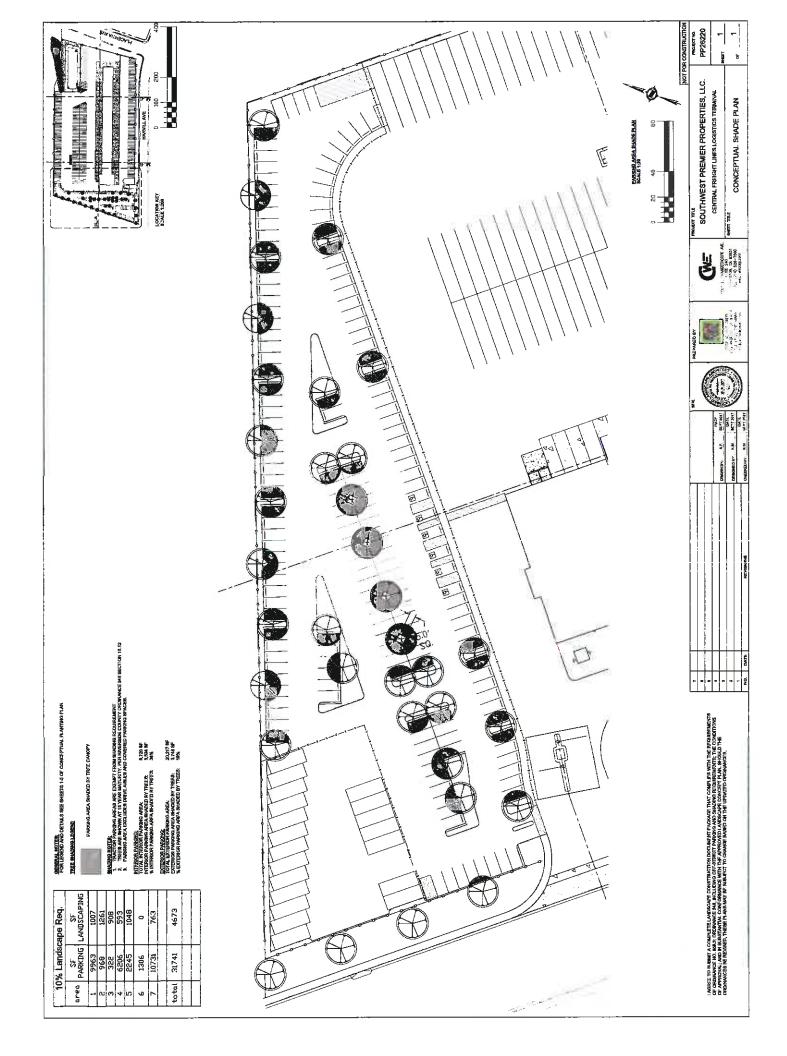






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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E. Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 26220

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dionne Harris _____ Title: Project Planner ____ Date: January 8, 2018

Applicant/Project Sponsor: Central Freight Lines, LLC c/o Teresa Harvey

Date Submitted: January 8, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Planning Director _____ Date: March 6, 2018

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Dionne Harris at (951)955-6836.

Revised: 03/06/18 Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA43003 ZCFG6373

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43004 Project Case Type (s) and Number(s): PP 26220 Lead Agency Name: Riverside County Planning Department Address: P.O. Box 1409, Riverside, CA 92502-1409 Contact Person: Dionne Harris Telephone Number: 951-955-6836 Applicant's Name: Southwest Premier Properties, LLC Applicant's Address: 20388 Harvill Avenue, Perris, California 92570

I. PROJECT INFORMATION

Project Description: Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 square foot loading dock and 10,000 square foot main office. ("Project"). The Project will include multiple loading stations for trucks to load and unload on side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock at between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project's gross area is approximately 19 acres and includes one stormwater bioretention basin; 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces) and a paved parking area for over 450 spaces for trailer loading and storage.

The project site is located northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue and southerly of Rider Street and is within the Mead Valley Area Plan. The project is also within the "A" Street Specific Plan ("SP No. 100").

- A. Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .
- B. Total Project Area: 19 acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 19.19	Lots: 1	Sq. Ft. of Bldg. Area: 71,840	Est. No. of Employees: 160
Other: None			

C. Assessor's Parcel No(s): 317-240-008, 317-240-013, 317-240-015, 317-240-032, and 317-240-035.

Street References: Northeast of the intersection of Placentia Avenue and Harvill Avenue

- **D.** Section, Township & Range Description or reference/attach a Legal Description: Section 13 of Township 4 South, Range 4 West in the San Bernardino Base and Meridian
- E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and lies west and south of industrial uses. There is vacant land to the south and is east of Interstate 215. Riverside County Transportation Commission (RCTC) Railroad (RR) corridor to the east. The surface of the proposed Project area is approximately 1,500 feet above mean sea level.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

Page 1 of 53

A. General Plan Elements/Policies:

- 1. Land Use: The County General Plan Element contains a number of policies that address consistency and compatibility of adjacent uses, and identifies specific land uses for county lands within community plan areas. The project generally meets the requirements of the General Plan Light Industrial designation and applicable polices of the County General Plan and the March Air Reserve Base (ARB) Land Use Plan.
- 2. Circulation: The General Plan Element identifies the types of roads and rights-of-ways needed for regional circulation. The south boundary of the site is adjacent to Placentia Boulevard right-of-way (Arterial with a 128 feet ROW) and Harvill Avenue right-of-way (Major with 118 feet ROW). According to the findings of the Initial Study, the project will have adequate internal circulation and will meet the applicable requirements and policies of the General Plan Circulation Element.
- 3. Multipurpose Open Space: The County General Plan identifies existing and future open space resources. The project is not in a designated open space area and meets the applicable requirements and policies of the General Plan Multipurpose Open Space Plan.
- 4. Safety: The General Plan identifies safety zones around airport facilities as well as land use policies for uses near such facilities. The project is located in the ARB Airport Influence Area; Safety Zone Area 2.
- **5.** Noise: The General Plan establishes compatibility criteria for various types of land uses within the County.
- 6. Housing: The project proposes a light industrial facility consistent with the zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There are no impacts to housing as a direct result of this project at this time.
- 7. Air Quality: The analysis in the Initial Study utilized the methodologies established by the South Coast Air Quality Management District (SCAQMD) in its CEQA Air Quality Handbook.
- B. General Pian Area Plan(s): Mead Valley Area Plan
- C. Foundation Component(s): Community Development
- D. Land Use Designation(s): Light Industrial (LI) (0.25-0.60 Floor Area Ratio)
- E. Overlay(s), if any: N/A
- F. Policy Area(s), if any: N/A
- G. Adjacent and Surrounding:
 - 1. Area Plan(s): Mead Valley Area Plan
 - 2. Foundation Component(s): Community Development
 - 3. Land Use Designation(s): Light Industrial (LI) (0.25-0.60 Floor Area Ratio) to the north and south, Business Park (0.25-0.60 Floor Area Ratio) to the West and I-215 to the east.

- 4. Overlay(s), if any: N/A
- 5. Policy Area(s), if any: N/A
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: N/A
 - 2. Specific Plan Planning Area, and Policies, if any: "A" Street, Specific Plan
- I. Existing Zoning: Light Industrial
- J. Proposed Zoning, if any: N/A
- K. Adjacent and Surrounding Zoning: To the North and South: Light Industrial; To the West: Business Park; To the East Railroad ROW

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.

Aesthetics	🔲 Hydrology / Water Quality	Transportation / Traffic
Agriculture & Forest Resources	🗌 Land Use / Planning	Tribal Cultural Resources
Air Quality	Mineral Resources	Utilities / Service Systems
Biological Resources	Noise	Other:
Cultural Resources	Paleontological Resources	Mandatory Findings of
Geology / Soils	Population / Housing	Significance
Greenhouse Gas Emissions	Public Services	
Hazards & Hazardous Materials	Recreation	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration

pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

	02/28/2018
Signature	Date
Dionne Harris Project Planner	For: Charissa Leach, P.E. Assistant TLMA Director
Printed Name	

00/00/0040

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				
 Scenic Resources A) Have a substantial effect upon a scenic highway corridor within which it is located? 				
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?				

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

Findings of Fact:

a) The project is approximately 1.5 miles south of Ramona Expressway a State Eligible Scenic Highway, and 3 miles north of Route 74 a County and State eligible Scenic Highway. However per the Mead Valley Area Plan revised in 2016 does not designate Ramona Expressway as State Eligible. There are numerous industrial and warehouse complexes located between Ramona Expressway and the project site that there will be no impacts anticipated upon the scenic highway. Similarly with the substantial number of complexes already existent between Route 74 and the project site, there are no impacts anticipated to the scenic highways.

b) The proposed Project is not located within or adjacent to and does not have the potential to damage scenic resources such as trees, rock outcroppings, or historic buildings. The proposed Project would not adversely affect the quality of the scenic views from these locations. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

 Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? 			
Page 5 of 53	EA	No. 4300	4

Potentially	Less than	Less	No
Significant	Significant	Than	Impaci
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project is within the 45 mile radius of the Palomar Observatory and therefore within Zone B as defined by defined by Ordinance No. 655. The project outdoor lighting will comply with Ordinance No. 655, Section 6 requirements for lamp source and shielding. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

 Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? 		\boxtimes	
b) Expose residential property to unacceptable light levels?			

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project would include the installation of exterior lighting on the site in the parking, trailer storage area, and outdoor lighting associated with the building, which would result in an increase in the existing level of illumination in the area. The project will comply with all applicable provisions of the County of Riverside Code of Ordinances, Title 8 Health and Safety, Chapter 8.80 – Outdoor Lighting, standards for lighting:

To provide minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents in the unincorporated areas of the county.

The existing industrial uses in the vicinity of the project site also have outdoor lighting associated with buildings and parking areas. The project's outdoor lighting would be compatible in brightness to the ambient lighting in the surrounding area and will have shields to reduce excessive and outward light propagation into surrounding properties.

The project would involve the construction of a proposed building which will utilize materials that would not result in substantial amount of glare during the daytime or nighttime view of the area. Accordingly the proposed project would results in a less than significant impacts from light or glare.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AG	RICULTURE & FOREST	RESOURCES Would the project	t			
4.	Agriculture				\boxtimes	
		Page 6 of 53		EA	A No. 4300	4

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

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

Findings of Fact:

a) The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) developed maps and statistical data to be used for analyzing impacts on California's agricultural resources. The FMMP categorizes agricultural land according to soil quality and irrigation status; the best quality land is identified as Prime Farmland. According to the FMMP, the proposed Project site is located in areas designated Farmland of Local Importance. Farmland of Local Importance are areas with soils that would be classified as prime and statewide but lack available irrigation water (California Department of Conservation, 2014). The proposed Project site appears to have been agricultural land from 1938 until approximately 2005, when the property appears to no longer be cultivated in the aerial photograph, but is still vacant land (Ensafe, 2016). The proposed Project site is zoned Light-Industrial and designed as light industry land use. Agricultural use is not intended for the site or surrounding area. Therefore, no impact will occur.

b) The proposed Project site is zoned for Manufacturing-Service Commercial and designed as Light Industry land use. Agricultural zoning designations or agricultural uses were not found within the proposed Project limits. Per review of the Riverside County Williamson Act FY 2015/2016 (Sheet 1 of 3) map, the project site is designated as a Non-Williamson Act Land and as a non-enrolled land. Therefore the Williamson Act contract does not apply to the proposed Project site. Therefore, no impact will occur.

c) The surrounding vicinity is not zoned for agricultural purposes and therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

d) No farmland is located at the proposed Project site or within the surrounding area. The proposed Project would not involve the disruption or damage of the existing environment that would result in the loss of Farmland to non-agricultural use. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
 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?				\boxtimes
c) Involve other changes in the existing environment which, due to their location or nature, could result in con- version of forest land to non-forest use?				
Parks, Forests, and Recreation Areas," and Project Application Findings of Fact:				
Findings of Fact: a-c) The proposed uses are consistent with current zoning for Riverside County General Plan and site materials, there are no of forest and timberlands. Therefore, no impact will occur. <u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required.				
<u>Findings of Fact</u> : a-c) The proposed uses are consistent with current zoning for Riverside County General Plan and site materials, there are no of forest and timberlands. Therefore, no impact will occur. <u>Mitigation</u> : No mitigation measures are required.				
 Findings of Fact: a-c) The proposed uses are consistent with current zoning for Riverside County General Plan and site materials, there are not of forest and timberlands. Therefore, no impact will occur. 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? b) Violate any air quality standard or contribute 			s, or conver	
 <u>Findings of Fact</u>: a-c) The proposed uses are consistent with current zoning for Riverside County General Plan and site materials, there are not forest and timberlands. Therefore, no impact will occur. <u>Mitigation</u>: No mitigation measures are required. <u>Monitoring</u>: No monitoring measures are required. <u>AIR QUALITY Would the project</u> <u>Air Quality Impacts</u> a) Conflict with or obstruct implementation of the applicable air quality plan? 	o impacts to		s, or conver	
 Findings of Fact: a-c) The proposed uses are consistent with current zoning for Riverside County General Plan and site materials, there are not forest and timberlands. Therefore, no impact will occur. 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? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? 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 	o impacts to		s, or conver	
 Findings of Fact: a-c) The proposed uses are consistent with current zoning for Riverside County General Plan and site materials, there are not of forest and timberlands. Therefore, no impact will occur. 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? b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? 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)? d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source 	o impacts to		s, or conver	

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook.

SCAQMD Rule 403, Fugitive Dust. Based on CalEEMod, Version 2016.3.1. Air Quality Report, by Southwest Premier Properties, LLC.

The Air Quality section addresses the impacts of the proposed Project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. Air pollutants of concern include ozone (O_3), carbon monoxide (CO), particulate matter less than 10 microns in diameter (PM_{10}), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), oxides of nitrogen (NO_x), sulfur dioxide (SO_2), and lead (Pb). This section analyzes the type and quantity of emissions that would be generated by the construction and operation of the Project. Geographic areas are classified as either in attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards (AAQS) have been achieved under the state and federal Clean Air Acts (CAA).

The South Coast Air Basin, which is managed by the SCAQMD, is designated as nonattainment for O_3 and PM_{2.5} under the National and California AAQS, and nonattainment for PM₁₀ and Pb (Los Angeles County only) under the California AAQS.

Findings of Fact:

a) The Proposed Project is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The boundaries of the Basin range from the Pacific Ocean on the west to the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes portions of Los Angeles County, all of Orange County. and the non-desert areas of Riverside and San Bernardino counties. The 2016 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board in March of 2017 and provides updated emission inventory methodologies for various source categories, the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches. The SCAQMD has established standards for air quality constituents generated by construction and operational activities for such pollutants as ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, and particulate matter (PM). The SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin where the proposed Project is located has been designated nonattainment status for the federal and state standards for ozone and PM2.5, as well as the state standard for PM10 and lead (California Air Resources Board, Area Designations Maps/State and National, June 2013). The General Plans of cities and counties within the Basin were used as the basis for the emissions inventory within the AQMP. Individual projects and long-term programs within the region are required to be consistent with the AQMP. To demonstrate consistency with the AQMP, the population projections used to assess the need for the Project must be approved by the Southern California Association of Governments (SCAG).

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, economy, community development, and environment. With regard to air quality planning, SCAG has prepared the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range transportation plan that uses growth forecasts to project trends out over a 20-year period to identify regional transportation strategies to address mobility needs. These growth forecasts form the basis for the land use and transportation control portions of the AQMP. These documents are utilized in the preparation of the air

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

quality forecasts and consistency analysis included in the AQMP. Both the RTP/SCS and AQMP are based, in part, on projections originating with County and City General Plans.

The proposed project is consistent with the County of Riverside General Plan land use of Light Industrial and zoning of Manufacturing-Service Commercial. Because the project is consistent with the local general plan, pursuant to SCAQMD guidelines, the proposed project is considered consistent with the region's AQMP. As such, proposed project-related emissions are accounted for in the AQMP, which is crafted to bring the basin into attainment for all criteria pollutants. Accordingly, the proposed project would be consistent with the projections in the AQMP, thus resulting in a less than significant impact.

b) During construction of the proposed Project, emissions will be generated by grading activities, construction workers traveling to and from the project site, delivery and hauling of construction supplies and debris, and fuel combustion by on-site construction equipment. Construction emissions would be short-term in nature and would be limited only to the time period when construction activity is taking place. CalEEMod estimates construction emissions for each year of construction activity based on the annual construction equipment profile and other factors determined as needed to complete all phases of construction by the target completion year. As such, each year of construction activity has varying quantities of GHG emissions. Per County Guidance, total construction GHG emissions resulting from the project are amortized over 30 years and added to operational GHG emissions.

The emissions anticipated to be generated during construction were modeled based on anticipated construction phasing and the results were found to be below SCAQMD thresholds, thereby not having a significant impact as shown in Table 9. However the Project construction will follow mitigation measures including application of water during grading and a 15-miles per hour (mph) speed limit on unpaved surfaces, watering a minimum of twice daily during construction operations. Additionally, the proposed project will be required to comply with the SCAQMD's required rules during construction, including Rule 403 as it relates to fugitive dust. And despite a less than significant impact determination, mitigation measures AIR-1 and AIR-2 will even further reduce the construction emissions.

	Mass Daily Thresholds (pounds per da	ay)
Pollutant	Construction	Operation
VOC	75	55
NOx	100	55
СО	550	550
PM ₁₀	150	150
PM2.5	55	55
SOx	150	150
Lead	3	3
	Toxic Air Contaminants	
	Maximum Incremental Ca	ncer Risk ≥ 10 in 1 million
TACs	Cancer Burden > 0.5 excess cancer	er cases (in areas ≥ 1 in 1 million)
	Chronic & Acute Hazard Ind	ex ≥ 1.0 (project increment)
	Ambient Air Quality for Criteria Pollu	itants

Table 9 SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS

	Potentially Less than Less Significant Significant Than Impact with Significant Mitigation Impact Incorporated	No Impact
NO ₂	1-hour average ≥ 0.18 ppm Annual average ≥ 0.03 ppm	
со	1-hour average ≥ 20.0 ppm (state) 8-hour average ≥ 9.0 ppm (state/federal)	
PM10	24-hour average ≥ 10.4 μg/m ³ (construction) 24-hour average ≥ 2.5 μg/m ³ (operation) Annual average ≥ 1.0 μg/m ³	

During the operations of the site, project emissions of NO_X, are anticipated not to exceed the daily thresholds set by the SCAQMD. Operation of the project would therefore cause a less than significant impact on air quality with mitigation. Mitigation measure AIR 3 below would be implemented to reduce pollutant emissions from off road operations.

The project's operational emissions were estimated using the CalEEMod model as described in Section 4.1.2. The CalEEMod model input was based on the current vehicle trip generation for a similar facility and the building area. Operational emission calculations and model outputs are provided in Appendix A. Table 11, *Maximum Daily Operational Emissions*, presents the summary of operational emissions for the project.

	Pollutant Emissions (pounds per day)						
Category	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}	
Area	2	<0.5	<0.5	<0.5	<0.5	<0.5	
Energy	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
Mobile	1	39	10	< 0.5	4	1	
Off road (forklift movements)	7	60	46	<0.5	5	4	
Stationary	1	2	2	< 0.5	<0.5	<0.5	
Total Daily Emissions	10	102	59	<0.5	9	6	
SCAQMD Thresholds	55	55	550	150	150	55	
Significant Impact?	No	Yes	No	No	No	No	

Table 11 MAXIMUM DAILY OPERATIONAL EMISSIONS

Source: CalEEMod (output data is provided in Appendix A)

As shown in Table 11, project emissions of NO_X during operation would exceed the daily thresholds set by the SCAQMD. Operation of the project would therefore cause a potentially significant impact on air quality. Mitigation measure AQ-1, below, would be implemented to reduce pollutant emissions from off road equipment operations

AQ-1 Electric Forklifts. The project shall provide electric forklifts for daily project operations at the site. These forklifts shall replace the projected propane-fueled forklifts and will be charged using solar energy.

With mitigation measure AQ-1, all operational emissions associated with off road sources would be eliminated. With mitigation measure AIR 3, operational emissions of NOX would total approximately 41 lbs/day not exceed the daily thresholds of 55 pounds/day. Therefore, operation of the project would not be considered a significant impact on air quality. Impacts would be less than significant with mitigation.

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

c) If a project is not consistent with the Air Quality Management Plan (AQMP), which is intended to bring the Basin into attainment for all criteria pollutants, that project can be considered cumulatively considerable. Additionally, if the mass regional emissions calculated for a project exceed the applicable SCAQMD daily significance thresholds that are designed to assist the region in attaining the applicable state and national ambient air quality standards, that project can be considered cumulatively considerable. As detailed in Section 5.2 of the air quality impact analysis, operational emissions would not exceed the SCAQMD regional significance thresholds for NOX, and operational emissions would not be cumulatively considerable.

As discussed under 5.3 of the air quality impact analysis, for two or more projects within close proximity; that is, 1,640 feet (500 meters) or less from the same sensitive receptor, a local cumulative analysis must be performed. The onsite emissions from the related project must be added to the background concentration, which is then summed with the proposed project emissions for comparison to the SCAQMD LSTs or State and federal AAQS. If the related projects combine with the proposed project to result in an exceedance of the ambient standards, the project is considered cumulatively significant.

A project is proposed immediately south of the project across Placentia Avenue. The neighboring project proposes a truck maintenance and fuel facility. The proposed project and the neighboring project would be within 1,640 feet (500 meters) from sensitive receptors located to the west. The neighboring project would develop approximately 18 acres of vacant land, in approximately the same timeframe as the proposed project. Construction is expected to begin April 2018 and last approximately six months until October 2018. Both projects are approximately 655 feet (200 meters) from the nearest sensitive receptors to the west. SCAQMD LST sets emission limits depending on project size and distance to sensitive receptors. Projects up to 5 acres are not to exceed 488 pounds per day (lbs/day) of NOx, 96 lbs/day PM_{10} , and 8 lbs/day of $PM_{2.5}$ for receptors at a distance of 655 feet (200 meters).

Both projects would have overlapping grading and underground utilities phases occurring in April 2018. Summing the emissions for the proposed project with the emissions reported for the neighboring project (HELIX 2017), the two projects would combine to emit 126 lbs/day of NOx,14 lbs/day of PM₁₀, and 8 lbs/day of PM_{2.5}. This would not exceed the LSTs of 488 lbs/day for NO_x, 96 lbs/day for PM₁₀, and 8 lbs/day for PM_{2.5} for sensitive receptor at 655 feet (200 meters). Therefore, construction emissions would not be cumulatively considerable. Any impacts are considered less than significant.

d) The closest sensitive receptors are the single-family residences approximately 655 feet (200 meters) west of the project site. Therefore, the LSTs for receptors located at 655 feet (200 meters) are used. The localized emissions for all criteria pollutants during daily construction would remain below their respective SCAQMD LSTs. There would be a less than significant impact and no mitigation is required.

The greatest potential for Toxic Air Contaminants (TAC) emissions during construction would be related to diesel particulate matter (DPM) associated with heavy equipment operations during earth-moving activities. The SCAQMD does not consider diesel related cancer risks from construction equipment to be an issue due to the short-term nature of construction activities, coupled with the distance to the nearest sensitive receptors. Construction activities associated with the proposed project would be sporadic, transitory, and short term in nature (i.e., less than one year). The assessment of cancer risk is typically based on a 70-year averaging time. Because exposure to diesel exhaust would be well below the 70-year averaging time, construction of the proposed project is not anticipated to result in an elevated cancer risk to exposed persons due to the short-term nature of construction. As such, project-related TAC emission impacts during construction would not be significant and no mitigation is required.

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

During the long-term operations of the Project, all signalized intersections would be at a Level of Service D or better during peak hours and therefore are not anticipated to cause severe vehicle congestion that generates the type of environment where CO hotspots could occur.

The greatest potential for TAC emissions during construction would be related to DPM associated with heavy equipment operations during earth-moving activities. The SCAQMD does not consider dieselrelated cancer risks from construction equipment to be an issue due to the short-term nature of construction activities. Construction activities associated with the proposed project would be sporadic, transitory, and short term in nature (i.e., less than one year). The assessment of cancer risk is typically based on a 30-year exposure duration. Because exposure to diesel exhaust would be well below 30 years, construction of the proposed project is not anticipated to result in an elevated cancer risk to exposed persons due to the short-term nature of construction. As such, project-related TAC emission impacts during construction would not be significant and no mitigation is required.

With the conservative modeling technique used (i.e., assuming that an individual stays outdoors at his or her residence 24 hours per day for 30 years, which is the State-required period of time that HRAs must use for analysis), the nearest sensitive receptor would be exposed to an incremental inhalation cancer risk of no more than 3.75 in 1 million, which is lower than the SCAQMD CEQA significance threshold of 10 in 1 million. Figure 4, *Residential Health Risk Analysis Results*, shows the modeled sources and the 10 and 1 in 1 million incremental cancer risk contours. The Chronic Hazard Index would be 0.00087, which is lower than the threshold of 1.0. A Health Risk Analysis was completed for the proposed Project and was found to have no significant health risk from project-related truck traffic. The impact would be less than significant, and mitigation is not required.

e) The project does not involve the construction of sensitive receptors located within one mile of an existing substantial point source emitter. Any impacts are considered less than significant.

f) Construction odors are limited to the number of people living and working near the source. The nearest residences are located 655 feet (200 meters) west of the project. While some components of asphalt and diesel emissions are considered toxic air contaminants, construction activities would not cause significant odor impacts due to the duration of exposure. Odor impacts from construction of the project would be less than significant.

Common sources of operational odor complaints include sewage treatment plants, landfills, recycling facilities, and agricultural uses. The proposed Project, involving the parking of trailer trucks and movement of goods on a loading dock, would not include any of these uses. Truck activity generated by the proposed project may emit odors during operation in the form of diesel exhaust from vehicles. Vehicle exhaust is already prevalent in the area due to its proximity to 1-215. The project would be compliant with applicable General Plan Policies including AQ 2.1-2.4, 4.6, and 17.10 found in the Air Quality Element (County of Riverside 2015c). Any impacts are considered less than significant.

Mitigation:

Mitigation (AIR 1): Water a minimum of twice daily during grading activities.

Mitigation (AIR 2): Limit vehicle speed to 15-miles per hour or less on unpaved surfaces. Mitigation (AIR 3): The project shall provide electric forklifts for daily project operations at the site. These forklifts shall replace the projected propane-fueled forklifts and will be charged using solar energy.

Monitoring: No monitoring measures are required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
BIOLOGICAL RESOURCES Would the project	<u></u>			
7. Wildlife & Vegetation				N7
a) Conflict with the provisions of an adopted Habitat				\boxtimes
Conservation Plan, Natural Conservation Community Plan,				
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or	·····		······································	K 7
through habitat modifications, on any endangered, or				\boxtimes
threatened species, as listed in Title 14 of the California				
Code of Regulations (Sections 670.2 or 670.5) or in Title 50,				
Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or		r		
through habitat modifications, on any species identified as a			\boxtimes	
candidate, sensitive, or special status species in local or				
regional plans, policies, or regulations, or by the California				
Department of Fish and Wildlife or U.S. Wildlife Service?				
d) Interfere substantially with the movement of any				\boxtimes
native resident or migratory fish or wildlife species or with				\sim
established native resident or migratory wildlife corridors, or				
impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian				\boxtimes
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?				
f) Have a substantial adverse effect on federally				\boxtimes
protected wetlands as defined by Section 404 of the Clean	L	L		
Water Act (including, but not limited to, marsh, vernal pool,				
coastal, etc.) through direct removal, filling, hydrological				
interruption, or other means?				
g) Conflict with any local policies or ordinances		[***]		\boxtimes
protecting biological resources, such as a tree preservation			L	
policy or ordinance?				

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

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Mead Valley Area Plan. The project site is not located within a Criteria Cell.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted in August 2017, documented in, General Habitat Assessment and Focused Burrowing Owl Surveys, by Ecological Sciences Inc., revised September 7, 2017. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. To prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b)No impacts to any endangered, or threatened species will occur.

c)The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance.

d)The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project will not 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 with adherence to Riverside County Conditions of Approval.

e-f)No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
 8. Historic Resources a) Alter or destroy an historic site? 				\boxtimes
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				\boxtimes

<u>Source</u>: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), General Habitat Assessment and Focused Burrowing Owl Surveys, ecological Sciences, Inc. dated revised September 7, 2017.

Findings of Fact:

a-b) Based upon analysis of records and a survey of the property by a Riverside County approved Archaeologist it has been determined that there will be impacts to historical resources as defined in California Code of Regulations, Section 15064.5. The pedestrian survey was positive for one isolated historic resource, a historic standpipe (P-33-26720). Isolates are not significant and are not eligible for the California Register of Historical Resources, thus P-33-26720 requires no further consideration. Therefore, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

 9. Archaeological Resources a) Alter or destroy an archaeological site. 			\boxtimes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?			
c) Disturb any human remains, including those interred outside of formal cemeteries?		\boxtimes	
d) Restrict existing religious or sacred uses within the potential impact area?			\boxtimes

Source: On-site Inspection, Project Application Materials. Gust 2017: Phase I Cultural Resources Assessment Report for the Central Freight Lines, LLC Distribution Center Project (Plot Plan No. 26220), Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved Archaeologist, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project		
10. Tribal Cultural Resources a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:		
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.		

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on March 24, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians.

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

Soboba requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on September 13, 2017 and consultation was concluded on the same day. No Tribal Cultural resources were identified by Soboba. Consultation with Morongo took place on May 03, 2017. No Tribal Cultural resources were identified by Morongo. The conditions of approval were provided and consultation with Morongo was concluded on December 11, 2017. Consultation with Pechanga took place on June 18, 2017 and August 15, 2017. No Tribal Cultural Resources were identified by Pechanga. Consultation was concluded with Pechanga on December 11, 2017.

It has been determined that there will be no impacts to Tribal Cultural Resources because there are none present. Therefore, the Project will not impact tribal cultural resources.

Mitigation: No mitigation measures are required.

GEOLOGY AND SOILS Would the project						
11. Alquist-Priolo Earthquake Fault Zone (or County	<u></u>				
Fault Hazard Zones						
a) Expose people or structures to						
substantial adverse effects, including the risk of l	oss, injury,					
or death?						
b) Be subject to rupture of a known earthq					\boxtimes	
as delineated on the most recent Alquist-Priolo E						
Fault Zoning Map issued by the State Geologist f						
or based on other substantial evidence of a know					<u> </u>	
Source: Riverside County General Plan Figure S County GEO Report No. 2551	-2 "Earthquake	Fault Stud	y Zones," G	IS databa	ase,	
Findings of Fact:						
a-b) The project site is not located within a delineated Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. As fault zones are not known to be located on the Project site, there is not potential for the Project to expose people or structures to substantial adverse effects related to ground rupture. No impact will occur.						
Mitigation: No mitigation measures are required.						
Monitoring: No monitoring measures are required.						
 12. Liquefaction Potential Zone a) Be subject to seismic-related group including liquefaction? 	nd failure,					
<u>Source</u> : Riverside County General Plan Figure S County GEO Report No. 2551	-2 "Earthquake	Fault Stud	y Z <mark>ones</mark> ," G	IS databa	ase,	
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Potentially Significant	Less than Significant	Less Than	No Impact
Impact	with	Significant	impaci
	Mitigation Incorporated	Impact	

Findings of Fact:

a) The proposed project site is not subject to potential liquefaction hazard zones of the County of Riverside. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. The proposed Project site is located within a zone identified as having a "low" liquefaction potential by the County of Riverside GIS website. Based on the anticipated depth to groundwater, and the county maps, the potential for liquefaction at the site is considered low. Other geologic hazards related to liquefaction, such as lateral spreading, are therefore also considered low. Additionally, the project will be designed and constructed in accordance with the latest applicable seismic safety guideline as indicated above. Compliance with these standard engineering practices and design criteria will reduce the effects of seismic-related ground failure; including liquefaction. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. G	round-shaking Zone		
a)	Be subject to strong seismic ground shaking?		······

<u>Source</u>: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County GEO Report No. 2551

Findings of Fact:

a) Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. Potential impacts from groundshaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. There are two small faults that pose little threat. However, the San Andres and San Jacinto Faults are in the general county area to the east, which pose a significant seismic threat to life and property. The risk from ground shaking from these faults and the surrounding fault are not considered substantially different than that of other similar properties in the Southern California area. Based on the USGS NSHM 2014 Dynamic Edition Deaggregations with a 2% return period in 50 years, the site has a mean magnitude of 7.04 and a mean distance of 17.25 km. Based on the USGS seismic design maps referencing the 2015 NEHRP Provisions document, the peak ground acceleration (PGAm) at the subject site approximately 0.550g. Additionally, the proposed construction of the office building of the Project is subject to conformance with the California Building Code (CBC), the County's Building Code, and other applicable standards. Compliance with these standard engineering practices and design criteria will reduce the effects of seismic ground shaking to a less than significant impact.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
Source: Riverside County General Plan Figure S-5 "Regions Report No. 2551	Underlain b	y Steep Slop	be", County	GEO
<u>Findings of Fact</u> :				
a) The proposed Project site is relatively flat with no substantia Project is not located near any landslide hazard areas; therefor landslide is minimal. The proposed development does not Therefore, there would be a less than significant impact.	ore, the pos	sibility for the	occurrenc	e of a
Mitigation: No mitigation measures will be required.				
Monitoring: No monitoring measures will be required.				
 15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence? 				
Source: Riverside County General Plan Figure S-7 "Document Report No. 2551	ed Subsider	nce Areas Ma	ap", County	GEO
Findings of Fact:				
a) According to the Riverside County General Plan, the sit subsidence but not in an area of documented subsidence. The has only been documented in three areas: 1) the Elsinore Tro the San Jacinto Valley from Hemet to Moreno Valley, and the Salton Sea). No known subsidence has been documented in t is not mapped in an area of documented subsidence, different is not considered a concern. Therefore, there would be a less	e General P ugh, includir e southern (he Perris are ial settleme	lan indicates ng Temecula Coachella Va ea. According nt due to regi	that subsid and Murrie Illey (Indio f gly, since th	tence eta, 2) to the le site
Mitigation: No mitigation measures will be required.				
Monitoring: No monitoring measures will be required.				
 16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? 				
Source: Riverside County Land Information System, County	GEO Repo	rt No. 2551		
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Potentially Significant	Less than Significant	Less Than	No Impact
Impact	with Mitigation	Significant Impact	
	Incorporated		

Findings of Fact:

The Project site is more than 25 miles from the Pacific Ocean and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the Project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is not located within a Dam Inundation Zone, nor is it located within FEMA Flood Zone or a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be 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?		\boxtimes
c) Result in grading that affects or negates subsurface sewage disposal systems?		\boxtimes

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, County GEO Report No. 2551

Findings of Fact:

a-b) Under existing conditions, the entire site is relatively flat and no significant slopes are present. The proposed development does not include grading any slopes. Thus there would be no impact to slopes.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation measures are required.

 18. Soils a) Result in substantial soil erosion or the loss of 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?			
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?			
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Potentially	Less than	Less	No
Significant	Significant	Than	Impaci
Impact	with	Significant	
	Mitigation	Impact	
	Incorporated		

<u>Source</u>: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County GEO Report No. 2551

Findings of Fact:

a) Construction of the project would involve excavation to a maximum depth of 10 feet, grading, paving, utility installation, building construction, and landscape installation which has the potential to temporary expose on-site soils that would be subject to erosion during rainfall events or high winds. Construction activities for total land areas greater than one (1) acre are required to comply with the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The County requires the Project Applicant to develop and submit for approval a Project-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will identify erosion and sediment control best management practices (BMPs) to reduce or eliminate sediment discharge to receiving water bodies from storm and non-stormwater discharge during construction. In addition, the Project is required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. With the development of the Project's SWPPP and compliance with SCAQMD Rule 403, the potential for water and/or wind erosion impacts during project construction would be less than significant.

b-c) Following construction of the proposed Project, sediment erosion through wind and water erosion would be minimized as the surface area of the proposed Project site would be covered with an impervious surface and pervious areas will be landscaped and revegetated. Implementation of the proposed Project would result in less long-term erosion and loss of topsoil than the current existing conditions of the Project site. In addition, the Project Applicant is required to submit a Water Quality Management Plan (WQMP) to the County, which incorporates Low Impact Design (LID) elements to reduce or eliminate sediment discharge through stormwater and non-stormwater discharge. Through the fulfillment of the Project's WQMP requirements, the proposed Project would not results in substantial erosion or loss of top soil during long-term operation.

Laboratory tests on soil samples taken during the geotechnical investigation indicate that the materials at a depth of approximately two (2) feet exhibit a negligible swell/collapse potential when saturated, and therefore do not have expansive characteristics. The project does not proposed use of septic tanks or alternative wastewater disposal system. The project will have no impact.

Mitigation: No mitigation measures are required.

 19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? 			
b) Result in any increase in water erosion either on or off site?		\boxtimes	
Source: U.S.D.A. Soil Conservation Service Soil Surveys			
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Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
	Mitigation	Impact	
	Incorporated		

Findings of Fact:

a-b) The existing drainage pattern is generally northwest to southeast with an average slope of 0.01 feet/feet with a culvert outlet near the northwest corner of the site. Flows from that outlet currently drain across the site from west to east and turn south within a natural drainage ditch along the RCTC RR tracks. There is a depression adjacent west of an existing culvert under the tracks approximately 190 feet north of Placentia Avenue. A storm drain culvert exists in the southwest corner of the property. Flows from this culvert flow east within the California Department of Transportation (Caltrans) rights-of-way (parcel adjacent to Placentia Avenue) until they reach the RCTC culvert under the railroad tracks.

The proposed Project drainage features include construction of a lined conveyance consistent with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Perris Valley Master Drainage Plan (MDP) planned facilities H-11. The proposed conveyance will function consistent with the Perris Valley MDP. An underground storm drain will be constructed adjacent to the south property line that follows the existing drainage pattern from the southwest and is consistent with the MDP planned facility H-10.1. The proposed Project on-site drainage will be directed to a proposed bioretention basin that will mitigate pollutants of concern including sediment before release into the existing drainage patterns for the area, resulting in substantial downstream erosion or siltation. Implementation of the SWPPP and the WQMP LID features will result in reducing any increases in water erosion both on and off site. Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.		\boxtimes	
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?			

<u>Source</u>: 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 lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures will be required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
GREENHOUSE GAS EMISSIONS Would the project				
 21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? 				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Ċ			
Source: Riverside County Climate Action Plan				
Findings of Fact:				

a) A variety of emissions were evaluated for analyzing generation of greenhouse gas (GHG) emissions from the proposed Project. These include during construction and operational. Operational emissions were further evaluated to include areas source, energy, vehicular (mobile), offroad, stationary, solid waste, water, and other emission sources. The total emission from all the above sources with mitigation measure AIR 3 result in an annual GHG emissions of 2,850 MT CO₂e, which is less than the County CAP's 3,000 MT CO₂e per year screening threshold

b) There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. Because the project's operational year in 2018, the project aims to reach the quantitative goals set by AB 32. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed Project does not conflict with those plans and regulations.

As previously discussed, the County CAP applies a screening threshold of 3,000 MT CO2e per year to comply with the reduction goals of AB 32. The proposed project's increase in GHG emissions would be less than the County's screening threshold, therefore, the increase in GHG emissions would not be cumulatively considerable, and the impact would be less than significant. No mitigation measures would be required.

<u>Mitigation</u>: AIR 3 - The project shall provide electric forklifts for daily project operations at the site. These forklifts shall replace the projected propane-fueled forklifts and will be charged using solar energy.

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

Source: Project Application Materials

Findings of Fact:

a) A Phase 1 Environmental Site Assessment (ESA) was prepared for the Project site by Ensafe in October 2016. As part of the Phase I ESA, Ensafe conducted a site reconnaissance, interviewed the current property owner, researched regulatory hazardous materials databases, and reviewed historical reference materials, such as aerial photographs, topographic maps, and area phone directories. The Phase I ESA has determined the property has been an undeveloped lot during it entire recorded existence. The surrounding area is largely industrial, with an industrial park developed beginning in the 1980s on the adjacent properties to the south and southeast. Federal and state records review did not reveal any potential threats to the soil and/or groundwater from any of the surrounding properties.

Construction activities associated with the proposed Project is unlikely to involve the use of hazardous materials and the most likely sources of hazardous materials would be from vehicles and construction equipment at the site. Small amounts of hazardous materials, including solvents, lubricant, paint, and cleaners used during construction activities. These materials would be confined and located at the applicable staging areas for the Project site. Federal and state regulations that govern the storage of hazardous materials in containers (i.e., the types of materials and the size of packages containing hazardous materials), secondary confinement requirements, and the separation of containers holding hazardous materials, would limit the potential adverse impacts of contamination to a contained area. In compliance with the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity and a Project-specific SWPPP, standard BMPs would be used during construction activities to minimize runoff of contaminants and clean-up any spills. Applicable BMPs include, but are not limited to controls for: vehicle and equipment fueling and maintenance; material delivery, storage, and use; spill prevention and control; and waste management. Implementation of these construction standards would minimize the potential for an accidental release of petroleum products, hazardous materials, and/or explosion during construction activities at the proposed Project site.

Operation of the proposed Project site will include truck-trailer storage, loading and unloading, employee parking and an office building. There exists the possibility that hazardous material will be handled, not used, as shipping cargo. The Riverside County Department of Environmental Health (DEH) Hazardous Materials Branch is responsible for overseeing hazardous materials programs in the

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Sig	tentially Inificant mpact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County. Pursuant to the Riverside County Code of Ordinances, Title 8, Chapter 8.64 – Disclosure of Hazardous Materials and Formulation of Business Emergency Plans, permits issued by the DEH are required for hazardous materials handled in quantities greater than or equal to the amount specified in Section 8.64.070. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County of Riverside Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders. In addition, the Project would be required to comply with County of Riverside ordinance and codes for reporting and permitting requirements for the use, handling, storage, and transportation of hazardous materials.

With mandatory regulatory compliance with the Riverside County Code of Ordinances, potential hazardous materials impacts associated with construction activities and long-term operation of the Project are determined to be less than significant.

b) The proposed Project is not expected to result in a release of hazardous materials into the environment. As discussed above, the handling of hazardous materials associated with construction activities is minimal and spill containment and clean-up procedures would be included with the site-specific construction SWPPP; and the activities associated with the operation of the proposed facility would be required to comply with local, State, and Federal regulations associated with the handling, storing, and disposal of hazardous materials. Impacts associated with the accidental release of hazardous materials during both construction and long-term operation of the Project would be less than significant.

c) The proposed Project would be constructed on privately owned land with improvements to public rights-of-way that includes street widening, curb and gutter removal and replacement, sidewalk and driveway and driveway construction. There will be minor construction in Caltrans rights-of-way at the south boundary to accommodate connection to the existing culverts undercrossing Placentia Avenue and Harvill Avenue and construction of a storm drain to convey flows from the culverts to the bioretention basin and outlet to the existing conveyances off-site. All work would occur under permit from the County. Appropriate notifications would be given to local emergency providers so that alternative emergency routes can be planned, if necessary. As a standard practice, street work would be subject to the requirements of a Traffic Control Plan approved by the local transportation agency, or would comply with applicable work area traffic control requirements. Additionally, advance notification to emergency services can be provided as part of the construction services. Also, open trenches may be steel plated overnight to continue the flow of traffic in the area. Aside from the street work, no other disruptions to the local transportation system would occur, and substantial interruptions to emergency access are not anticipated.

d) Currently, there are no schools located within one-quarter mile of the Project site. The closest school is Val Verde Elementary School located approximately one-half mile southeast of the Project site. The proposed Project's potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would be less than significant.

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Potentially	Less than	Less	No
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e) The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List" (after the Legislator who authored the legislation that enacted it). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist. While Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations (CaIEPA, 2014a). The California Environmental Protection Agency (CaIEPA) has identified the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements (CaI EPA, 2014b).

List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.

List of Leaking Underground Storage Tank Sites by County and Fiscal Year from State Water Board GeoTracker database.

List of solid waste disposal sites identified by the State Water Board with waste constituents above hazardous waste levels outside the waste management unit.

List of "active" Cease and Desist Orders (CDO) and Cleanup and Abatement Order (CAO) from the State Water Board.

List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

The site has been vacant in its historical past and is not listed on a list of hazardous materials site. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

 Airports a) Result in an inconsistency with an Airport Master 				
Plan? b) Require review by the Airport Land Use				
Commission?				
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				
Source: Riverside County General Plan Figure S-20 "Airport L	ocations,"	GIS databas	e	
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Potentially Significant	Less than Significant	Less	No Impact
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a - d) The project does not result in an inconsistency with an Airport Master Plan and does not require review by the Airport Land Use Commission. The proposed Project site is located approximately 2.6 miles south of March Air Reserve Base, and is within Area 2 of the compatibility zone and outside of the 60dB CNEL Noise Contour for the former March Air Force Base, which is a United States Air Force military installation operating the Air Force Reserve's 452nd Air Mobility Wing and serving as Air Force Reserve Command's 4th Air Force Headquarters and is not a public facility.

There are numerous private airports throughout Riverside County, which include heliports. The proximity of the heliports to any of the proposed Project would not result in a safety hazard for people working in the Project area, as the proposed Project impacts are considered less than significant on air transport activities or their flight paths.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area	F		
 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? 			L_J

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

Findings of Fact:

a) As indicated on Figure 11 "Wildfire Susceptibility" of the Temescal Canyon Area Plan, the project is located within an area that has a moderate and high probability of wildfires and as such. The Project site is located within a high fire hazard area; therefore, a fuel modification program, consistent with County requirements, is required to protect future residents from wildland fire hazards. The project shall be conditioned with the Condition of Approval 50.Fire.03. The fuel modification plan establishes requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (i.e., thinning) at locations where development on the Project site would interface with areas of natural vegetation. The fuel modification plan must be submitted to the Riverside County Fire Department for approval before the issuance of grading permits. Compliance with the fuel modification plan would be made a condition of Project approval. Mandatory compliance with the fuel modification plan would ensure that Project residents are not exposed to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

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

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

Findings of Fact:

a) The existing drainage pattern is generally northwest to southeast with an average slope of 0.01 feet/feet with a culvert outlet near the northwest corner of the site. Flows from that outlet currently drain across the site from west to east and turn south within a natural drainage ditch along the RCTC RR tracks. There is a depression adjacent west of an existing culvert under the tracks approximately 190 feet north of Placentia Avenue. A storm drain culvert exists in the southwest corner of the property. Flows from this culvert flow east within the California Department of Transportation (Caltrans) rights-of-way (parcel adjacent to Placentia Avenue) until they reach the RCTC culvert under the railroad tracks.

The proposed Project drainage features include construction of a lined conveyance consistent with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Perris Valley Master Drainage Plan (MDP) planned facilities H-11. The proposed conveyance will function consistent with the Perris Valley MDP. An underground storm drain will be constructed adjacent to the south property line that follows the existing drainage pattern from the southwest and is consistent with the MDP planned facility H-10.1. The proposed Project on-site drainage will be directed to a proposed bioretention basin that will mitigate pollutants of concern including sediment before release into the existing drainage patterns for the area, resulting in substantial downstream erosion or siltation. Further analysis of this issue is not necessary and no mitigation measure would be required. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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b) Waste discharge restrictions are implemented control measures that provide for the attainment of the Region 8 – Basin Plan's beneficial uses and water quality objectives. These restrictions are implemented through the National Pollutant Discharge Elimination System (NPDES) permits issued to regulate discharges with enforcement actions; Waste Discharge Requirements/permits (WDRs) issued by the RWQCB in accordance with Section 13263 of the California Porter-Cologne Act with enforcement actions; and Best Management Practices (BMPs).

The Project site consists of gross area of 19.19 acres and a net area of 15.7 acres. The office, loading dock and parking area are impervious surface comprising approximately 13.65 acres (87%) and the remainder is pervious landscaping, the bioretention basin and swale comprising 2.05 acres (13%). The site is designed with drainage infrastructure that directs all site runoff to the bioretention BMPs that act to remove pollutants of concern associated with the land use. The drainage infrastructure shall be constructed, operated and maintained under the waste discharge requirements. Preliminary and Final WQMPs will be submitted to the County for review and approval that will review the impairments in downstream receiving waters (pathogens, nutrients, PCBs, sediment toxicity, indicator bacteria, copper, and lead), potential pollutants generated from the site (bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease), and any mitigation for the pollutants of concern from the Project.

The bioretention BMPs mitigate and reduce pollutant loads before discharge into downstream facilities. The implementation of site-specific BMPs for post-construction are necessary to comply with the Region 8-RWQCB MS4 permit. Therefore, there would be a less than significant impact.

c) No groundwater will be produced by extraction at the Project site. The Project area is near the west boundary of the Perris – North Groundwater Management Zone but is not located near a recharge basin. The nearest groundwater monitoring well is approximately one mile east of the Project site and the level in the well was measure in March 2017 at 64.5 feet below ground surface. The Project is not expected to impact groundwater supplies or interfere substantially with groundwater recharge. Therefore, no further analysis of this issue is necessary and no impact will occur.

d) The Project incorporates an improved lined conveyance system to convey off-site run-off generated from areas northwest of the site and through the Project with minor contributions from the site. Flows from southwest of the site are conveyed by the proposed underground storm drain. On-site flows are directed to the bioretention basin where treatment by settling, uptake of pollutants in the biological substrate, and filtration will occur. There will be additional flow losses through minor infiltration. Based on the hydrologic analysis, the proposed culvert will be able to handle the flow with the proposed development as compared to the RCFC&WCD Perris Valley MDP for the area. Therefore, there would be a less than significant impact.

e) The Project is located on Flood Insurance Rate Map (FIRM) map panel 1430 revised August 2014. It is in Zone X in an area determined to be outside the 0.2% annual chance floodplain. No housing will be constructed by the Project. Therefore, no impact will occur.

f) The Project is located in Zone X in an area determined to be outside the 0.2% annual chance floodplain (500-year recurrence). No structures will be constructed within the 100-year flood hazard area. Therefore, no impact will occur.

g) Implementation of the bioretention basin is a stormwater BMP that will provide treatment of on-site flows and protect water quality. Therefore, there would be a less than significant impact.

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

h) The project will include implementation of stormwater Treatment Control BMPs as required by the Region 8-RWQCB MS4 permit. The BMPs will be designed and maintained per the Riverside County WQMP guidance manual and retain maintenance records for inspections. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indica	ted below,	the appro	opriate Deg	ree of
Suitability has been checked.				
NA - Not Applicable 🛛 U - Generally Unsuitable 🗌	· · ·		R - Restric	ted 📋
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?				
b) Changes in absorption rates or the rate and			\bowtie	
amount of surface runoff?			<u> </u>	
 Expose people or structures to a significant risk of 				\boxtimes
loss, injury or death involving flooding, including flooding as		L1		
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?				الــــا:

<u>Source</u>: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The existing drainage pattern is generally northwest to southeast with an average slope of 0.01 feet/feet with a culvert outlet near the northwest corner of the site. Flows from that outlet currently drain across the site from west to east and turn south within a natural drainage ditch along the RCTC RR tracks. There is a depression adjacent west of an existing culvert under the tracks approximately 190 feet north of Placentia Avenue. A storm drain culvert exists in the southwest corner of the property. Flows from this culvert flow east within the California Department of Transportation (Caltrans) rights-of-way (parcel adjacent to Placentia Avenue) until they reach the RCTC culvert under the railroad tracks.

The proposed Project drainage features include construction of a lined conveyance consistent with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Perris Valley Master Drainage Plan (MDP) planned facilities H-11. The proposed conveyance will function consistent with the Perris Valley MDP. An underground storm drain will be constructed adjacent to the south property line that follows the existing drainage pattern from the southwest and is consistent with the MDP planned

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

facility H-10.1. The proposed Project on-site drainage will be directed to a proposed bioretention basin that will mitigate pollutants of concern including sediment before release into the existing downstream conveyance at the RCTC culvert. Therefore, the project will not substantially alter the existing drainage patterns for the area, resulting in substantial downstream erosion or siltation. Therefore, there would be a less than significant impact.

b and d) The site will route all runoff through the bioretention basin thereby accounting for the change in absorption rates between pre- and post-construction rates. Additionally, the site will detain the differential of the pre- and post-construction runoff generated from a 2-year, 5-year, and 10-year recurrence interval on site. This detention will allow for no impacts associated with changes in absorption rates or changes in amounts of surface water. Therefore, there would be a less than significant impact.

c) The Project is located over two miles west of the Perris Valley Drain. The Perris Valley Drain is the main stem conveyance of the Perris Valley MDP and the floodway is a special flood hazard area and in the 100-year floodplain limits. The immediate area around the Drain is in Zone AE. The Drain is not confined by levees in this area and the Project would not expose people or structures to flooding. Perris Reservoir is located 3.5 miles east of the Project and is impounded by the 130 feet high Perris Dam. Section 4.11 Flood and Dam Inundation Hazards of the County of Riverside Environmental Impact Report No. 521, Figure 4.11.2 Dam Failure Inundation Zones indicate that the Project is not in the Inundation Zone. The Project would not expose people or structures to flooding caused by dam or levee failure. Therefore, no impact will occur.

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 			\boxtimes
b) Affect land use within a city sphere of influence	 1		 M
and/or within adjacent city or county boundaries?		L_1	

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

Findings of Fact:

a). The project will not result in a substantial alteration to the present or planned land use of an area. The existing land use designation of the project site is Light Industrial (LI). The surrounding land use designations are Light Industrial (LI) to the north and south, Business Park (BP) to the west and to the east I-215. The proposed project will not involve the alteration of the existing land use designation as part of the project scope. The project will have no impact.

b). The project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within vicinity to the City of Perris Sphere of Influence. The project complies with applicable land use designations within close vicinity to the project site. The project will have no impact.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
28. Planning				
a) Be consistent with the site's existing or proposed zoning?		لي ــــا		
b) Be compatible with existing surrounding zoning?				\boxtimes
c) Be compatible with existing and planned sur- rounding land uses?				\boxtimes
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?				

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

Findings of Fact:

a - e). The project site's development will be consistent with the current zoning classification of Manufacturing-Service Commercial (M-SC) of the site. Zoning within the vicinity includes Manufacturing-Service Commercial (M-SC) which is consistent with the proposed development. The project does not divide the community in any way. The proposed industrial use will be consistent with surrounding uses as it will serve the Mead Valley residents and the surrounding region and is consistent with the land use designations and policies of the General Plan and the Mead Valley Area Plan. The site is adjacent to vacant land to the south, industrial uses north and west, and to the east the I-215. The project is adjacent to non-residential uses surrounding the site. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

MINERAL RESOURCES Would the project			
 29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? 			
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?			
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Tnan Significant Impact	No Impaci
d) Expose people or property to hazards fro	m			

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

Findings of Fact:

a - b) In 1975, the State legislature adopted the Surface Mining and Reclamation Act (SMARA). The SMARA designated Mineral Resources Zones (MRZs) that were of State-wide or regional importance. Classification of land within California takes place according to a priority list established by the State Mining and Geology Board (SMGB). The proposed Project site is located in an area designated as MRZ-3 as illustrated in the County's General Plan. MRZ-3 designated areas are defined as areas where the available geologic information indicates that the significant mineral deposits are undetermined. However, classification of the MRZ does not utilize existing land uses as criteria in its classification. As the designed zoning of the proposed Project site is Manufacturing-Service Commercial, mining extraction activities are prohibited from occurring on the Project site. The use of the proposed Project site is for non-mining land uses as called for by the County's General Plan and would not result in a significant loss of mineral resources of value to the region or state. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state would be a less than significant impact.

The proposed Project site has been identified by the County's General Plan as an area where the available geologic information indicates that the significant mineral deposits are undetermined. As the designed zoning of the proposed Project site is Manufacturing-Service Commercial, mining extraction activities are prohibited from occurring on the Project site. The proposed Project would not result in the loss of availability of mineral resources. Impacts will be less than significant.

c - d) The proposed development is not an incompatible land use as the project is consistent with the Riverside County land use for the area. Additionally, as discussed above, the area does not have a State classified or designated or existing mine or abandoned quarry. The project will have no impact.

Mitigation: No mitigation measures are required.

NOISE Would the project result in	n				
Definitions for Noise Acceptabi					
Where indicated below, the appro		ating(s) ha			
NA - Not Applicable	A - Generally Acceptable		B - Condit	ionally Acc	eptable
C - Generally Unacceptable	D - Land Use Discouraged				
30. Airport Noise				\boxtimes	
	hin an airport land use plan		L		
or, where such a plan has not bee					
of a public airport or public use					
expose people residing or work	ing in the project area to				
excessive noise levels?					
					<u> </u>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 \square A \square B \square C \square D \square				
Source: Riverside County General Plan Figure S-20 "Airport Facilities Map	Locations,	" County of	Riverside A	lirport
Findings of Fact:				
noise is audible from planes using MARB, the project site is this distance, the noise impact from MARB is marginal. Accord Compatible Use Zone (AICUZ) Study and Inland Port Airport is site is outside the 60 dB CNEL noise contour. Therefore, the e be exposed to excessive noise levels and the impact is conside b) The project is located within proximity of March Air Reserve E II of the MARB Airport Influence Policy Area, which is a safe Therefore, the impact is considered less than significant. As March Air Reserve Base influence area but the anticipated de contours and therefore have no effect to the project site. The Airport Influence area. Therefore, the impact is considered less	ding to the o Land Use C employees a lered less th Base (MARE e distance discussed cibels at the ie project is	current MAR compatibility at this projec an significan) and is with from excess above, the site are our outside of t	B Air Instal Plan, the p t location w nt. in Safety sive noise le site is with tside of the	lation roject ill not Zone evels. in the 60db
Mitigation: No mitigation measures are necessary.				
Monitoring: No monitoring measures are necessary.				
31. Railroad Noise	·····			
<u>Source:</u> Riverside County General Plan Figure C-1 "Cin Inspection		an, 015 u	alabase, O	n-sile
Findings of Fact:				
The nearest railroad track to the project area is approximately figure 4.13.22 (worst case scenario) of the General Plan Typ contour is estimated to be approximately 300 feet west of the	oical Railroa	ectly east of Id Noise Co	the building ntours, the	j. Per 70dB
The threshold of significance for Light Industrial, per the Ge Compatibility for Community Noise Exposure, is 70 dB. Giver 450 feet from the tracks will be used as parking for trucks and outside of this distance, the site workers are not anticipated to e the threshold limit. Therefore, the impact is considered less th	n that the ar d trailers, ar experience r	ea between d the buildir ail-related n	the 300 fee ng will be lo	et and cated

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
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	5			
Findings of Fact:				
The nearest highway to the project area is approximate igure 4.13.9 of the General Plan Typical 6 Lane Fre estimated to be approximately 571 feet west of the cente	way Noise Cor			
The threshold of significance for Light Industrial per		lan's Figure	#4 1000	1100
The threshold of significance for Light Industrial, per Compatibility for Community Noise Exposure, is 70 dB. 55 dB contour, the project is not anticipated to experien- imit. Accordingly, implementation of the project is not ex- vis the imposition of highway noise on persons working considered less than significant.	the General P Given that the pr ce highway noise pected to genera	oject site fa that excee ate significa	Ils outside ds the thre nt impacts	of the shold vis-a-
Compatibility for Community Noise Exposure, is 70 dB. 65 dB contour, the project is not anticipated to experient imit. Accordingly, implementation of the project is not ex vis the imposition of highway noise on persons working	the General P Given that the pr ce highway noise pected to genera	oject site fa that excee ate significa	Ils outside ds the thre nt impacts	of the shold vis-a-
Compatibility for Community Noise Exposure, is 70 dB. 55 dB contour, the project is not anticipated to experient imit. Accordingly, implementation of the project is not ex- vis the imposition of highway noise on persons working considered less than significant.	the General P Given that the pr ce highway noise pected to genera	oject site fa that excee ate significa	Ils outside ds the thre nt impacts	of the shold vis-a-
Compatibility for Community Noise Exposure, is 70 dB. 55 dB contour, the project is not anticipated to experien- imit. Accordingly, implementation of the project is not ex- vis the imposition of highway noise on persons working considered less than significant. <u>Mitigation</u> : No mitigation measures are required.	the General P Given that the pr ce highway noise pected to genera	oject site fa that excee ate significa	Ils outside ds the thre nt impacts	of the shold vis-a-
 Compatibility for Community Noise Exposure, is 70 dB. 65 dB contour, the project is not anticipated to experient imit. Accordingly, implementation of the project is not exprise the imposition of highway noise on persons working considered less than significant. <u>Mitigation</u>: No mitigation measures are required. <u>Monitoring</u>: No monitoring measures are required. <u>33. Other Noise</u> NA A B C D D 	the General P Given that the pr ce highway noise pected to genera	oject site fa that excee ate significa	Ils outside eds the thre nt impacts re, the imp	of the shold vis-a-
Compatibility for Community Noise Exposure, is 70 dB. 55 dB contour, the project is not anticipated to experiencimit. Accordingly, implementation of the project is not ex- vis the imposition of highway noise on persons working considered less than significant. <u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required. <u>33. Other Noise</u>	the General P Given that the pr ce highway noise pected to genera	oject site fa that excee ate significa	Ils outside eds the thre nt impacts re, the imp	of the shold vis-a-
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 Compatibility for Community Noise Exposure, is 70 dB. 55 dB contour, the project is not anticipated to experient imit. Accordingly, implementation of the project is not exist the imposition of highway noise on persons working considered less than significant. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required. 33. Other Noise NA A B C D D Source: Project Application Materials, GIS database Findings of Fact: Construction activity and roadway noise will be the predo and long-term, respectively. However, construction ar Riverside County noise standards, and the increase in 	the General P Given that the pro- ce highway noise pected to general at this future s minant impact or d operation noise operational noise	the project site farmer of the project site farmer of the project site farmer of the project se levels was a would not be	ills outside eds the thre nt impacts re, the imp in the short ould not ex	of the shold vis-a- act is
Compatibility for Community Noise Exposure, is 70 dB. S5 dB contour, the project is not anticipated to experience imit. Accordingly, implementation of the project is not ex- vis the imposition of highway noise on persons working considered less than significant. <u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required. <u>33. Other Noise</u> NA A A B C D D <u>Source</u> : Project Application Materials, GIS database <u>Findings of Fact</u> : Construction activity and roadway noise will be the predo and long-term, respectively. However, construction ar Riverside County noise standards, and the increase in substantial. Therefore, impacts from other noise would b	the General P Given that the pro- ce highway noise pected to general at this future s minant impact or d operation noise operational noise	the project site farmer of the project site farmer of the project site farmer of the project se levels was a would not be	ills outside eds the thre nt impacts re, the imp in the short ould not ex	of the shold vis-a- act is

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
 d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? 			\boxtimes	

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

Findings of Fact:

a) Normal truck operations will increase the existing ambient levels. However, the project is within 0.25 mile of the existing Interstate 215, and the project with the proposed landscaping will reduce those levels. The noise level on a typical city street with automobile traffic averages 60-65 db; larger vehicles like heavy trucks and diesel buses cause noise peaks ranging up to about 90 db. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the major roadway network and including Interstate 215, to the east of this project. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity air of the Project, and impacts would be less than significant.

b) The proposed Project will have a temporary increase in ambient noise levels during construction. Noise generated by construction equipment can reach high levels; however in the Noise Element, Policy, N 10.1 of the County's General Plan restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. Accordingly, there would be a less than significant impact.

c) The proposed project is for a logistics terminal with a building and parking area. While the use may generate noise due to vehicular traffic, the operations within the building are limited to fork lifts and office noise. The site will house truck trailers and sensitive receptors are at least 655 feet (200 meters) from the nearest sensitive receptors to the west. There are no residential neighborhoods within close proximity to this project. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities and under long-term conditions due to the potential exposure of traffic-related noise. However, any potential from traffic-related noise would not be expected to exceed the existing noise on Harvill Avenue and Interstate 215. The impact will be less than significant.

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

d) No significant sources of groundborne vibration or noise would be generated during the operation of the proposed project. The construction of the project would have the potential to produce short-term ground-borne vibrations. The closest land uses potentially impacted from groundborne vibration and noise (primarily from the use of heavy construction equipment) is the residence located greater than 600 feet from the project site. The Federal Transit Administration has identified a construction vibration damage criterion of 0.2 inches per second peak particle velocity (PPV) for non-engineered timber and masonry buildings. General construction activity typically generates a vibration level of 0.089 inches per second PPV at 25 feet. This reference level would result in a vibration level of 0.0009 inches per second PPV at the closest residence. This reference level means that for a home over 600 feet located from the source, any vibrations would be well below the construction vibration damage criteria of 0.2 inches per second PPV and would not expose people to risk of building failure. .Further, as mentioned in 34.b above, Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence Noise Element, Policy, N 10.1 of the County's General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant ...

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES	 	
 35. Paleontological Resources a) Directly or indirectly destroy a unique paleonto- logical resource, or site, or unique geologic feature? 		

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

Findings of Fact:

a) As indicated above, no cultural resources are known within the Project site. Implementation of Mitigation Measure CR 2 would ensure the proper identification and subsequent treatment of any paleontological resources encountered during ground-disturbing activities associated with implementation of the proposed Project. This would reduce the potential impacts to less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

36. Housinga) Displace substantial numbers of existing housing,				\boxtimes
necessitating the construction of replacement housing else- where?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or				\boxtimes
less of the County's median income?	.			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing elsewhere?				\boxtimes
d) Affect a County Redevelopment Project Area?				\boxtimes
e) Cumulatively exceed official regional or local population projections?				
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				

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

Findings of Fact:

a - e) The Project is a commercial service and is consistent with the designated land use for the site. The site is a vacant parcel with no existing housing on the site or immediate vicinity. The Project would not result in the displacement of, demand for, or necessitating the construction of replacement housing or any existing housing. The project will also not impact a County redevelopment area or cumulatively exceed official regional or local project growths. The project will have no impacts.

f) The proposed Project is a commercial service and would not result in substantial direct or indirect population growth. This project will have approximately 200 personnel working during the two shifts each day. Mead Valley and near vicinity population is over 100,000 with approximately 17 percent of the population, 25 years and over, that is unemployed. This additional work job availability will not increase the local population. The proposed Project in addition does not have a housing development component that could induce population growth, nor does the Project have extension of roads. The construction of drainage infrastructure is for the site and compliance with the Perris Valley MDP. All other infrastructure is for necessary connections to existing sewer, water, and communications. Impacts will be less than significant.

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:

37. Fire	Services		

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Project area is serviced by the Riverside County Fire Department. The Project will comply with required standards and inspections by the Fire Department. The proposed infrastructure will be equipped with fire suppression infrastructure like fire hydrants etc. The relative size, scope and nature of the proposed project will not create significant fire service impacts either during construction or

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
following project build out {e.g., no new fire facilities the approval, development and operation of the p protection services by the proposed Project. Impac Mitigation: No mitigation measures are required.	roject). No additional i	mpact is an		
Monitoring: No monitoring measures are required				
38. Sheriff Services				
Source: Riverside County General Plan				
Findings of Fact:				
Notwithstanding, in order to address the modest i The Project will not have an incremental effect on t the Project. Impacts will be less than significant. <u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required	he level of sheriff servio			
39. Schools				
Source: Perris Area Union School District correspo		<u>LJ</u>		
Findings of Fact:				
This project is Light Industrial in nature and will h require any specific mitigation. Notwithstanding, development to contribute and pay development for Accordingly, the project applicant may be required assure that project impacts remain at less than sign	Riverside County Ord ees to mitigate general to pay impact fees relat	inances req impacts on	luire comm school faci	ercial ilities.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				
40. Libraries			\boxtimes	
Source: Riverside County General Plan				
Findings of Fact:				

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

This project is Light Industrial in nature and will have little to no impact on library services, or require any specific mitigation. Notwithstanding, Riverside County Ordinances require commercial development to contribute and pay development fees to mitigate general impacts on library facilities. Accordingly, the project applicant may be required to pay impact fees related to libraries which will help assure that project impacts remain at less than significant levels

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

		 	 	· · · · · · · · · · · · · · · · · · ·
41.	Health Service		\boxtimes	

Source: Riverside County General Plan

Findings of Fact:

This project proposes light industrial uses and will have little to no impact on health services or require any specific mitigation. Notwithstanding, Riverside County Ordinances require commercial development to contribute and pay development fees to mitigate general impacts on health services facilities. Accordingly, the project applicant may be required to pay impact fees related to health facilities which will help assure that project impacts remain at less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION		
42. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?		\boxtimes

<u>Source</u>: 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:

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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a - c) The zoning makes the project exempt from Ordinance # 460, and the nature of the project will create little to no impact on existing recreational infrastructure (e.g., project employees and occupants are not anticipated to need or utilize recreational facilities as a function of the use/occupancy of the proposed facilities). Additionally, the project is not located within a Community Service Area. Accordingly, implementation of the project will not create a need for new or improved recreational facilities or create recreation-related impacts requiring mitigation or the payment of fees. The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43.	Recreational	Trails]		\boxtimes

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

Findings of Fact:

The project site is not in conflict with any existing or proposed trail system or element thereof. The project will have no impacts.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project	 		
44. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			
d) Alter waterborne, rail or air traffic?			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered maintenance of roads?				\boxtimes
g) Cause an effect upon circulation during the pro- ject's construction?				\boxtimes
h) Result in inadequate emergency access or access to nearby uses?				
 i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? 				

<u>Source</u>: Riverside County Transportation Report/ Condition/Traffic Study prepared by KOA Corporation Planning & Engineering, revised August 17, 2017.

Findings of Fact:

a) The proposed Project will be accessible via a single driveway entrance located on the east side of Harvill Avenue, just south of Placentia Avenue. This entrance will be used by both passenger vehicles and trucks. Offsite vehicular circulation shows that existing volumes should provide sufficient gaps for vehicles and trucks exiting from the driveway to not impact circulation.

The parking for the project shall be identified on the project plans and will meet Riverside County requirements.

The Regional Transportation Plan (RTP) is a multi-modal, long-range planning document and includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight, and finances. The RTP is prepared every three years by SCAG and reflects the current future horizon based on a 20-year projection of needs. Urbanized areas such as Riverside County are required by State law to adopt a Congestion Management Plan (CMP). The goals of the CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use development and transportation improvement decisions. The Riverside County Congestion Management Program (CMP) is updated every two years in accordance with Proposition 111. The purpose of a CMP is to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

Local agencies are required to establish minimum level of service (LOS) thresholds in their general plans and conduct traffic impact assessments on individual development projects. Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined, ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

An analysis was completed for cumulative project conditions which included 12 additional projects (provided by County of Riverside). Improvement strategies have been recommended at intersections and segments that have been identified as deficient in an effort to reduce each location's peak hour

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	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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delay and V/C ration and improve the associated LOS grade to an acceptable LOS (LOS D or better).A detailed traffic operations analysis was conducted to evaluate all study intersections. All study intersections were analyzed separately under Existing Year (2017) Conditions, Project Completion Year (2019) Conditions, Cumulative Year (2019) Conditions, and Placentia Interchange Year (2020) Conditions. The Placentia Interchange is an intersection project slated to begin construction in 2019 at Placentia Avenue and Interstate 215, which will effectively redirect a significant amount of the existing localized traffic on various intersections and roadway segments.

As the work relates to intersection impacts, based on the cumulative condition scenario, the following intersections are considered to be significantly impacted by the project.

- > Ramona Expressway at I-215 Southbound Ramps
- Harvill Avenue at Placentia Avenue (PM Peak Hour)

The impacts to the listed intersections above, prior to the construction of the Placentia Interchange, are considered significant mainly due to the project contributing a significant number of peak hour trips during the peak periods. However, based on the Mid County Parkway Traffic Technical report, provided by RCTC, there will be a significant change in the distribution of project trips, roadway and intersection geometry, and changes from stop to signal control at certain intersections in the year 2020 once the Placentia Interchange is complete. These changes will make a difference for intersection Level of Service (LOS) at year 2020.

<u>t i</u>				AM Per	ak Hour			Peak	
#	Intersection	Control	With Proj		With P	roject	Difference		No No No
			Delay	LOS	Delay	LOS		ct Trips	
	12	1	AM Peak	Hour					
1	Harvill Ave / Caljalco Expwy	Signalized	52.9	D	53.2	D	0.3	10.0	No
2	Ramona Expwy / I-215 SB Ramps	Signalized	73.3	E	73.5	Е	0.2	3.0	No
3	Ramona Expwy / I-215 NB Ramps	Signalized	118.3	F	118.3	F	0.0	3.0	No
4	Harvill Ave / Placentia Ave	Signalized	9.4	А	9.8	Α	0.4	105.0	No
5	I-215 Frontage Road / Placentia Ave	Signalized	3.9	А	3.9	A	0.0	0.0	No
6	Harvill Ave / Water Ave	Signalized	30.6	D	30.8	D	0.2	6.0	No
7	Harvill Ave / Orange Ave	Signalized	34.1	D	34.6	A	0.5	6.0	No
8	Harvill Ave / N A St	Signalized	4.4	Α	4.4	Α	0.0	6.0	No
9	Nuevo Road / I-215 SB Ramps	Signalized	18.5	B	1 <mark>8.5</mark>	В	0.0	6.0	No
10	Nuevo Road / I-215 NB Ramps	Signalized	56.7	Ш	57.1	E	0.4	6.0	No
11	Harvill Ave / NE Site Driveway	TWSC	-	-	19.4	с	19.4	93.0	No

					Poten Signif Imp	icant act	Less than Significant with Mitigation Incorporated	Less Than Significa Impact	
12	Harvill Ave / SE Site Driveway	TWSC	-	_	15.8	С	15.8	31.0	No
13	SB I-215 On/Off Ramp / Placentia Ave	Signalized	8.5	А	8.8	A	0.3	93.0	No
14	NB I-215 On/Off Ramp / Placentia Ave	Signalized	14.3	В	14.8	В	0.5	47.0	No
			PM Peak	Hour					
1	Harvill Ave / Caljalco Expwy	Signalized	38.3	D	38.6	D	0.3	11.0	No
2	Ramona Expwy / I-215 SB Ramps	Signalized	98.3	F	98.3	F	0.0	3.0	No
3	Ramona Expwy / I-215 NB Ramps	Signalized	66.3	Е	66.4	Е	0.1	3.0	No
4	Harvill Ave / Placentia Ave	Signalized	10.6	В	12.4	В	1.8	121.0	No
5	I-215 Frontage Road / Placentia Ave	Signalized	3.8	А	3.8	А	0.0	0.0	No
6	Harvill Ave / Water Ave	TWSC	187.0	F	191.3	F	4.3	6.0	No
7	Harvill Ave / Orange Ave	TWSC	23.8	С	23.9	С	0.1	6.0	No
8	Harvill Ave / N A St	Signalized	6.7	A	6.7	A	0.0	6.0	No
9	Nuevo Road / I-215 SB Ramps	Signalized	31.7	С	31.8	С	0.1	6.0	No
10	Nuevo Road / I-215 NB Ramps	Signalized	28.8	С	28.9	С	0.1	6.0	No
11	Harvill Ave / NE Site Driveway	TWSC	-	-	16.2	С	16.2	106.0	No
12	Harvill Ave / SE Site Driveway	TWSC	-	-	12.6	В	12.6	38.0	No
13	SB I-215 On/Off Ramp / Placentia Ave	Signalized	9.6	А	10.3	В	0.7	107.0	No
14	NB I-215 On/Off Ramp / Placentia Ave	Signalized	10.5	В	11.0	В	0.5	54.0	No

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

Table 8.1 - Placentia Interchange Year Conditions AM/PM Peak Hour Intersection Analysis

#	Intersection	Control	AM Pea	k Hour	PM Peal	k Hour
**	intersection	Control	Delay	LOS	Delay	LOS
1	Harvill Ave / Caljalco Expwy	Signalized	52.9	D	38.3	D
2	Ramona Expwy / 1-215 SB Ramps	Signalized	73.3	E	98. <mark>3</mark>	F
3	Ramona Expwy / I-215 NB Ramps	Signalized	118.3	F	66.3	E
4	Harvill Ave / Placentia Ave	Signalized	9.4	A	10.6	в
5	1-215 Frontage Road / Placentia Ave	Signalized	3.9	A	3.8	А
6	Harvili Ave / Water Ave	TWSC	30.6	D	187.0	F
7	Harvill Ave / Orange Ave	TWSC	34.1	D	23.8	С
8	Harvill Ave / N A St	Signalized	4.4	A	6.7	A
9	Nuevo Road / 1-215 SB Ramps	Signalized	18.5	B	31.7	с
10	Nuevo Road / I-215 NB Ramps	Signalized	56.7	E	28.8	C
н	Harvill Avenue / NE Site Driveway	TWSC	-	-	-	
12	Harvill Avenue / SE Site Driveway	TWSC			-	-
13	SB I-215 On/Off Ramp / Placentia Ave	Signalized	8.5	۸	9.6	А
14	NB I-215 On/Off Ramp / Placentia Ave	Signalized	14.3	8	10.5	В

Note: I= Delzy is in seconds/vehicle

Table 8.2 - Placentia Interchange Year Conditions Roadway Segment Analysis

Roadway Segment	Lanes/	LOSE	2020 Placentia Interchange			
	Class	Capacity	ADT	V/C	LOS	
Ramona Expressway						
West of I-215 NB Ramps	EX	40,900	33,100	0.809	D	
Cajalco Road						
East of Harvill Avenue	EX	40,900	26.000	0.636	C	
Harvill Avenue						
North of Rider Street	MH	34,100	11,900	0.349	C	
North of Water Avenue	MH	34,100	12,500	0.367	С	
North of Orange Avenue	MH	34,100	9,350	0.274	С	
South of Orange Avenue	MH	34,100	6.200	0.182	C	
South of North A Street	MH	34,100	6 200	0.162	С	
Placentia Avenue						
East of I-215 Frontage Road	AH	35,900	8,300	9.171	C	
Nuevo Road						
West of I-215 NB Ramps	AH	35,900	15,300	0.426	C	
East of I-215 NB Ramps	AH	35,900	17,299	0.493	С	

Note: EX = Expressway, MH = Major Highway, AH = Arterial Highway.

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

Based on the tables above, there are no intersections within the Placentia Interchange Year (2020) scenario that are operating at an unacceptable LOS. The intersection of Ramona Expressway at I-215 Southbound Ramps operates at an acceptable LOS in the Placentia Interchange Year (2020) scenario mainly due to a change in the distribution of project trips being redirected away from the interchange at Ramona Expressway. Also, the Placentia Interchange Year scenario also considers that there will be a change in roadway geometry and four new signaled intersections on Placentia Avenue between Harvill Avenue and I-215 Frontage Road. The new improvements alleviate traffic demands at the intersection of Harvill Avenue and Placentia Avenue, which is no longer operating at an unacceptable LOS under the Placentia Interchange Year (2020) scenario.

Based on the results of the various scenarios studied for this project there is no need to provide improvement strategies at intersections within the project study area, since the impacts are created by cumulative projects. Since these impacts are created by cumulative projects, mitigation will need to be determined via regional funding programs. The project will pay into the Transportation Uniform Mitigation Fee (TUMF) to mitigate any impacts in the study area.

The analysis related to roadway segment impacts, based on the cumulative condition scenario, the roadway segment at Cajalco Road east of Harvill Avenue is considered to be significantly impacted by the proposed Project. Utensils

The impact to the listed roadway segment is considered significant mainly due to the project contributing a significant number of peak hour trips during the peak period. However, based on the Mid County Parkway Traffic Technical report, provided by RCTC, there will be a significant change in the distribution of project trips, roadway and intersection geometry and changes from stop to signal control at certain intersections in the year 2020.

	Lanes/ Class	LOS E Capacity	2020 Placentia Interchange		Project Traffic	2020 Placentia Interchange + Project			Dif	Impact?	
			ADT	V/C	LOS		ADT	V/C	LOS		
Ramona Express	sway										
West of I-215 NB Ramps	EX	40,900	33,100	0.809	D	30	33,130	0.810	D	0.001	No
Cajalco Road						[
East of Harvill Avenue	EX	40,900	26,000	0.636	С	30	26,030	0.636	С	0.001	No
Harvill Avenue			******								
North of Rider Street	мн	34,100	11,900	0.349	С	102	12,002	0.352	С	0.003	No
North of Water Avenue	мн	34,100	12,500	0.367	С	58	12,558	0.368	С	0.002	No
North of Orange Avenue	мн	34,100	9,350	0.274	С	58	9,408	0.276	с	0.002	No
South of Orange Avenue	мн	34,100	6,200	0.182	С	<mark>58</mark>	6,258	0.184	с	0.002	No
South of North A Street	мн	34,100	6,200	0.182	С	58	6,258	0.184	с	0.002	No
Placentia Avenu	e			L				1. <u>.</u>	· · ·		<u></u>

		n <u>des mans site forme biotecte for</u>	<u></u>			Sig	tentially gnificant mpact	Less ti Signific with Mitigat Incorpo	cant 1 tion	Less Than Significa Impact	
East of I-215 Frontage Road	AH	35,900	8,300	0.231	С	0	8,300	0.231	С	0.000	No
Nuevo Road				4							
West of I-215 NB Ramps	AH	35,900	15,300	0.426	С	58	15,358	0.428	С	0.002	No
East of I-215 NB Ramps	AH	35,900	17,700	0.493	С	58	17,758	0.495	С	0.002	No

Note: EX = Expressway. MH = Major Highway. AH = Arterial Highway.

Based on the table above, there are no roadway segments within the Placentia Interchange Year (2020) scenario that are operating at an unacceptable LOS. The roadway segment of Cajalco Road east of Harvill Avenue operates at an acceptable LOS in the Placentia Interchange Year (2020) scenario mainly due to a change in the distribution of project trips being redirected away from the interchange at Ramona Expressway towards the new Placentia Interchange (to be completed in 2020). The change in project trips distribution alleviates traffic demand for many of the project area study roadway segments. As such, none of the roadway segments within the Placentia Interchange Year (2020) scenario operate at an unacceptable LOS.

Based on the results of the various scenarios studied for this project there is no need to provide improvement strategies at roadway segments within the project study area. Impacts will be less than significant.

b) Based on work proposed by the RCTC, the proposed Project will not conflict with the congestion management program, nor will the proposed Project impact any level of service as noted above. Impacts will be less than significant.

c), d), e), f), and g) The proposed Project has no effect on air traffic patterns, or later waterborne, rail or air traffic. The proposed Project will not limit sightlines, construct sharp curves, create dangerous intersections, or impose incompatible uses to existing and planned land uses. The project also will not need new or altered maintenance of roads, or cause an effect on circulation during project construction as the majority of the construction will be on the site which is not within public right-of-way. A turn pocket will be added for queuing purposes as requested by Riverside County and the construction would be within the roadway segment. The project will have no impact.

h) The proposed Project is designed with all applicable codes, ordinances, and statutes governing the access of emergency vehicles to the Project site. The site provides an emergency access driveway to be used by emergency vehicles only. Passenger vehicles, trucks, and emergency vehicles may utilize the main driveway located approximately 250 feet south of the north boundary. The driveway does not have any access restrictions, and thus are all access. Truck traffic will contribute congestion to the roadways in the vicinity but will not significantly impact emergency access. Impacts will be less than significant.

i) The existing pedestrian network does not currently provide a continuous sidewalk connecting adjoining land uses along Harvill Avenue. The proposed Project will provide sidewalk, curb and gutter along the project frontage. All internal pedestrian networks will be constructed to meet County standards as they relate to pedestrians.

Transit service is offered by the Riverside Transit Agency (RTA) throughout the urbanized area, and into the more rural areas of Riverside County. Currently there are no bus stops along Harvill Avenue

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EA No. 43004

Potentially Significant Impact		Less Than Significant Impact	No Impact
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and the proposed Project will not impose significant impacts to the expansion of the public transit system in the vicinity. Any impacts to area transportation facilities/resources during the construction period of the project are expected to be short-term in nature and, therefore, not significant for transportation network operations.

While cyclist may be present on many of the back country roads, including Harvill Avenue, there are currently no dedicated bicycle lanes and they would follow standard vehicular rules of the road. No bicycle lanes currently exist along the project frontage. The Project will not impose significant impacts to the expansion of a bike lane network in the vicinity. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45.	Bike Trails			\boxtimes

Source: Riverside County General Plan

Findings of Fact:

Implementation of the project will not impact any local or regional bike trail, as is demonstrated by Figure C-7 Trails and Bikeway System of the Riverside County General Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project		
46. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?		
 b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? 		

Source: Department of Environmental Health Review

Findings of Fact:

a) No new water treatment facilities or expansion will be constructed as a result of the proposed Project. Eastern Municipal Water District will serve the site for both water and sewer services. The project will have no impact.

b) The water demands of the proposed Project will not exceed the existing entitlements and resources. Eastern Municipal Water District provided a "Will Serve" letter for the project. Impacts will be less than significant.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
47. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
Source: Department of Environmental Health Review				
Findings of Fact:				
broject will have no impact. b) The proposed Project will not exceed existing capacity of th Municipal Water District provided a "Will Serve" letter for the pro <u>Mitigation</u> : No mitigation measures are required. <u>Monitoring</u> : No monitoring measures are required.				
 48. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? 				
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				
Source: Riverside County General Plan, Riverside correspondence	County W	/aste Manag	gement Di	strict
Findings of Fact:				
a) The proposed Project will generate minimal solid waste fror are expected to be generated from the loading dock and stor				
Page 50 of 53		F A	No 43004	

Page 50 of 53

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

with Assembly Bill 341 and the County of Riverside guidelines. These may include source separation, or subscribing to a mixed waste processing service including diverting recyclables, and/or compostable materials. Impacts will be less than significant.

b) The proposed Project will comply with all federal, state, and local statutes and regulations related to solid waste. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

a) Electricity?		
b) Natural gas?		
c) Communications systems?		
d) Storm water drainage?		
e) Street lighting?		
f) Maintenance of public facilities, including roads?		
g) Other governmental services?		

Source: Project Application Materials

Findings of Fact:

a - g) The project will not create a significant increase or demand on utility infrastructure or service, nor conflict with existing policies, plans and programs related to utility consumption and conservation. The project is located in an area already extensively served with adequate infrastructure for utilities and other services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation		
a) Would the project conflict with any adopted energy		
conservation plans?	 	

Source:

Findings of Fact:

a) Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a truck logistics terminal for loading and unloading truck cargo and truck/tracker on the 73,825 square foot loading dock. The project also include a (two story) 10,000

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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square feet office building and storage area for trailers. The proposed Project gross area is approximately 19 acres and one stormwater bioretention basin; 179 standard car parking stalls including (160 employee parking spaces and 6 accessible spaces) and paved parking area for over 450 spaces for trailer loading and storage.

Planning efforts by energy resource providers take into account planned land uses to ensure the longterm availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the Project site; thus energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Tile 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

<u>Findings of Fact</u>: 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.

52.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a		

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impaci
with the	are considerable when viewed in connection effects of past projects, other current projects bable future projects)?	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Source: Staff	review, Project Application Materials				
throughout this substantial adv	<u>et</u> : ootential to result in substantial adverse effect environmental assessment. There are no com erse effects on human beings that are not alre ntal assessment. Accordingly, no additional im	ponents of t ady evaluat	his project th ted and discl	at could res	sult in
cause s	e project have environmental effects that will ubstantial adverse effects on human beings, rectly or indirectly?				
Earlier analyses effect has been	R ANALYSES s may be used where, pursuant to the tiering, p adequately analyzed in an earlier EIR or nega action 15063 (c) (3) (D). In this case, a brief di	tive declarat	tion as per C	alifornia Co	de of
Earlier Analyse	s Used, if any: None				
Location Where	e Earlier Analyses, if used, are available for rev	iew:			
Location:	County of Riverside Planning Departme 4080 Lemon Street, 12th Floor Riverside, CA 92505	ent			
VII. AUTHOF					
Government Co 21082.1, 21083 <i>Mendocino</i> (19 Cal.App.3d 133 <i>Protect the Hist</i>	d: Public Resources Code Sections 21083 ode Section 65088.4; Public Resources Cod 3, 21083.05, 21083.3, 21093, 21094, 21095 88) 202 Cal.App.3d 296; Leonoff v. Monto 7; Eureka Citizens for Responsible Govt. v. Ci oric Amador Waterways v. Amador Water Agen holding the Downtown Plan v. City and County	e Sections : and 21151 erey Board ty of Eureka ncy (2004) 1	21080(c), 21 ; Sundstro of Supervis (2007) 147 (16 Cai.App.4	080.1, 210 <i>m v. Cour</i> cors (1990) Cal.App.4th tth at 1109;	80.3, ity of 222 357; San

Revised: 3/12/2018 7:43 AM Z:\16195\06 Tasks\02 Planning & Environmental\02 IS-MND Draft\17-11-01 Placentia-Harvill CEQA IS.docx

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EA No. 43004



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR Rod Balfance Riverside VICE CHAIRMAN Steve Manos Lake Elsinore COMMISSIONERS	May 18, 2017 Ms. Dionne Harris, Project Planner County of Riverside Planning Department 4080 Lemon Street, 12 th Floor Riverside CA 92501 (VIA HAND DELIVERY)				
Arthur Butler Riverside John Lyon Riverside Glen Holmes Hemet	File No	ed File No.: PP26220 (Plot Plan) 317-240-008, -013, -015, -032, -035			
Russell Betts Desert Hot Springs VACANCY STAFF Director Simon A. Housman John Guerin Paul Rull Barbara Santos	On May 11, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP26220 (Plot Plan), a proposal to develop a truck terminal distribution facility consisting of a 10,000 square foot two-story office building and a 56,000 square foot cross dock loading platform structure on 19.2 acres located northerly of Placentia Avenue, easterly of Harvill Avenue, westerly of the BNSF rail line and I-215 Freeway, and southerly of Walnut Street in the unincorporated community of Mead Valley, <u>CONSISTENT</u> with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:				
County Administrative Center 4080 Lemon St., 14th Roor. Riverside, CA 92501 (951) 955-5132 <u>www.rcaluc.org</u>	 Any outdoor lighting 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 the state of the state o				
	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 following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission Review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

- 5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- 6. The proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- 8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- 9. This project has been evaluated for 10,000 square feet of office area and 56,000 square feet of cross dock loading area. Any increase in building area or change in use other than for office and storage-loading use will require an amended review by the Airport Land Use Commission.

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.

Sincerely. RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

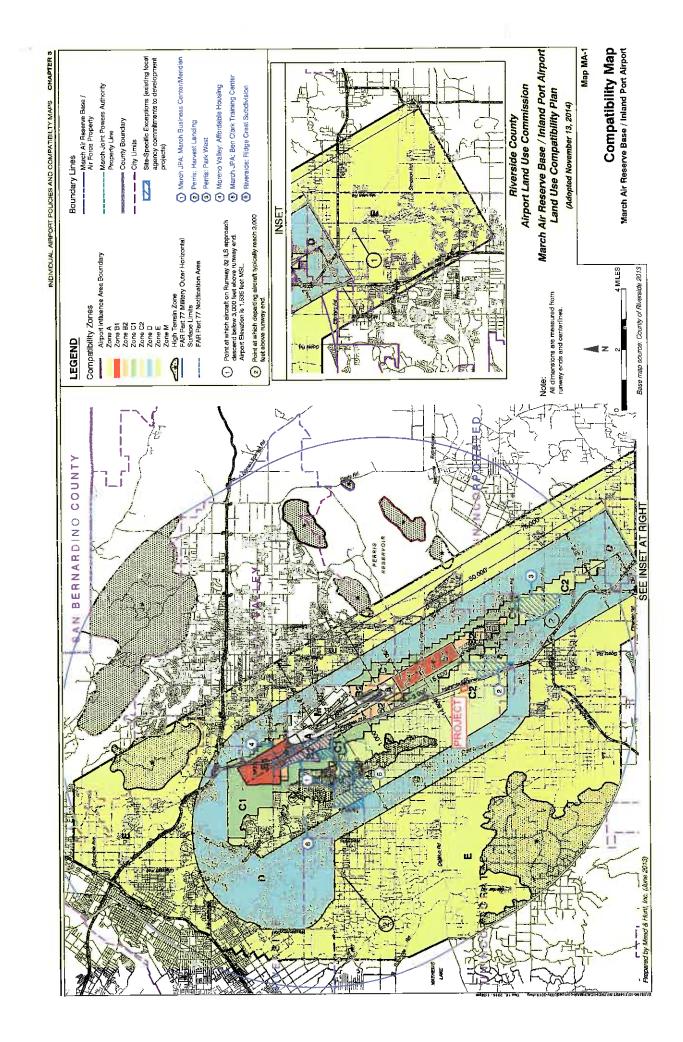
Attachments: Notice of Airport in Vicinity

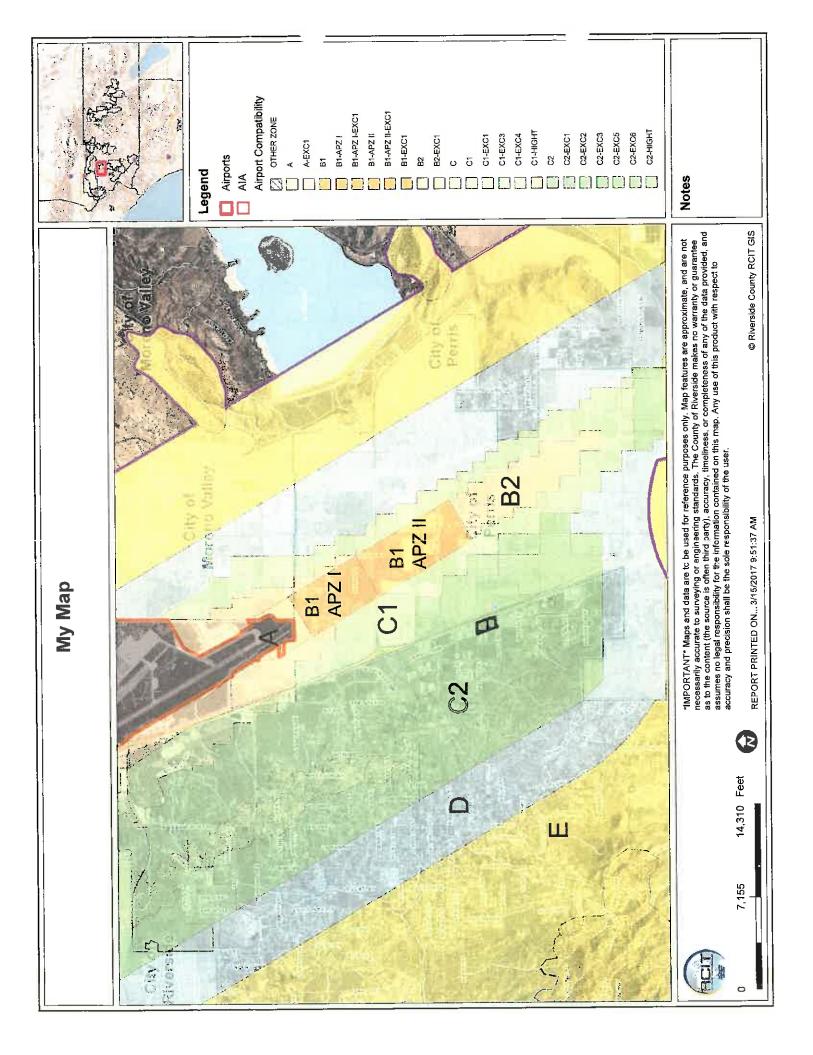
cc: Southwest Premier Properties, LLC (applicant) Divina Management, Inc. Teresa Harvey (representative) Gary Gosliga, Airport Manager, March Inland Port Airport Authority Denise Hauser or Daniel Rockholt, March Air Reserve Base Debbie Walsh, Rural Association of Mead Valley (speaker/concerned citizen) ALUC Case File

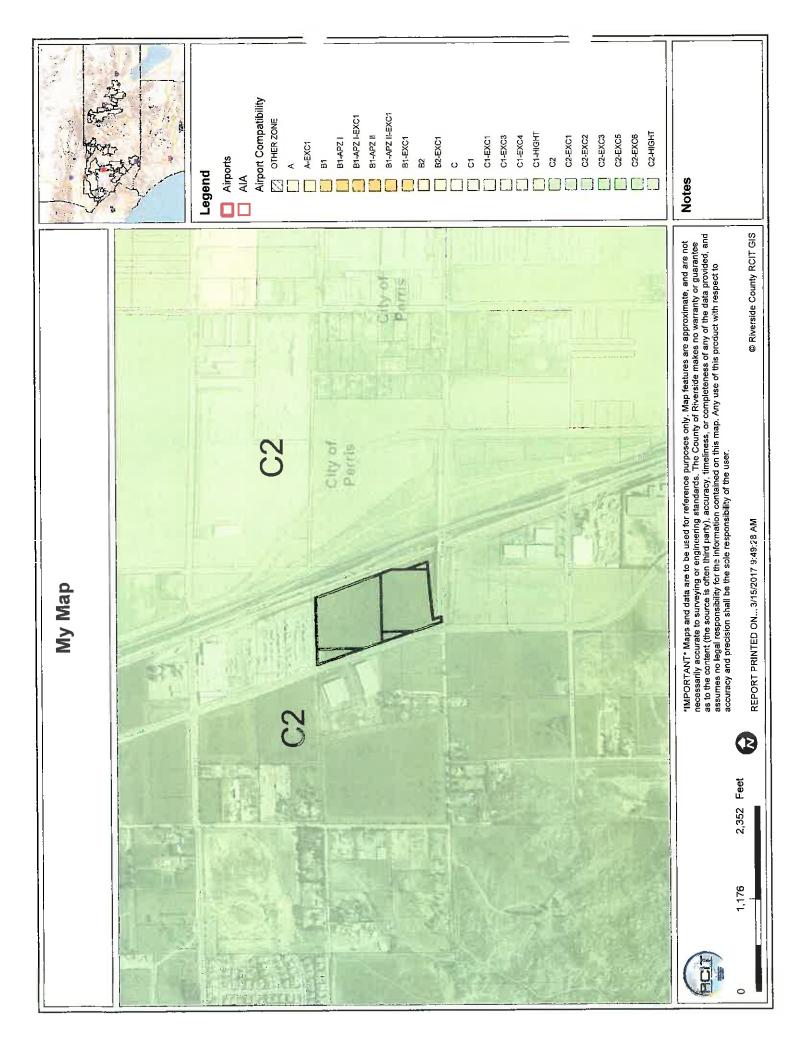
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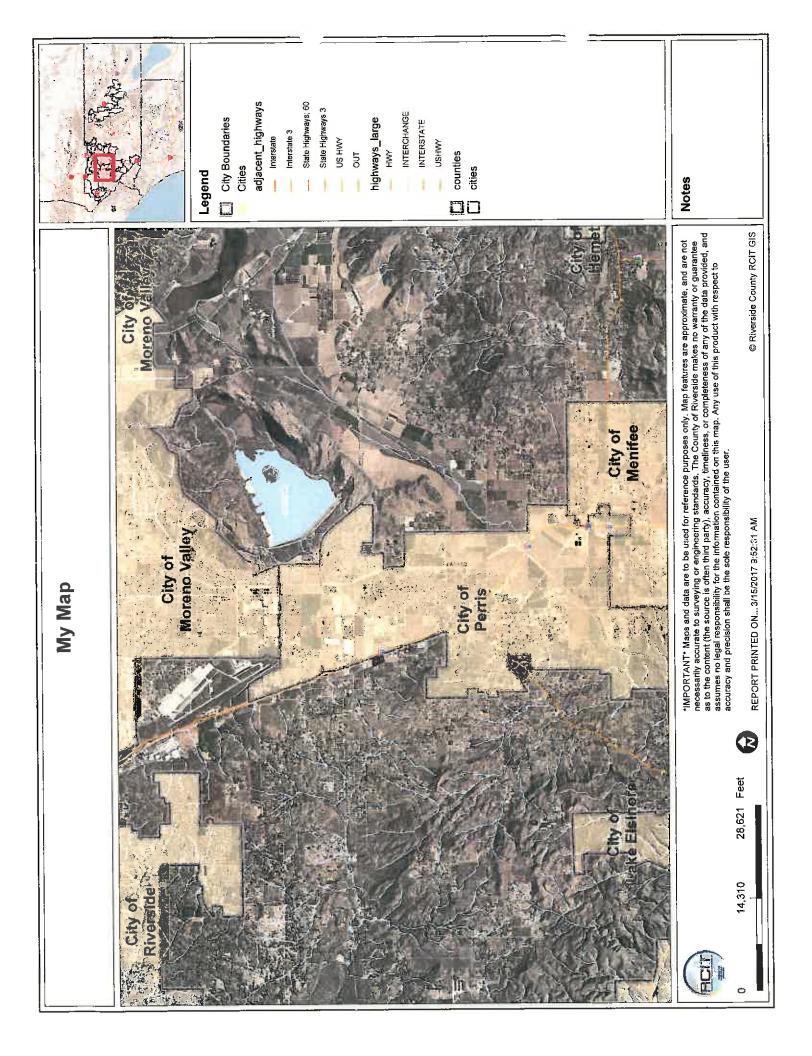
NOTICE OF AIRPORT IN **VICINITY**

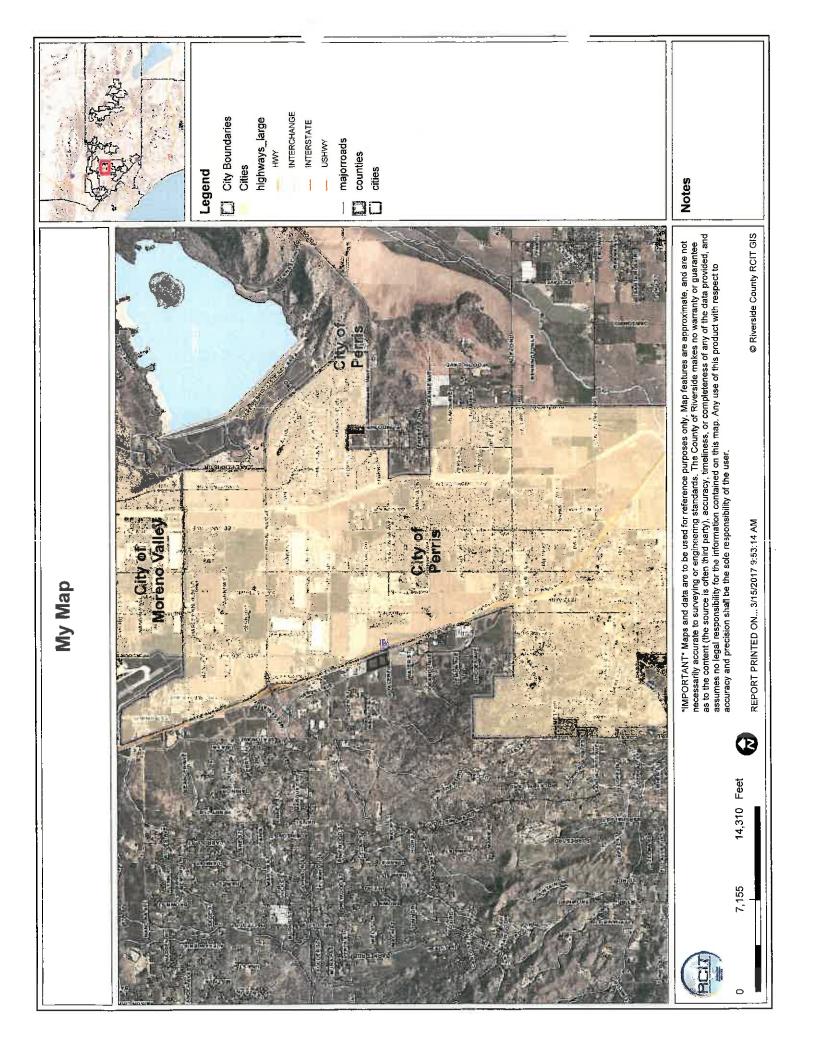
annoyances [can vary from person to person. You may∥ wish to consider what airport annoyances], if any, are associated with the property before you complete your you. Business & Professions Code Section 11010 (b) purchase and determine whether they are acceptable to airport, within what is known as an airport influence This property is presently located in the vicinity of an area. For that reason, the property may be subject to with proximity to airport operations (for example: noise, Vibration, or odors). Individual sensitivities to those some of the annoyances or inconveniences associated (13)(A)

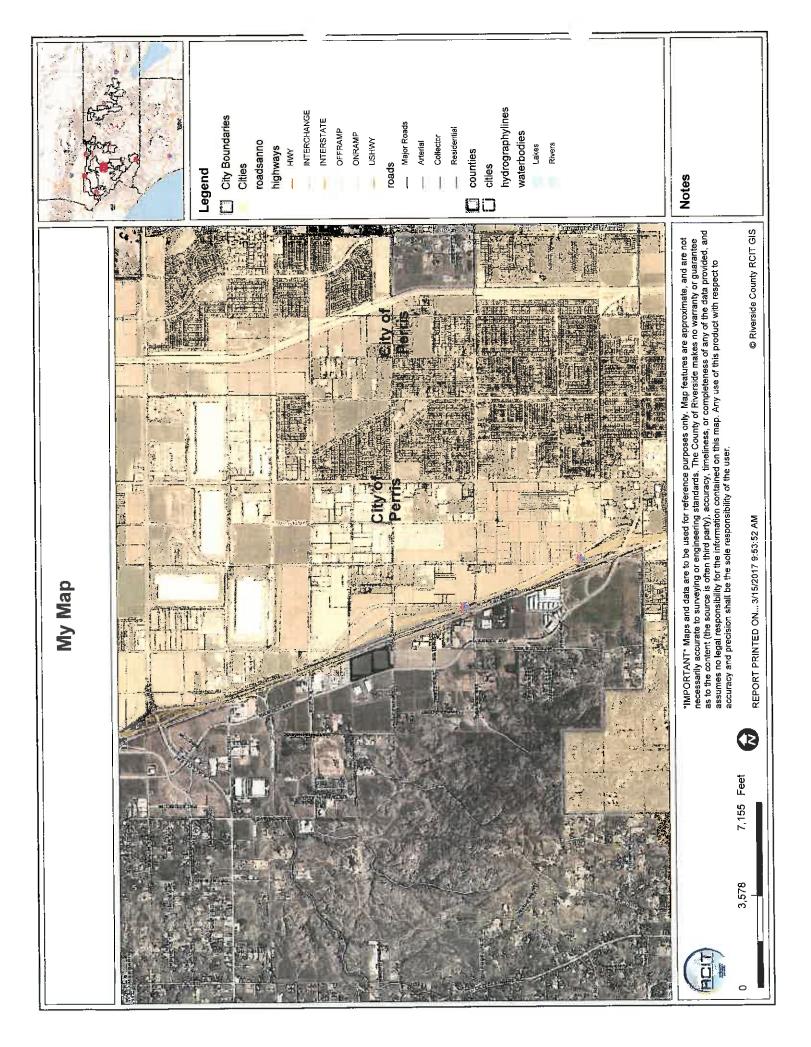


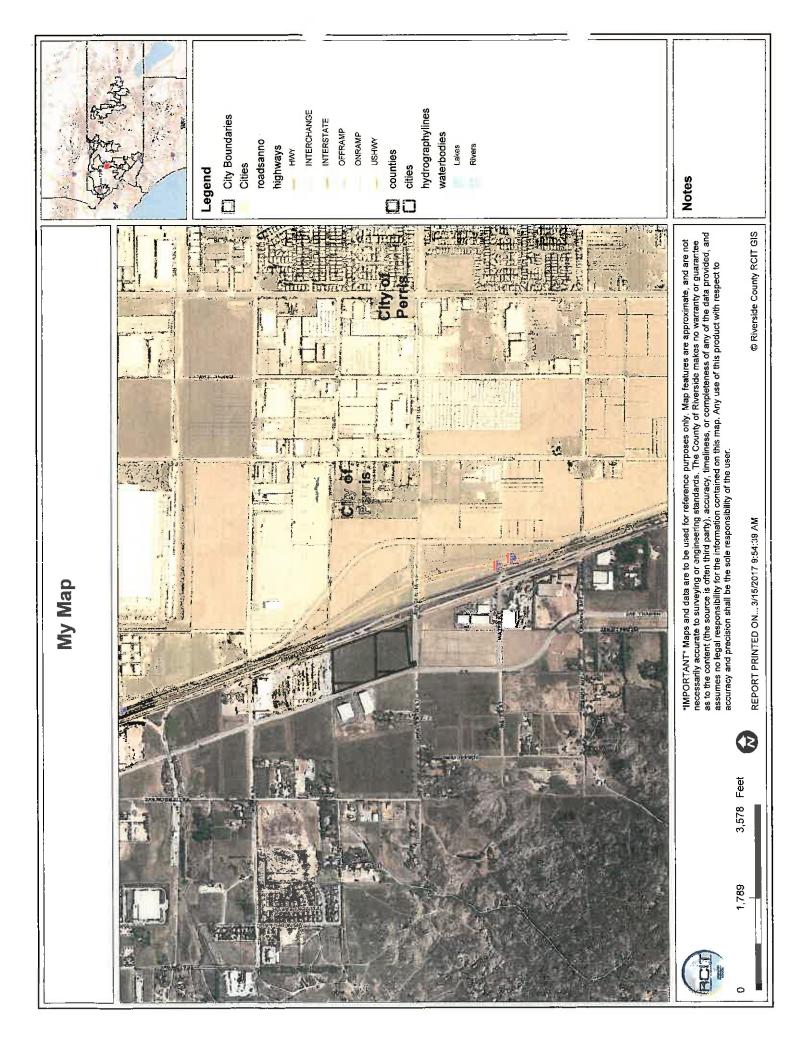


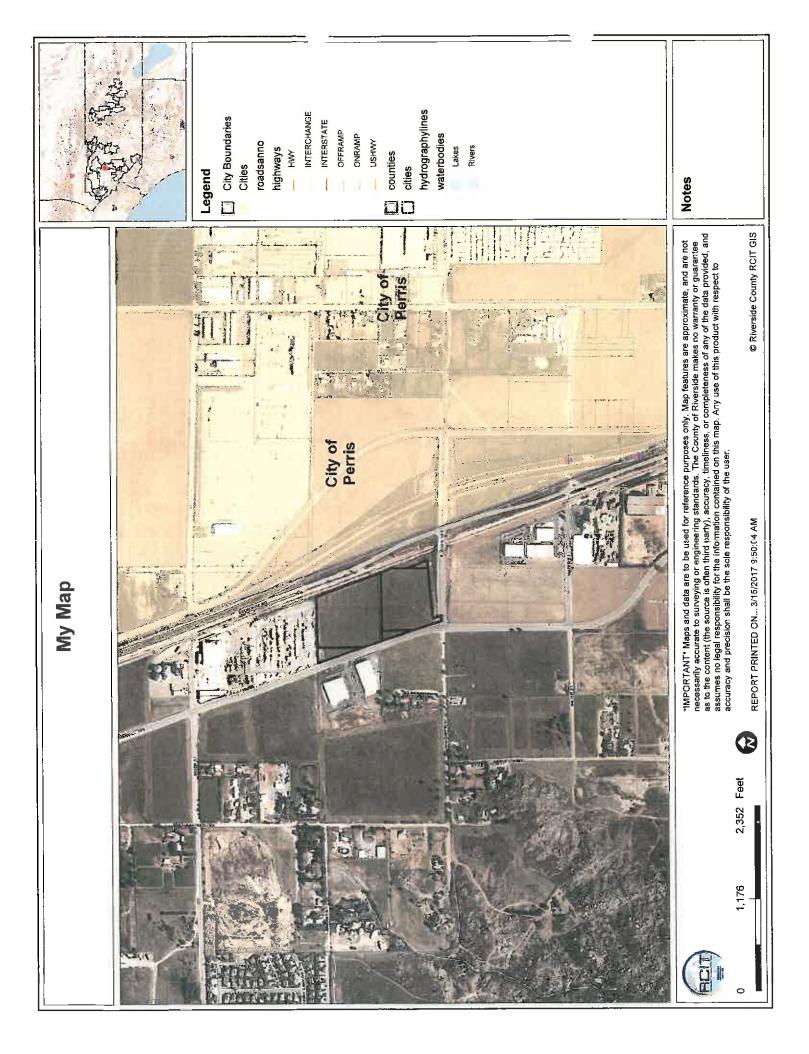


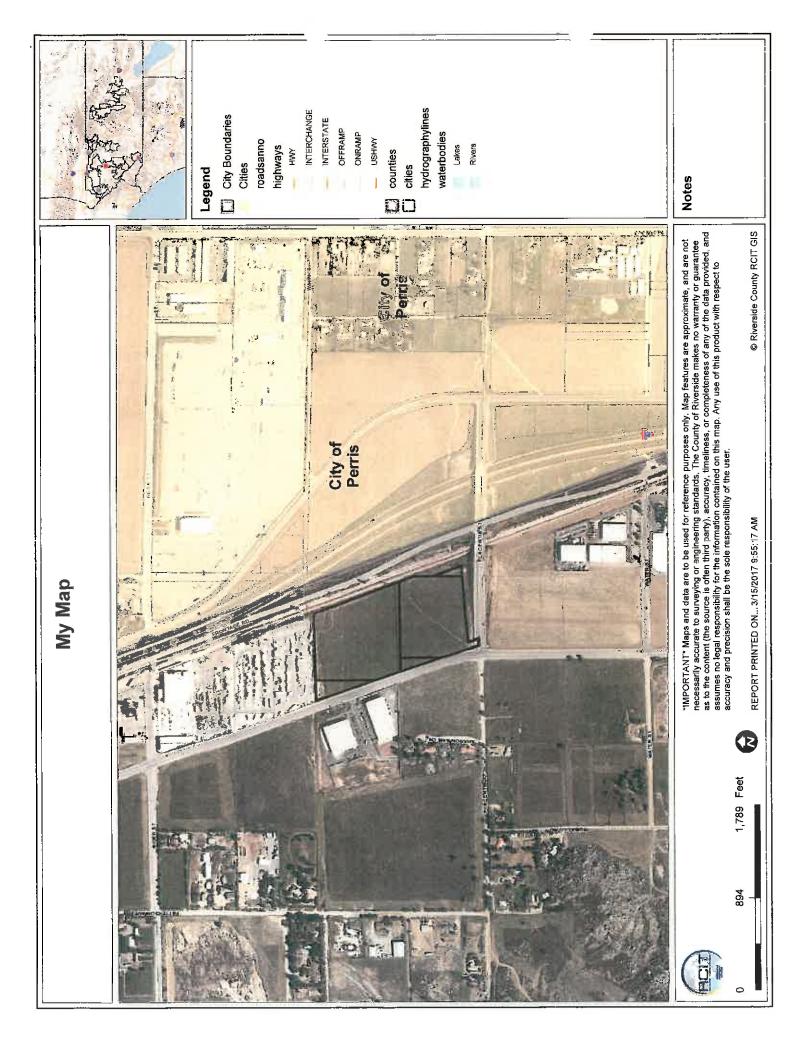


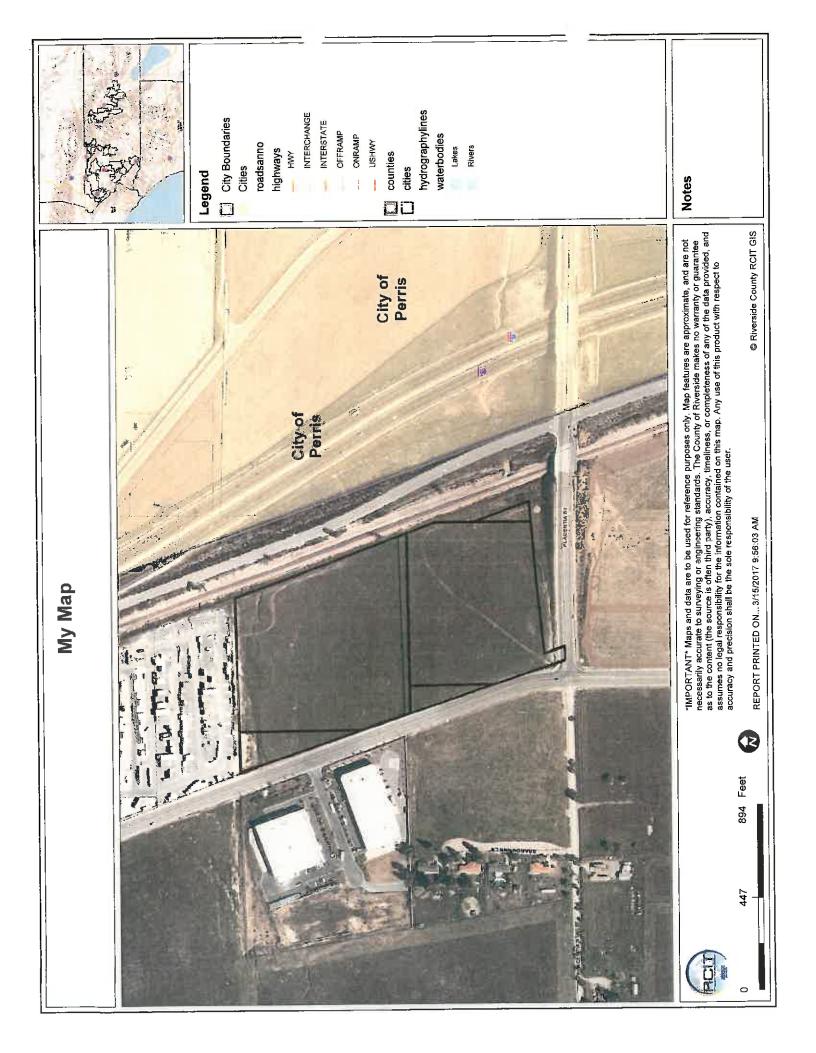


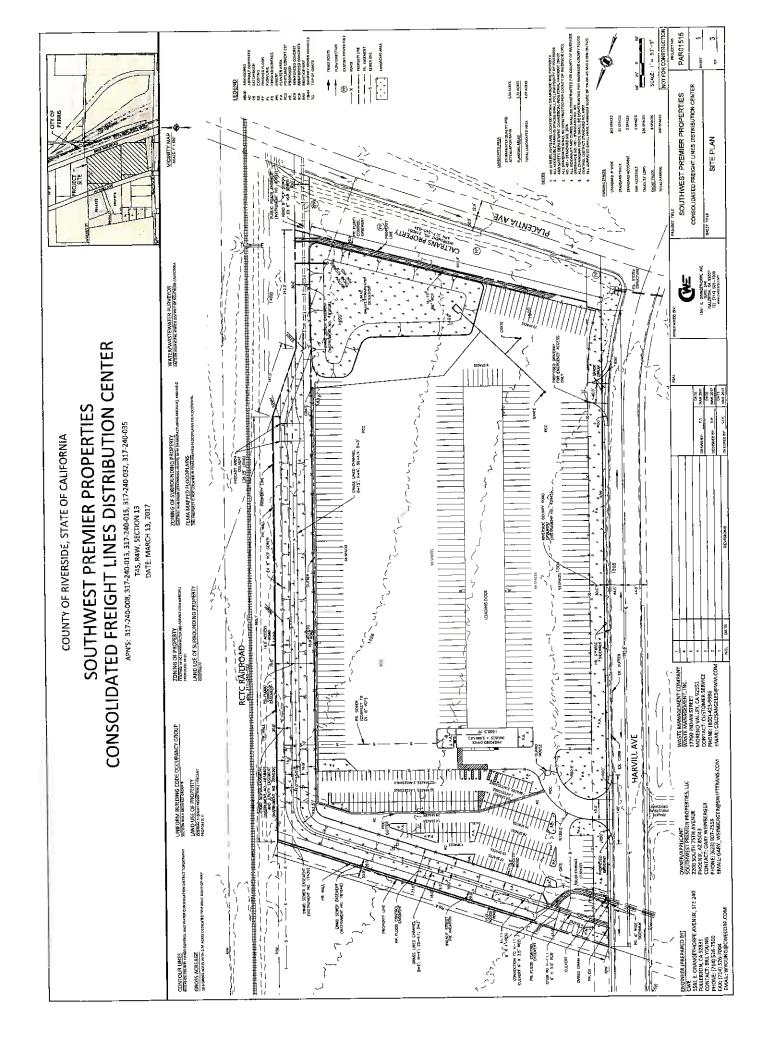


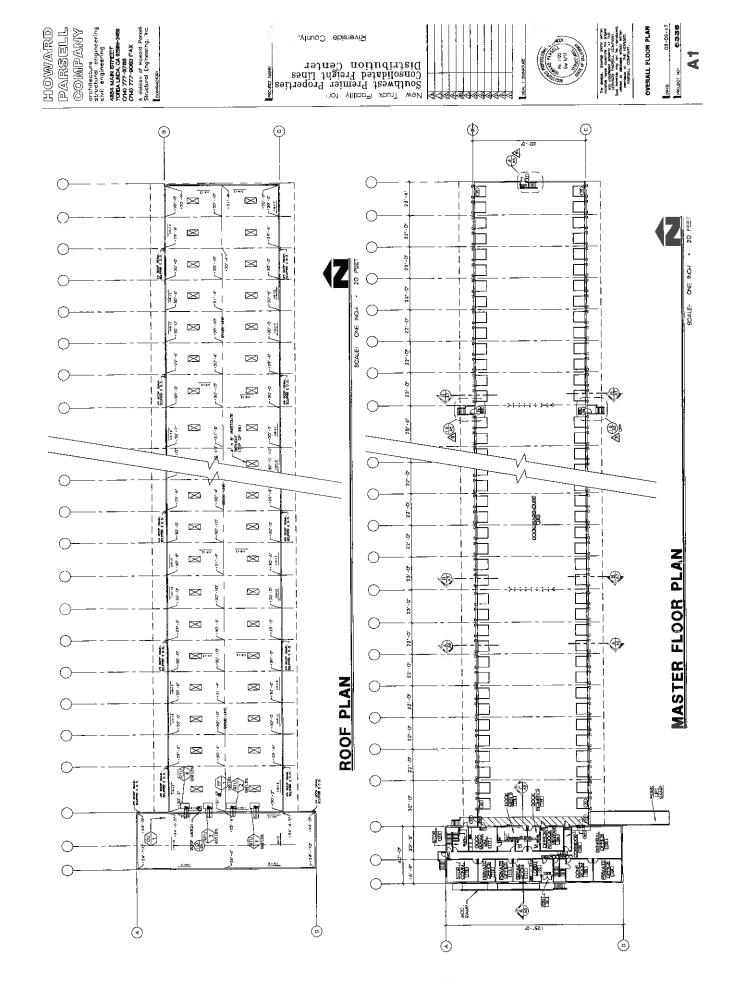


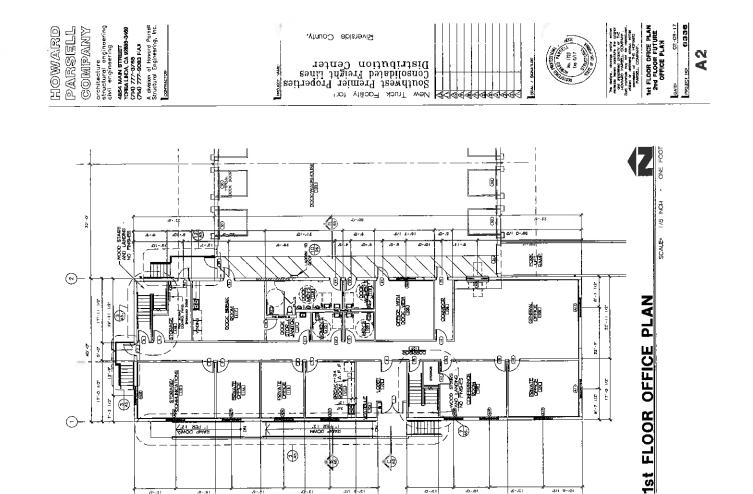












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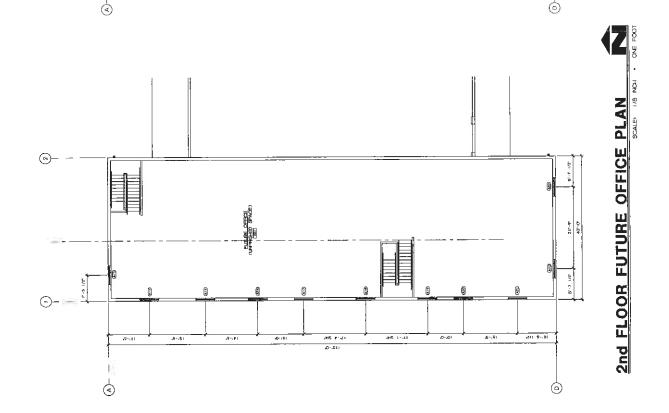
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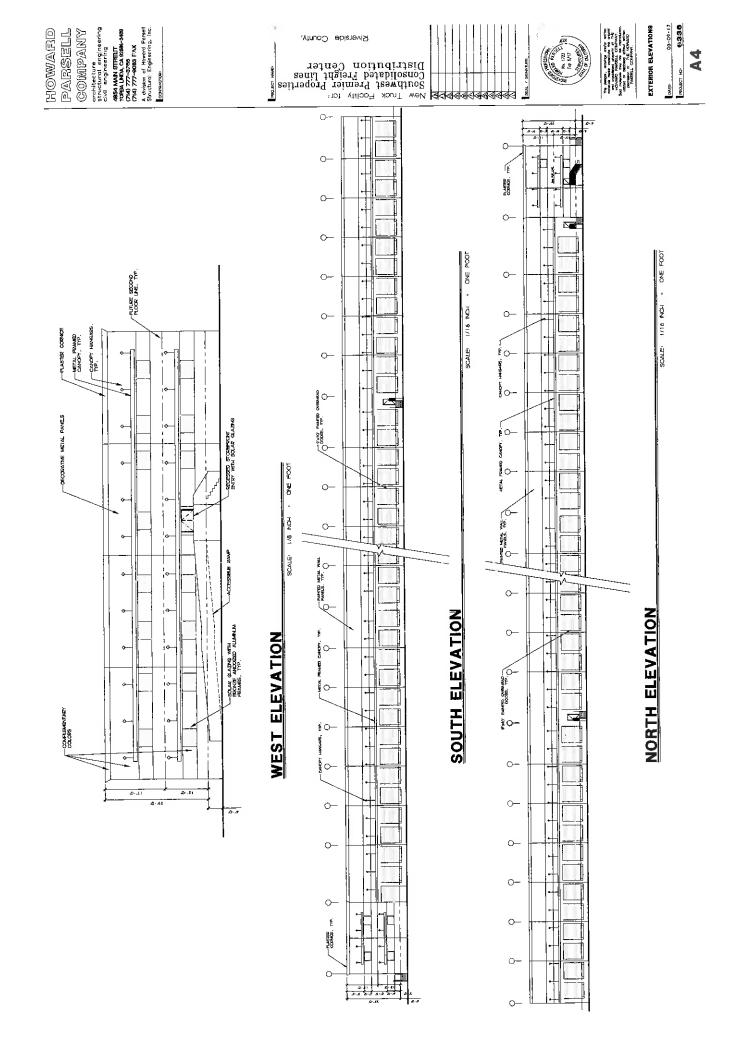
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INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Southwest Premier Properties, LLC a Texas Limited Liability Company registered to transact business in California ("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 317-240-008, 317-240-013, 317-240-015 and 317-240-035 ("PROPERTY"); and,

WHEREAS, on March 21, 2017, PROPERTY OWNER filed an application for Plot Plan 26220 ("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 Legat 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.

Payment for COUNTY's LITIGATION Costs. Payment for 4. 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: Southwest Premier Properties, LLC Attn: Vicki Plein PO Box 1397 Tolleson, AZ 85351

With a copy to: Divina Management, Inc. Attn: Teresa Harvey 190 Laguna Dr. East Litchfield Park, AZ 85340

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: Charissa Leach

Assistant TLMA Director – Community Development

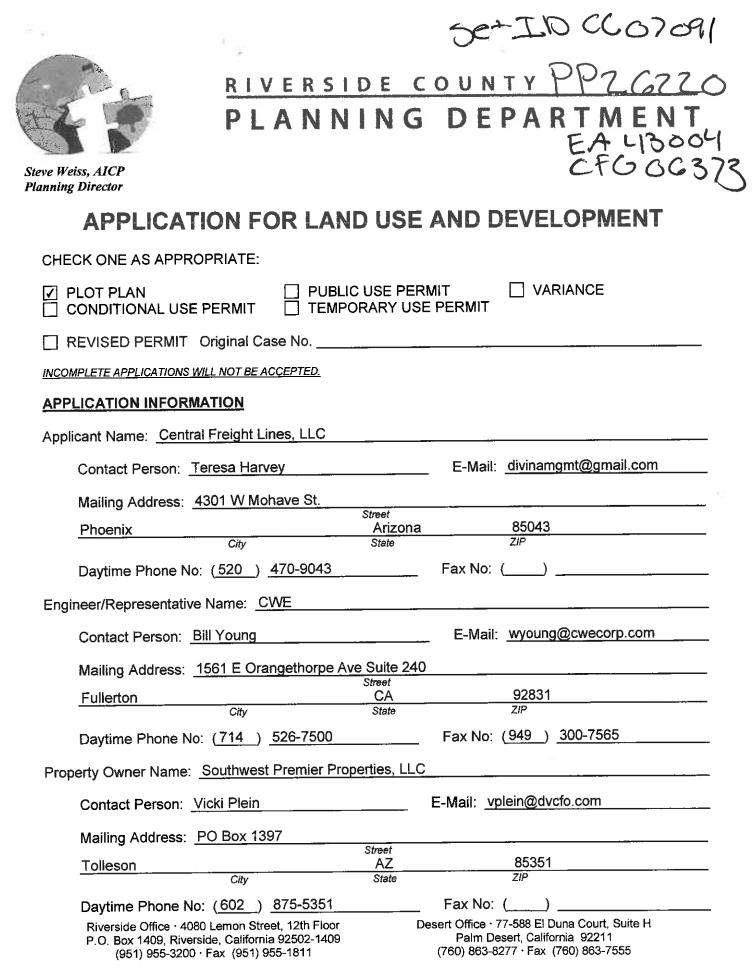
19/18 Dated:

PROPERTY OWNER: Southwest Premier Properties, LLC

By: MC Ventures, LLC, an Alaska Limited Liability Company Its Manager

By: Manager

Dated:



"Planning Our Future ... Preserving Our Past"

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): <u>317-240-008,-015,013, and 035</u>	
Approximate Gross Acreage:	
General location (nearby or cross streets): North of <u>Placentia Ave</u>	_, South of
Rider Street, East of 215 West Frontage, West of Harvill Avenue	·

PROJECT PROPOSAL:

Describe the proposed project.

Trucking Terminal, which will include loading dock, main offices, parking lot, landscape and storm water

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Light Industrial

Number of existing lots: 3

	EXISTING Buildings/Structures: Yes 🗌 No 💋					
No.*	Square Feet	Height	Stories	Use/Function To be Re	moved	Bidg. Permit No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

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

	PROPOSED Buildings/Structures: Yes 🖌 No				
No.*	Square Feet	Height	Stories	Use/Function	
1	56000	28	1	Cross Loading Dock	
2	7500	28	2	Administrative Offices	
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes 🗌 No 🖌				
No.*	Square Feet	Use/Function		
1				
2				
3				
4				
5				

APPLICATION FOR LAND USE AND DEVELOPMENT

6	
7	
8	
9	
10	

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

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

Related cases filed in conjunction with this application:

PAR 01515

Are there previous development applications filed on the subject property: Yes 🗌 No 🗹
If yes, provide Application No(s)
Initial Study (EA) No. (if known) EIR No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes 🖉 No 🗌
If yes, indicate the type of report(s) and provide a signed copy(ies): All:Traffic Study, Biological Study, Art
Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes \checkmark No \Box
Is this an application for a development permit? Yes 🗾 No 🗌
If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.
If not known, please refer to <u>Riverside County's Map My County website</u> to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)
If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Form 295-1010 (06/06/16)

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to <u>Section 65962.5</u> of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: <u>Central Freight Lines, LLC</u>

Address:	5200 E.	Loop 820	Fort Worth,	Texas 76119
/ (uui 000.				

Phone number: <u>817-402-2568</u>

Address of site (street name and number if available, and ZIP Code): NE Corner of Harvill and Placentia

Local Agency: <u>County of Riverside</u>

Assessor's Book Page, and Parcel Number: 305-060-029, 317-260-027,030,031 and 032

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

Regulatory Identification number:

Date of list:

Applicant:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

_____ Date _____

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

- 1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
- 2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes \Box No \checkmark

(we) certify that my (our) answers are true and correct.		
Owner/Authorized Agent (1)	Date	03.07.17
Owner/Authorized Agent (2)	Date	

Form 295-1010 (06/06/16)

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

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

NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 26220 – Intent to Adopt a Mitigated Negative Declaration – EA43004 – Applicant: Central Freight Lines, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Placentia Avenue, easterly of West Frontage Road, westerly of Harvill Avenue, and southerly of Rider Street – 19.19 Acres – Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 26220 proposes the construction of a trucking distribution facility, which will include a 61,840 sq. ft. loading dock and 10,000 sq. ft. main office. ("Project"). The Project will include multiple loading stations for trucks to load and unload on the side of the building. The Project will include trucks loading and unloading manufacturing and retail merchandise from the loading dock at between 6 a.m. and 10 p.m. Monday to Friday. The truck deliveries and employees will access the property at Harvill Avenue. The Project's gross area is approximately 19 acres and includes one (1) stormwater bioretention basin, 179 standard car parking stalls (including 160 employee parking spaces and 6 accessible spaces), and a paved parking area for over 450 spaces for trailer loading and storage.

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	MARCH 26, 2018
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 Dionne Harris at (951) 955-6836 or email at <u>dharris@rivco.org</u>, or go to the County Planning Department's Director's Hearing agenda web page at <u>http://planning.rctlma.org/PublicHearings.aspx</u>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Dionne Harris P.O. Box 1409, Riverside, CA 92502-1409

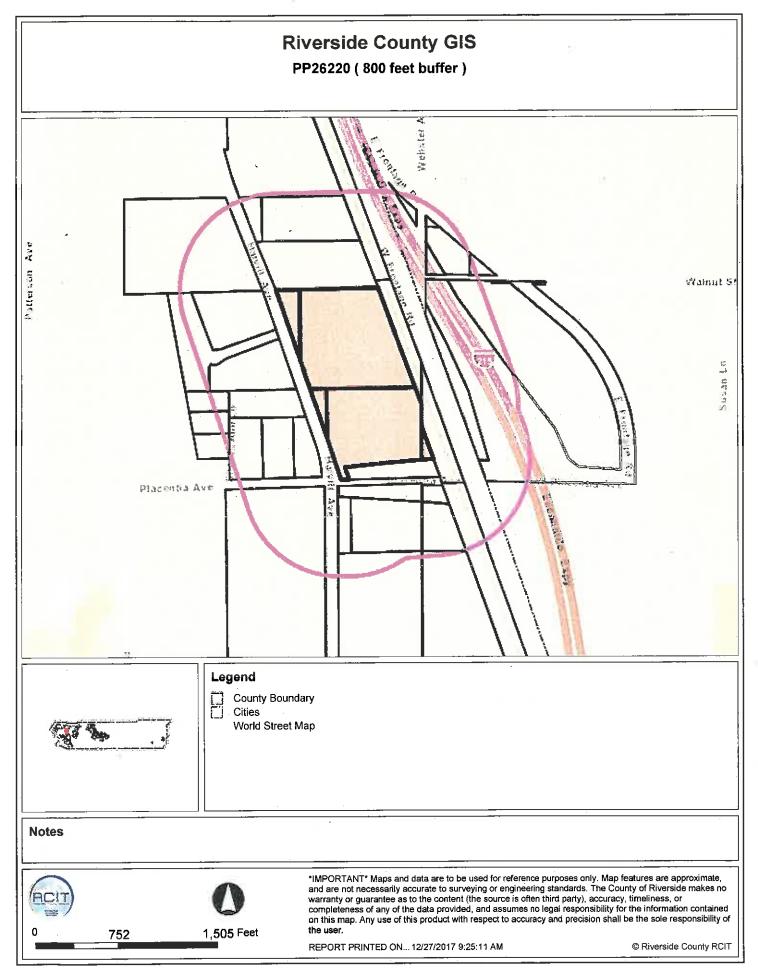
PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN	certify that on December 27, 2017,
The attached property owners list was prepare	d by <u>Riverside County GIS</u> ,
APN (s) or case numbers]	PP26220 for
Company or Individual's Name R	<u>CIT - GIS</u> ,
 Distance buffered	800'

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

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

TITLE:	GIS Analyst
ADDRESS:	4080 Lemon Street 9 TH Floor
	Riverside, Ca. 92502
TELEPHONE NUMBER (8 a	.m. – 5 p.m.):(951) 955-8158





305050057

P O BOX 231

STATE OF CALIF

C/O C/O DEPT OF TRANS

SAN BERNARDINO CA 92402

317240034 STATE OF CALIF C/O DEPT OF TRANSPORTATION 464 W FOURTH ST 6TH FL SAN BERNARDINO CA 92401

305060039 GRISWOLD INDUSTRIES C/O C/O DAVID KOEBLITZ 1701 PLACENTIA AVE COSTA MESA CA 92627

305050027 RIVERSIDE COUNTY TRANSPORTATION PO BOX 12008 RIVERSIDE CA 92502

305020023 RITCHIE BROS PROP INC P O BOX 6429 LINCOLN NE 68506

305020019 STATE OF CALIF C/O DEPT OF TRANSPORTATION 464 W FOURTH ST 6TH FL SAN BERNARDINO CA 92401

305060029 PLACENTIA & HARVILL P O BOX 1397 TOLLESON AZ 85353 305050049 STATE OF CALIF C/O DEPT OF TRANSPORTATION 464 W FOURTH ST 6TH FL SAN BERNARDINO CA 92401

305020032 RITCHIE BROS PROP INC P O BOX 6429 LINCOLN NE 68506

305020030 RITCHIE BROS PROP INC P O BOX 6429 LINCOLN NE 68506

305050051 BARKER FAMILY TRUST 1851 OUTPOST DR LOS ANGELES CA 90068

317260029 STATE OF CALIF C/O DEPT OF TRANSPORTATION 464 W FOURTH ST 6TH FL SAN BERNARDINO CA 92401

317230047 EAGLE PACIFIC INDUSTRIES INC C/O C/O JM MANUFACTURING INC 5200 W CENTURY 10TH FLR LOS ANGELES CA 90045

317240015 SOUTHWEST PREMIER PROP P O BOX 1397 TOLLESON AZ 85353

Pat: avery.com/patents

Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5962





317240043 STEVEN M RAIO SUSAN M RAIO 20281 HARVILL AVE PERRIS CA. 92570

317240017

NAOMI M BARNES

PERRIS CA 92570

20491 SHARON ANN LN

317240022 RIVERSIDE COUNTY TRANSPORTATION PO BOX 12008 RIVERSIDE CA 92502

317240008 SOUTHWEST PREMIER PROP P O BOX 1397 TOLLESON AZ 85353

317240020 RAY E WILLIAMS PATSY ANN WILLIAMS 20463 SHARON ANN LN PERRIS CA 92570

317260027 PLACENTIA & HARVILL P O BOX 1397 TOLLESON AZ 85353

317240029 DAN SAMARIN DEBRA SAMARIN 603 REPOSADO LA HABRA HEIGHTS CA 91633

YUELAPWAN KINTAI REV LIVING TR

317230046 EAGLE PACIFIC INDUSTRIES INC C/O C/O JM MANUFACTURING INC 5200 W CENTURY 10TH FLR LOS ANGELES CA 90045

317230044 EAGLE PACIFIC INDUSTRIES INC C/O C/O JM MANUFACTURING INC 5200 W CENTURY 10TH FLR LOS ANGELES CA 90045

317240013 SOUTHWEST PREMIER PROP P O BOX 1397 TOLLESON AZ 85353 317240019 PATRICIA ANN SMITH EDWARD WILLIAM SMITH 19781 LA TIERRA LN YORBA LINDA CA 92886

317260030 PLACENTIA & HARVILL P O BOX 1397 TOLLESON AZ 85353

317230038 HARVILL BUSINESS CENTER C/O C/O CORE5 INDUSTRIAL PARTNERS 1230 PEACHTREE STE 3560 ATLANTA GA 30309

317240041 DAN SAMARIN DEBRA SAMARIN 603 REPOSADO LA HABRA HEIGHTS CA 91633

Pat: avery.com/patents

Allez à avery.ca/gabarits





317240028 DAN SAMARIN DEBRA SAMARIN 603 REPOSADO LA HABRA HEIGHTS CA 91633

317240045 KUMIVA GROUP 600 S LAKE AVE STE 200 PASADENA CA 91106 317240032 SOUTHWEST PREMIER PROP P O BOX 1397 TOLLESON AZ 85353

317240035 SOUTHWEST PREMIER PROP P O BOX 1397 TOLLESON AZ 85353

RIVERSIDE COUNTY TRANSPORTATION

317230026

PO BOX 12008

RIVERSIDE CA 92502

317260034 COUNTY OF RIVERSIDE C/O C/O REAL ESTATE DIVISION 3403 10TH ST NO 500 RIVERSIDE CA 92501

317230034 RITCHIE BROS PROP INC P O BOX 6429 LINCOLN NE 68506 317240039 DAN SAMARIN DEBRA SAMARIN 603 REPOSADO LA HABRA HEIGHTS CA 91633

317240044 GAMBOL PET FOODS USA INC 445 S FIGUEROA ST STE 2500 LOS ANGELES CA 90071

317260035 PLACENTIA & HARVILL P O BOX 1397 TOLLESON AZ 85353

305060030 STATE OF CALIF C/O DEPT OF TRANSPORTATION 464 W FOURTH ST 6TH FL SAN BERNARDINO CA 92401 305060013 RIVERSIDE COUNTY TRANSPORTATION PO BOX 12008 RIVERSIDE CA 92502

317230048 PWE EAGLE INC PWE QRS 1485 INC C/O C/O WP CAREY & CO 50 ROCKEFELLER PLZ 2ND FL NEW YORK NY 10020

Pat: avery.com/patents

Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5962 Richard Dru1y Theresa Rettinghouse Lozeau Drury LLP 410 12th Street. Suite 250 Oakland, CA 94607

CALTRANS District #8 ATTN: Dan Kopulsky 464 W. 4th St., 6th Floor San Bernardino, CA 92401-1400

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

Southern California Gas Company Engineering Department ATTN: Teresa Roblero 1981 W. Lugonia Ave. Redlands, CA 92374-9796 Perris City Hali Planning Department 101 N. D Street Perris, CA 92570

> South Coast Air Quality Mgmt. Dist., Los Angeles County ATTN: Steve Smith 21865 E. Copley Dr. Diamond Bar, CA 91765-4178

Eastern Municipal Water District ATTN: Elizabeth Lovsted P.O. Box 8300 2270 Trumble Rd. Perris, CA 92570



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

NOTICE OF DETERMINATION

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

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.

PP26220 /EA43003	
Project Title/Case Numbers	
Dionne Harris	(951)955-6836
County Contact Person	Phone Number
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)	
Central Freight Lines, LLC c/o Teresa Harvey	4301 W Mohave St. Phoenix AZ, 85043
Project Applicant	Address
The project site is located Northerly of Placentia Avenue Street	e, Easterly of West Frontage Road, Westerly of Harvill Avenue and Southerly of Rider
Project Location	
PLOT PLAN NO. 26220 proposes to permit to propose	the development a truck logistics terminal for loading and unloading truck cargo and
truck/tracker on the 61,840 square foot loading dock. If	he project also include a (two story) 10.000 square feet office building and storage area
tor trailers. The proposed Project gross area is approxi	mately 19 acres and one stormwater bioretention basin: 179 standard car parking stalls ble spaces) and paved parking area for over 450 spaces for trailer loading and storage.
Project Description	spaces and paved parking area for over 400 spaces for trailer loading and storage.
This is to advise that the Riverside County <u>Planning Director</u> , following determinations regarding that project:	, as the lead agency, has approved the above-referenced project on <u>9/25/17</u> , and has made the
 The project WILL NOT have a significant effect on the env. A Negative Declaration was prepared for the project pursu the independent judgment of the Lead Agency. Mitigation measures WERE made a condition of the appro A Mitigation Monitoring and Reporting Plan/Program WAS A statement of Overriding Considerations WAS adopted Findings were made pursuant to the provisions of CEQA. 	ant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect oval of the project.
This is to certify that the earlier EA, with comments, response	es, and record of project approval is available to the general public at: Riverside County Planning
Department, 4080 Lemon Street, 12th Floor, Riverside, CA 924	Urban Planner 02/05/18
Signature	Title Date
Date Received for Filing and Posting at OPR:	
Please charge deposit fee case#: ZEA43003 ZCFG06373	
FOR	COUNTY CLERK'S USE ONLY

INVOICE (INV-00036375) FOR RIVERSIDE COUNTY

BILLING CONTACT

County of Riverside Trans. & Land Management Agency



Central Freight Lines LLC 4301 W Mohave St Phoenix, Az 85043

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	
INV-00036375	01/10/2018	01/10/2018	Paid In Full	
	R FEE NAME			TOTAL
CFG06373	0453 - CF&W Tru	Ist EIR		\$2,280.75
20388 Harvill Ave Perris	_		SUB TOTAL	\$2,280.75

REFERENCE NUMBER	FEE NAME	TOTAL
PP26220	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge 0790 - SUPPLEMENTAL DEPOSIT	\$200.00 \$10,000.00
20388 Harvill Ave Perris,	SUB TOTAL	\$10,200.00

TOTAL

\$12,480.75

Please Remit Payment To: County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center 4080 Lemon St., 9th FL Riverside, CA 92501 Desert Permit Assistance Center 77588 El Duna Ct., Ste 14 Palm Desert, CA 92211 Agenda Item No.:

Area Plan: Lake Mathews/Woodcrest Zoning District: Woodcrest District Supervisorial District: First **Original Project Planner: Angel Anguiano Current Project Planner: Desiree Bowdan** Director's Hearing Date: March 26, 2018

Charissa Leach P.E.

PLOT PLAN NO. 26197 Environmental Assessment: 42996 Applicant: Sac Wireless Engineer/Representative: N/A

Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PLOT PLAN NO. 26197 proposes a disguised, Verizon Wireless communications facility comprised of a 70 foot mono-eucalyptus tree with approximately two (2) equipment cabinets, one (1) standby generator, twelve (12) antennas, twelve (12) remote radio units (RRUs), twelve, two (2) ray cap boxes, and (1) GPS antenna. The equipment will be located within an 8 foot high chain link fence with a leasing area of 515 square foot

The Project site is located north of Van Buren Boulevard, south of Sage Street, east of Washington Street, and west of Gardner.

BACKGROUND:

This Project replaces the previously-approved Plot Plan No. 23089, which was approved December 12, 2008. Plot Plan No. 23089 was for the installation and maintenance of an unmanned Royal Street Communications wireless communications facility, to be concealed as a 70' flag pole. This Project will include the removal of the existing wireless communications facility and the replacement with a new facility.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use:	Community Development: Commercial Retail (CD- CR) (0.20-0.35 F.A.R)
2. Surrounding General Plan Land Use:	Community Development: Commercial Retail (CD- CR) (0.20-0.35 F.A.R) to the east, west, and south, and Rural Community: Very Low Density Residential (RC-VLDR) (1 acre minimum)
3. Existing Zoning:	C-P-S (Scenic Highway Commercial)
4. Surrounding Zoning:	C-P-S (Scenic Highway Commercial) to the east, west, and south, and R-A (Residential Agriculture)
5. Existing Land Use:	A commercial shopping center and replacing a cell tower flag pole with a disguised co-location cell tower
6. Surrounding Land Use:	Single Family Residential to the north, vacant to the east, commercial to the west and south.
7. Project Data:	Lease Area: 515 sq. ft.

8. Environmental Concerns:

CEQA Exempt per Section 15303

RECOMMENDATIONS:

FIND PLOT PLAN NO. 26197 EXEMPT from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and.

<u>APPROVE PLOT PLAN NO. 26197</u>, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- 1. The Project site is designated Community Development: Commercial Retail (CD-CR) (0.20-0.35 F.A.R) on the Lake Mathews/Woodcrest Area. The types of uses encouraged in this land use designation include "Local and regional serving retail and service uses." The Project is a specifically anticipated use on a limited scale for public services (i.e. wireless services).
- 2. The Project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) to the north, and Community Development: Commercial Retail (CD-DR) (0.20-0.35 F.A.R) to the east, west, and south.
- 3. The Project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20-0.35) land use designation as it will provide limited public service (i.e. wireless communication).
- 4. The zoning classification for the Project site is C-P-S (Scenic Highway Commercial).
- 5. The Project site is surrounded by properties which are zoned C-P-S (Scenic Highway Commercial) to the east, west, and south, and R-A (Residential Agriculture) to the north.
- 6. The Project is a permitted use per Section 19.404 of Ordinance No. 348 with an approved plot plan in the C-P-S (Scenic Highway Commercial) zone.
- 7. The Project site is currently being used for a commercial shopping center with an existing flag pole wireless communication facility.
- 8. Vacant land, commercial operations, and residential uses have been constructed and are in operation in the Project vicinity.
- 9. The Project meets the requirements for approval per Section 19.404. of Ordinance No. 348; has meet the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 based on the following:
 - a. The disguised wireless communication facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a Mono-Eucalyptus tree in order for the facility to blend in with the surrounding setting.

- b. All supporting utilities and equipment are enclosed within a concrete masonry unit wall and chain link fence and screened with established climbing vines to conceal the equipment. (COA. 10 Planning)
- c. The Project site is located on a parcel with a zoning classification of Scenic Highway Commercial (C-P-S). As provided in Section 19.404.a. of Ordinance No. 348, the C-P-S zone is classified as a non-residential zoning classification. A disguised wireless communication facility in a non-residential zoning classification shall not exceed 70 feet in height. The Project is 70 feet in height, not exceeding the maximum height for a non-residential zone classification.
- d. The Project is sited to minimize impacts to the surrounding community and has no biological resources.
- e. This Project has existing landscaping on site and surrounding existing trees. Therefore, no further landscaping is required.
- f. This Project has no outside lighting proposed.
- g. A standard condition of approval has been added to ensure that all noise produced by the Project will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The nearest habitable dwelling is approximately 103 feet away.
- h. The Project provides space for temporary parking with the non-exclusive access easement from the right of way.
- i. All power and communication line for the Project are proposed to use the existing utilities and are underground.
- j. This Project is not a roof-mounted facility.
- k. The Project is not proposed within a ridgeline. The proposed design for this Project has been set to be as minimally intrusive as possible.
- I. The applicant has met the processing requirements set forth in this article, specifically Section 19.409.
- m. Disguised wireless communication facilities in or adjacent to residential zoning classifications shall be set back from habitable dwellings a distance equal to 200% of the facility height. The Project is consistent with the setback standard because the maximum height of the Project will be approximately 70 feet and the Project is set back approximately 141 feet from the nearest habitable dwelling. The Project exceeds the required setback distance.
- 10. This Project is not located within a Criteria Area of the WRCMSHCP.
- 11. This Project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The City of Riverside was noticed of the proposed Project for comments on March 27, 2017. No comments from the City of Riverside have been received as of the drafting of this staff report.

- 12. The Project site is within the Stephen's Kangaroo Rat Fee area (SKR) per Riverside County Ordinance No. 663. A fee amount is required to be paid prior to grading permit issuance. If no grading is to occur, then the fee will need to be paid prior to final inspection. Said fee shall be calculated on the approved development project which is anticipated to be 1.43 (gross) acres in accordance with the ordinance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. The Project has been conditioned to reflect the requirements for SKR Ordinance No. 663.
- 13. The Project is not located within a high Fire Hazard Classification.
- 14. On June 1, 2017 The Airport Land Use Commission (ALUC) reviewed (ZAP1266MA17), (PP26197) located in an Airport Influence Area for the March Air Reserve Base (Zone E) and cleared with Airport Land Use Commission (ALUC). The review from the Airport Land Use Commission found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Results are not inconsistent with the Airport Master Plan.
- 15. The Project is categorically exempt from the provisions of CEQA pursuant to Sections 15302 and 15303 of the State CEQA Guidelines. Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Section 15303 exempts the new construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Among other types of location of limited numbers of new, small facilities or structures that are exempted under Section 15303 are (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. This Project will have a total lease area of 515 square feet, similar to that of a small garage or storage shed, and will have no new ground disturbance. Furthermore, the project will be replacing an existing disguised wireless communication facility on the same site, for the same purpose (a wireless communication facility), and there will be no significant visual impact. This Project will also provide additional utility services for the surrounding area by allowing for increased wireless reception. Therefore, this Project is categorically exempt from CEQA.
- 16. Because the Project was determined to be Exempt from CEQA, AB 52 consultation was not required.

CONCLUSIONS:

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

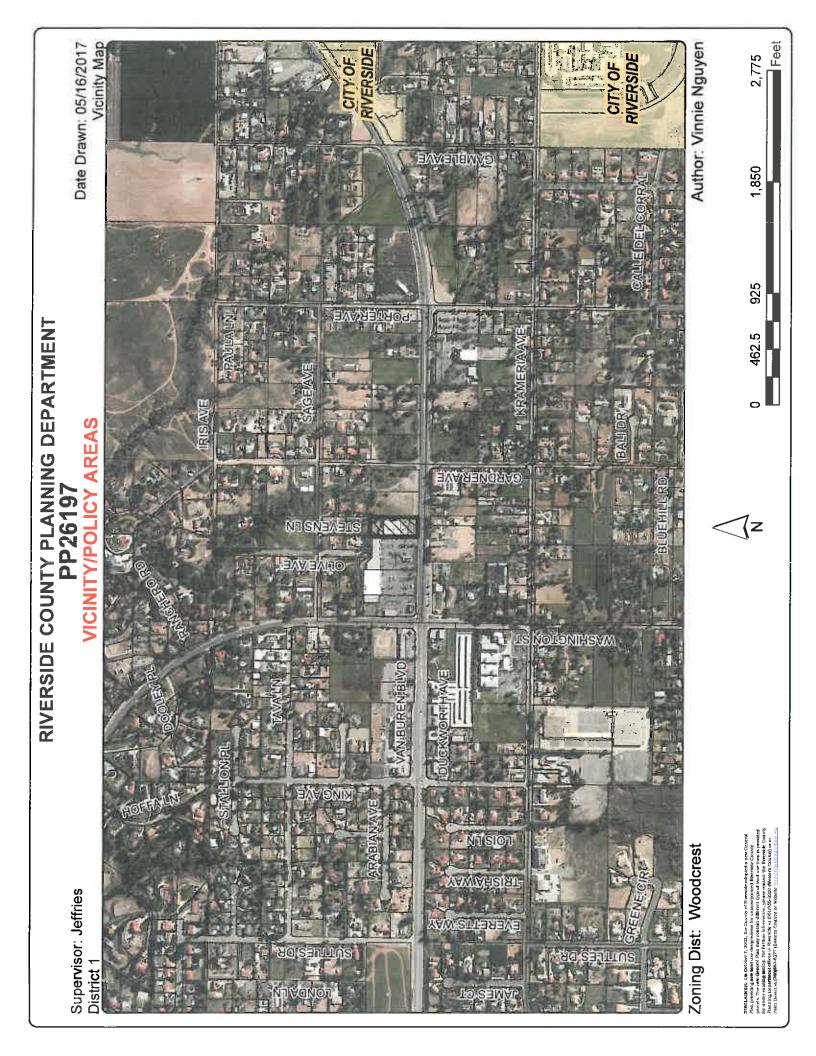
PLOT PLAN NO. 26197 Director's Hearing Staff Report: March 26, 2018 Page 5 of 5

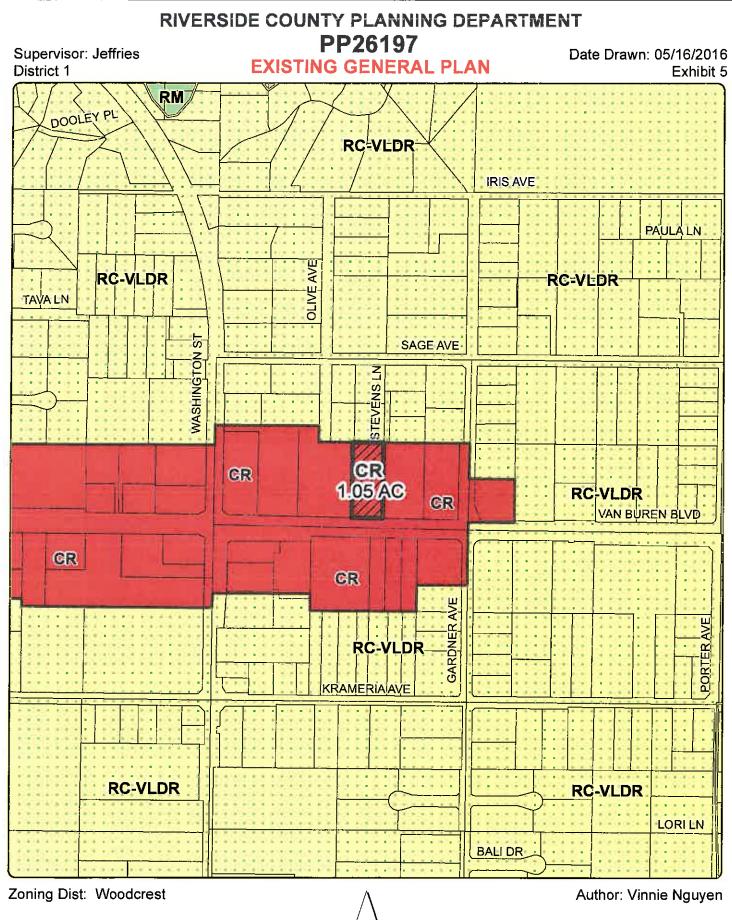
4. The proposed project is conditionally compatible with the present and future logical development of the area.

INFORMATIONAL ITEMS:

- 1. The project site is <u>not</u> located within:
 - a. The Western Riverside County Multi-Species Habitat Conversation Plan; or
 - b. A half mile of a Fault; and
 - c. A liquefaction area,
 - d. Not in a fire responsibility area or fire hazard area
 - e. Ordinance 655 for Lighting in regards to Mt. Palomar; or
 - f. A County Service Area.
- 2. The project site is located within:
 - a. The Sphere of influence for the City of Riverside; and
 - b. The Airport Influence Area of March Air Reserve Base; and
 - c. The Stephen's Kangaroo Rat area
 - d. Special Flood Hazard Area
- 3. The subject site is currently designated as Assessor's Parcel Numbers 274-030-018

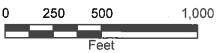
Date Revised: 05-11-2017



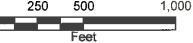


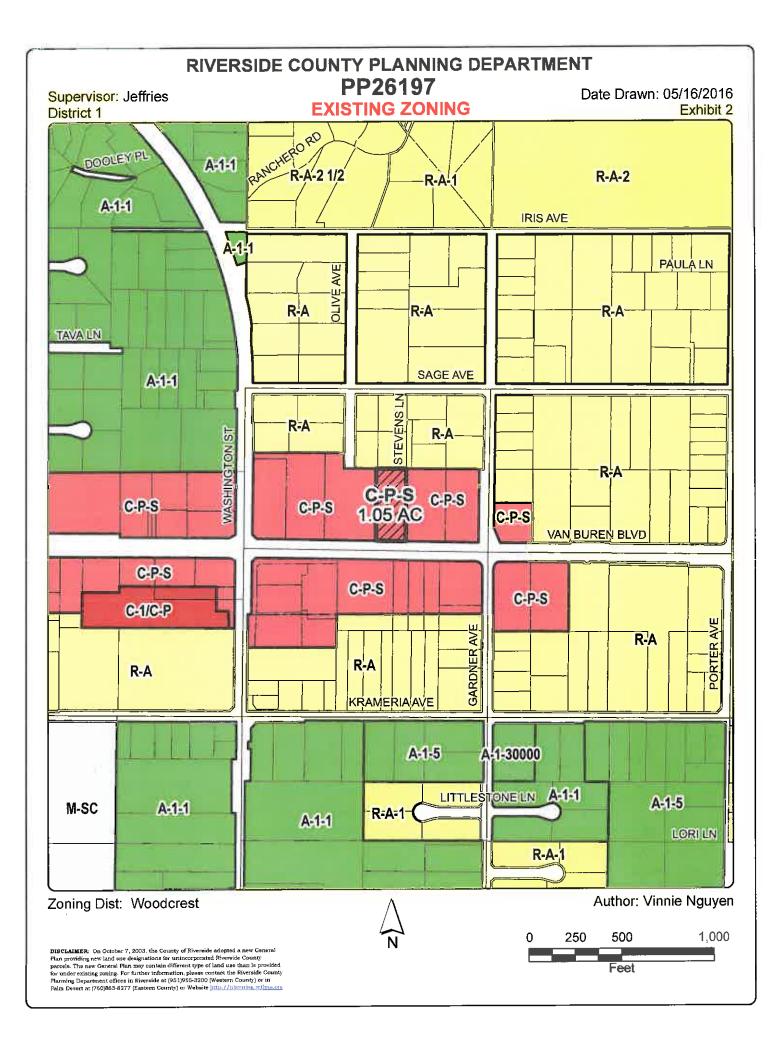
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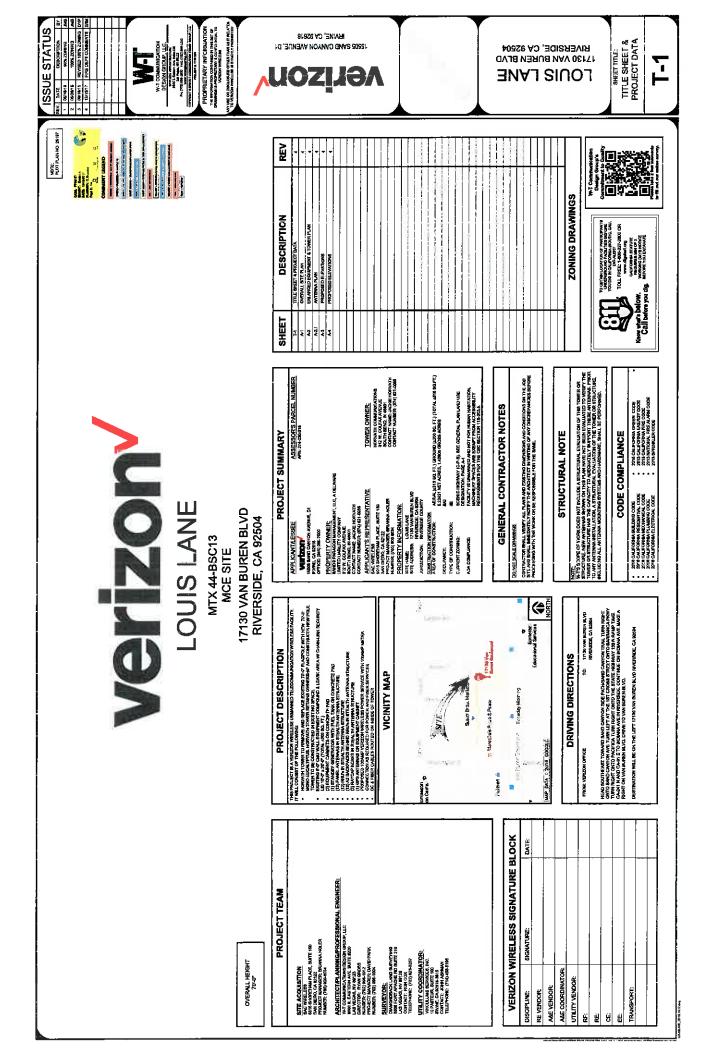
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)853-8277 (Bestern County) or Website <u>http://planning.reflmo.org</u>

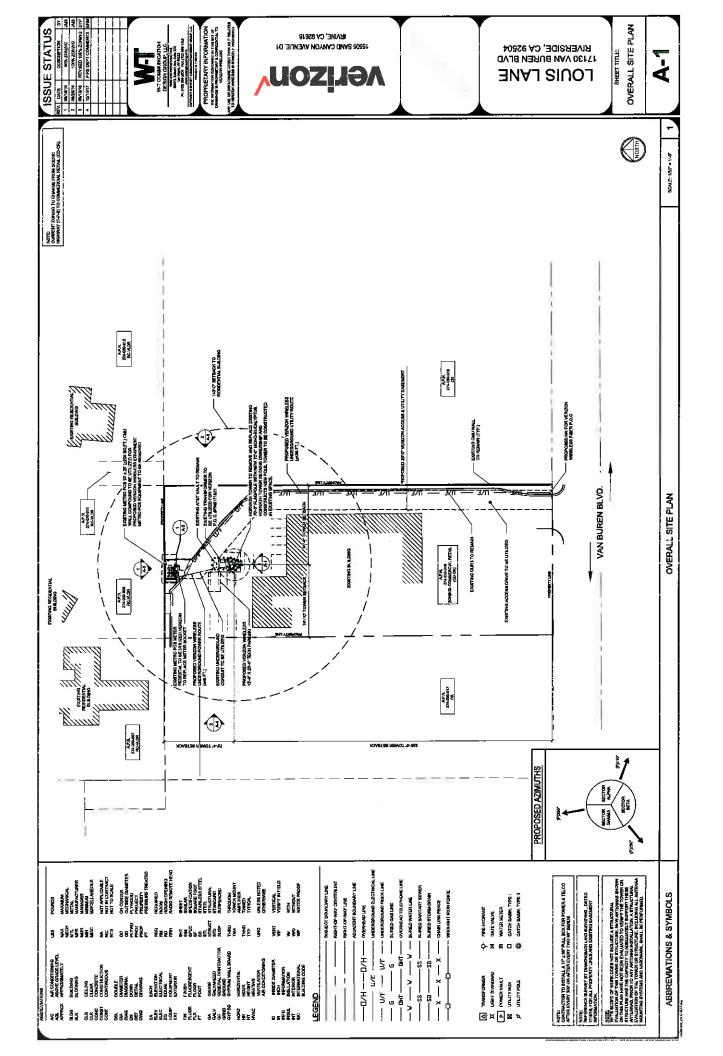


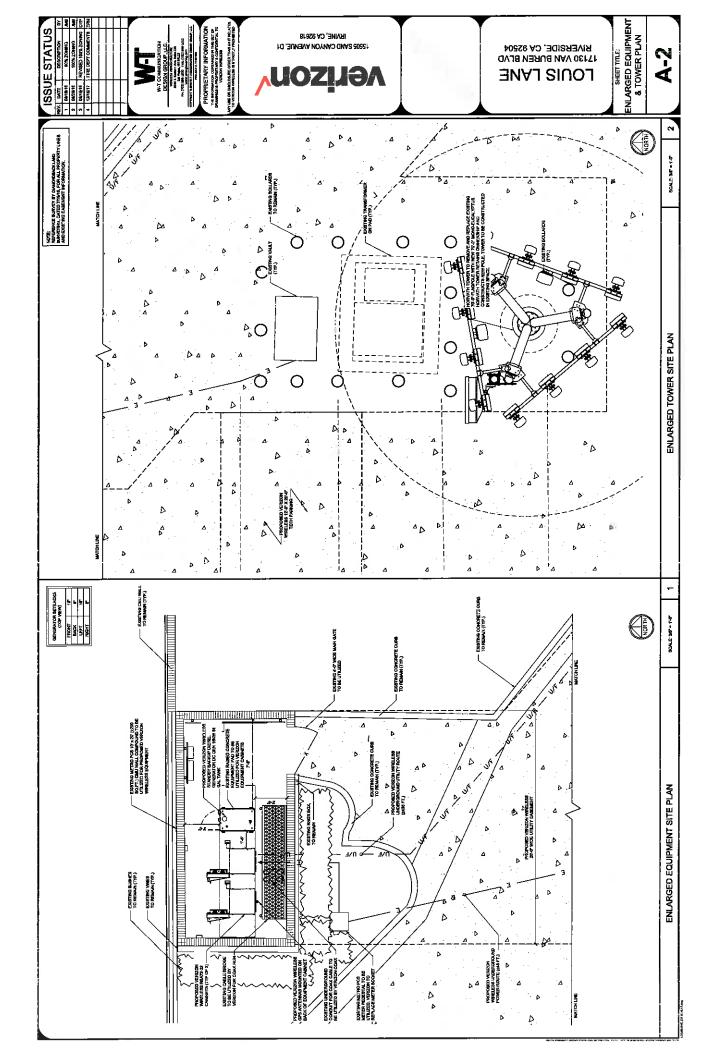


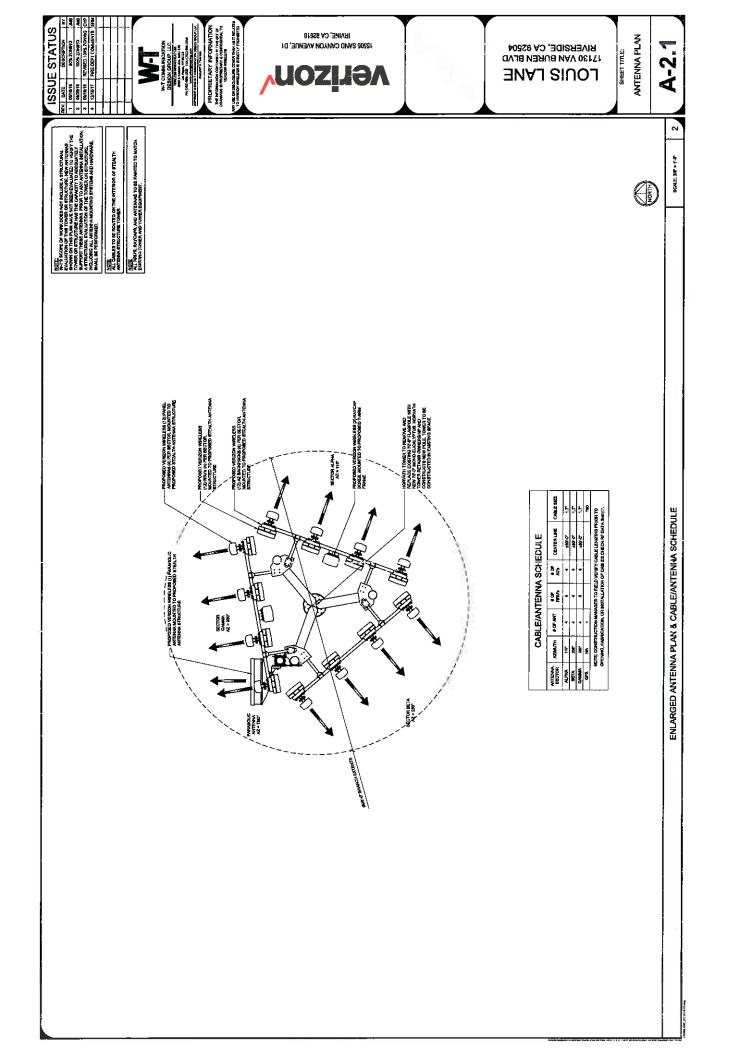


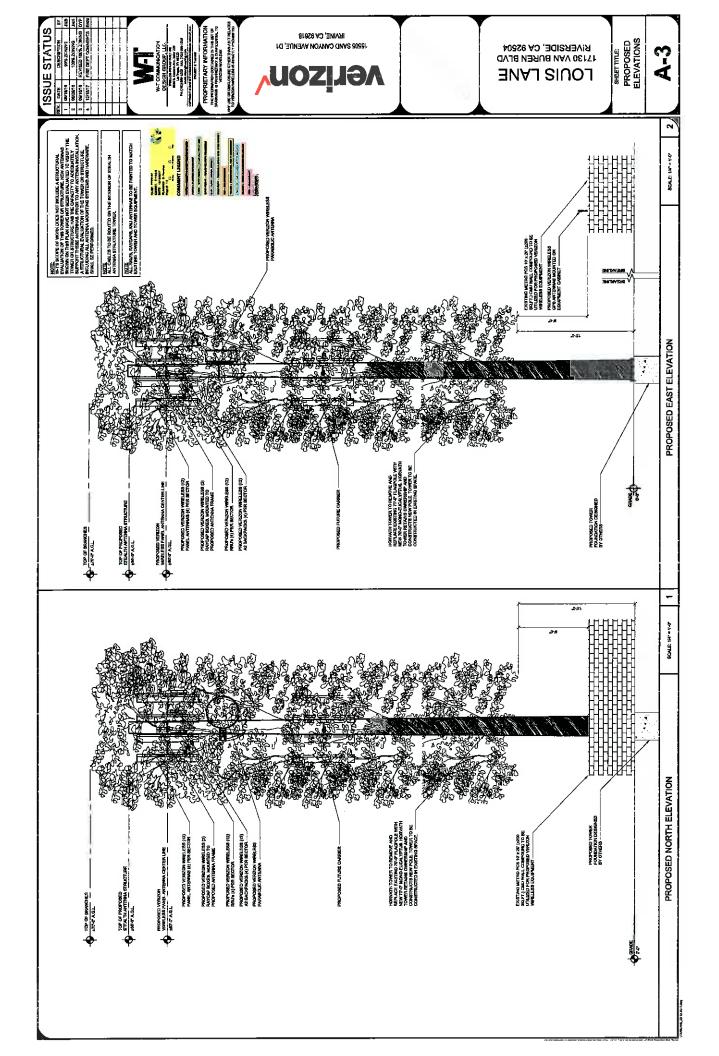


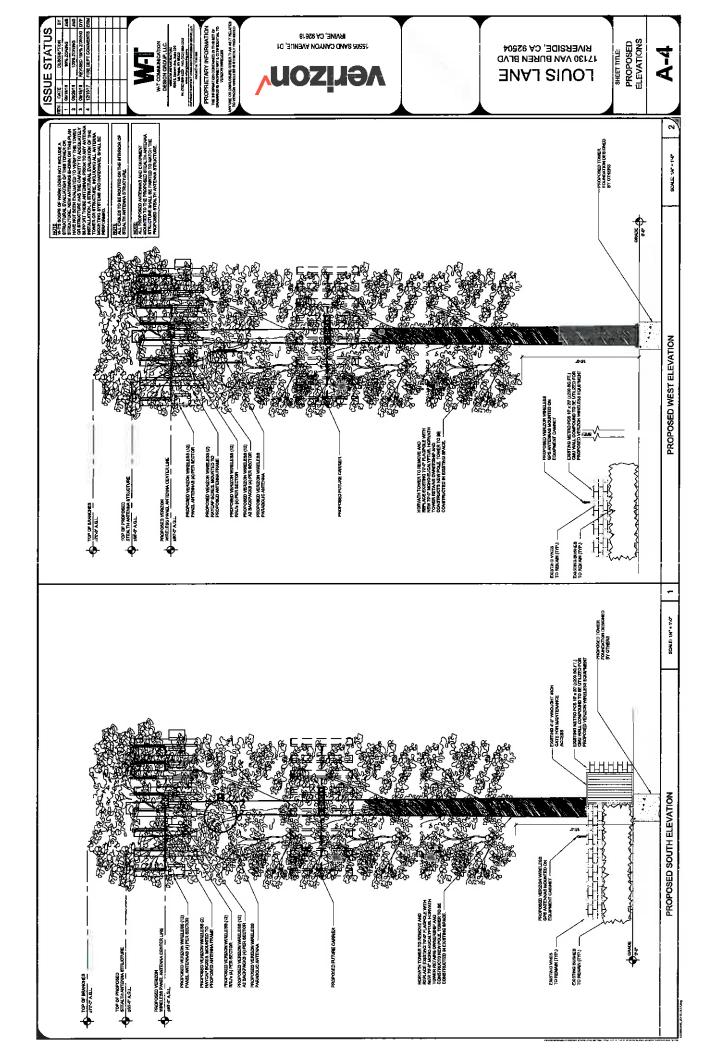














AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 1, 2017

File No.:

APN:

Related File No.:

Mr. Angel Anguiano, Project Planner County of Riverside Planning Department 4080 Lemon Street, 12th Floor Riverside CA 92502

CHAIR Rod Ballance Riverside

VICE CHAIRMAN Steve Manos Lake Elsinore

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

ZAP1266MA17

274-030-018

PP26197 (Plot Plan)

COMMISSIONERS

Arthur Butler Riverside

John Lyon Dear Mr. Anguiano:

Glen Holmes Hemet

Russell Betts

Desert Hot Springs Steven Stewart

STAFF

Palm Springs

Director Simon A. Housman

John Guerin Paul Rull Barbara Santos

County Administrative Center 4080 Lemon SL, 14th Floor. Riverside, CA 92501 (951) 955-5132

www.rcaluc.org

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. PP26197 (Plot Plan), a proposal to remove an existing 70 foot tall concealed flag pole wireless facility located at 17130 Van Buren Boulevard, easterly of Washington Street and westerly of Gardner Avenue, and replace it with a 70 foot tall co-locatable monopine wireless facility.

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, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1535 AMSL). At a distance of approximately 28,590 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 1,820 feet AMSL. The elevation of the project site is 1,504 feet AMSL. With a maximum structure height of 70 feet, the top point elevation would be 1,574 feet AMSL. Additionally, the site is located more than 20,000 feet from the runways at Riverside Municipal Airport. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project <u>CONSISTENT</u> with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

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.

AIRPORT LAND USE COMMISSION

- 2. The following uses shall be prohibited:
 - (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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (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, tenants of the buildings thereon, and to lessees of the structure.

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.

Sincerely, RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

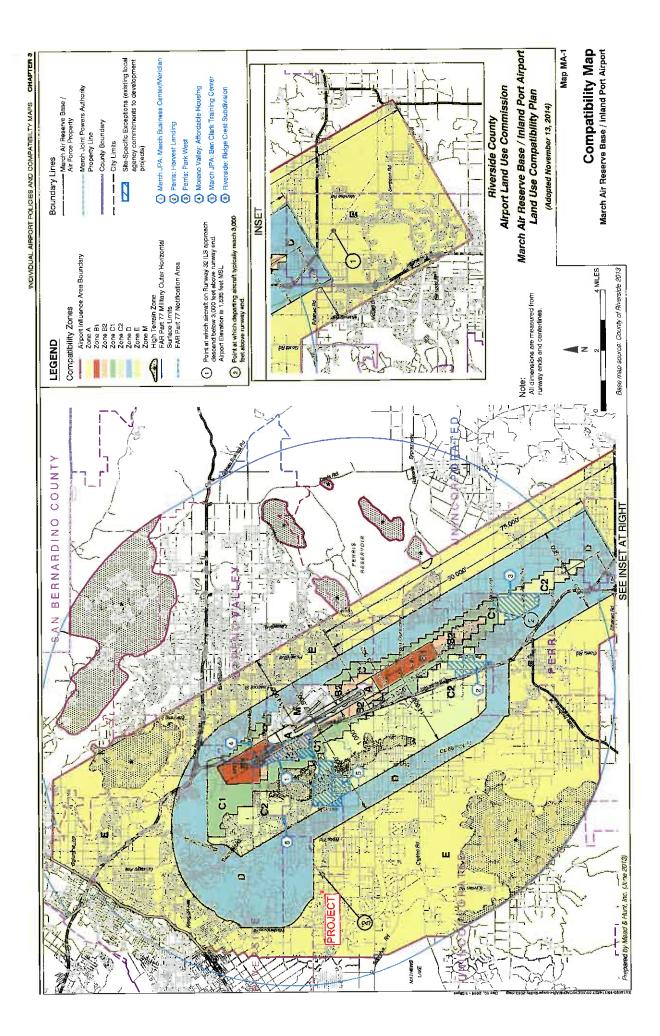
Simon A. Housman, Director

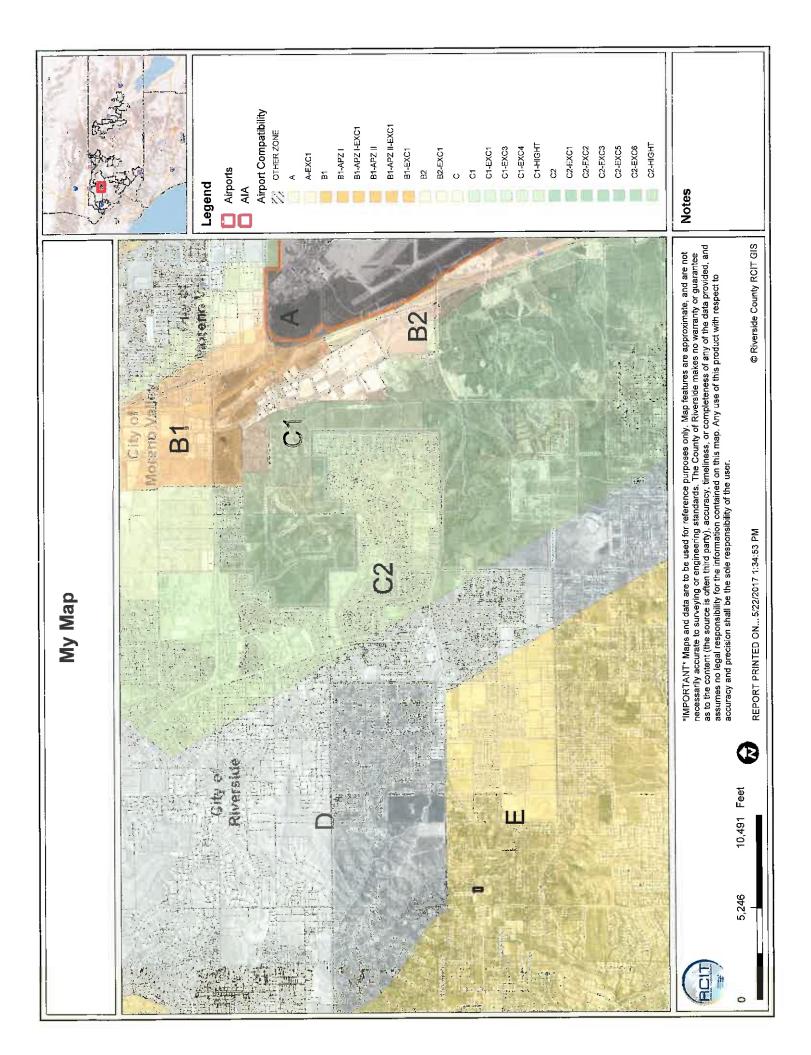
Attachments: Notice of Airport in Vicinity

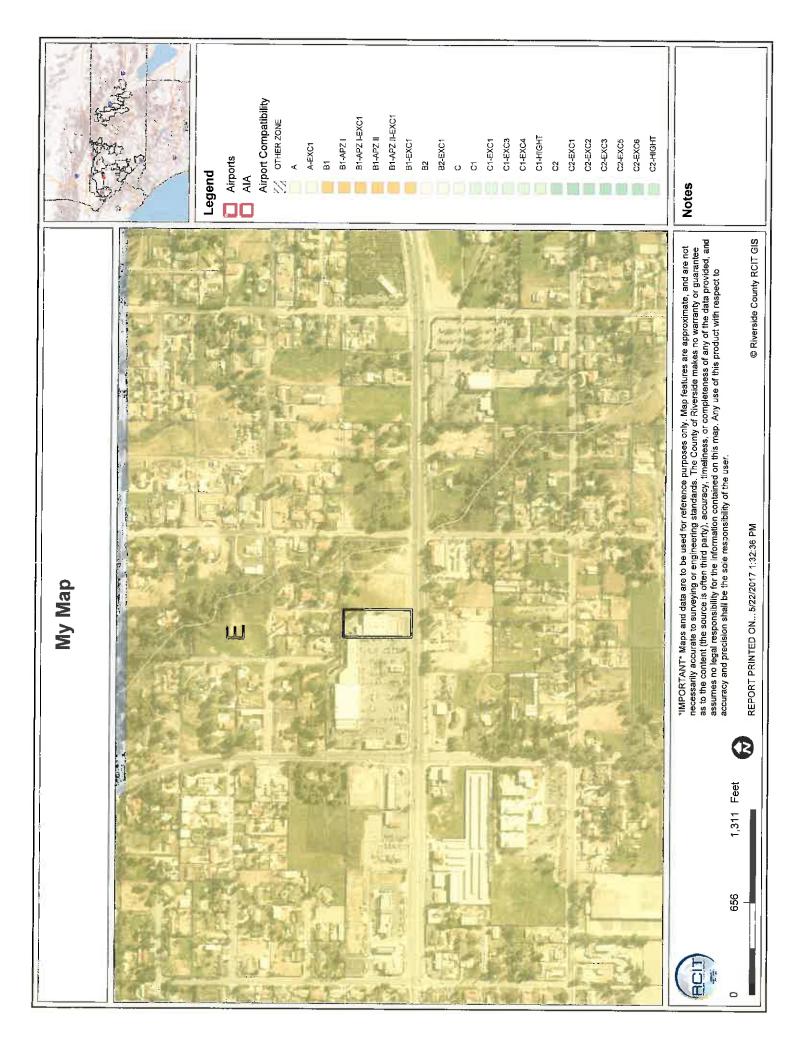
 cc: Courtney Standridge, SAC Wireless (San Diego) (applicant) Jackie Horvath, Sands Paragon Management (South Bend) (property owner) SAC Wireless (Chicago) (fee payer) Sama Hasso, Sands Paragon Management (local rep. of property owner) Gary Gosliga, Airport Manager, March Inland Port Airport Authority Denise Hauser or Daniel Rockholt, March Air Reserve Base ALUC Case File

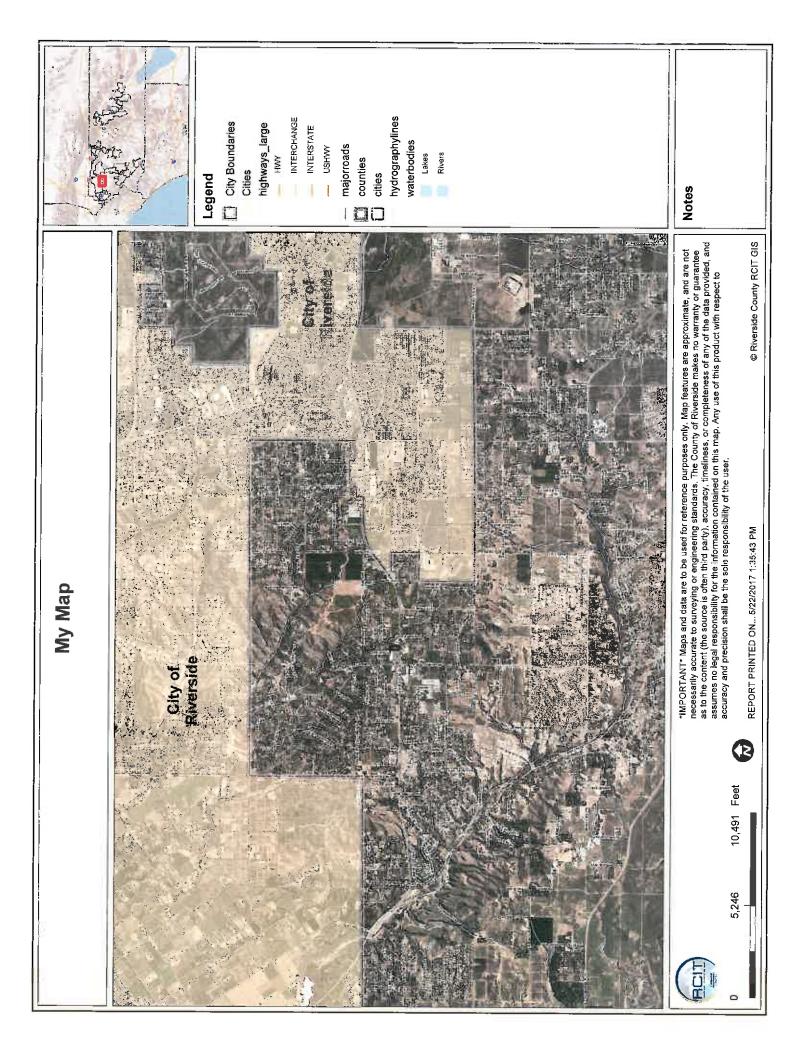
NOTICE OF AIRPORT IN **VICINITY**

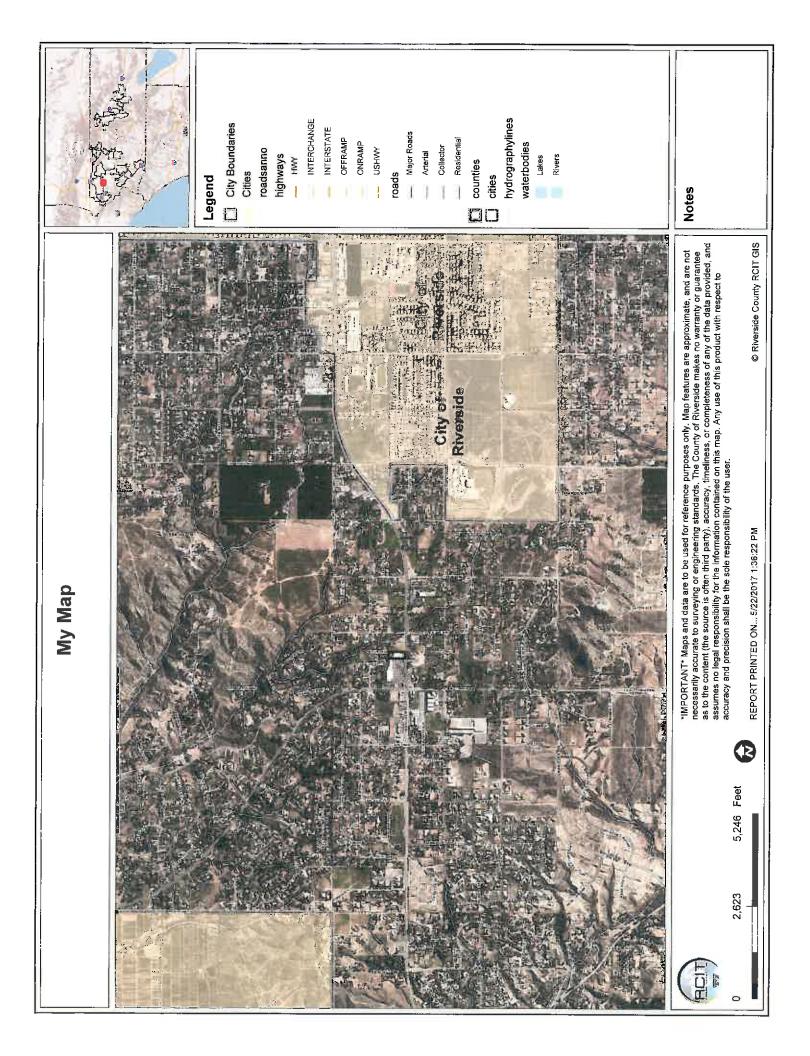
annoyances [can vary from person to person. You may| you. Business & Professions Code Section 11010 (b) wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to vibration, or odors). Individual sensitivities to those 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, (13)(A)

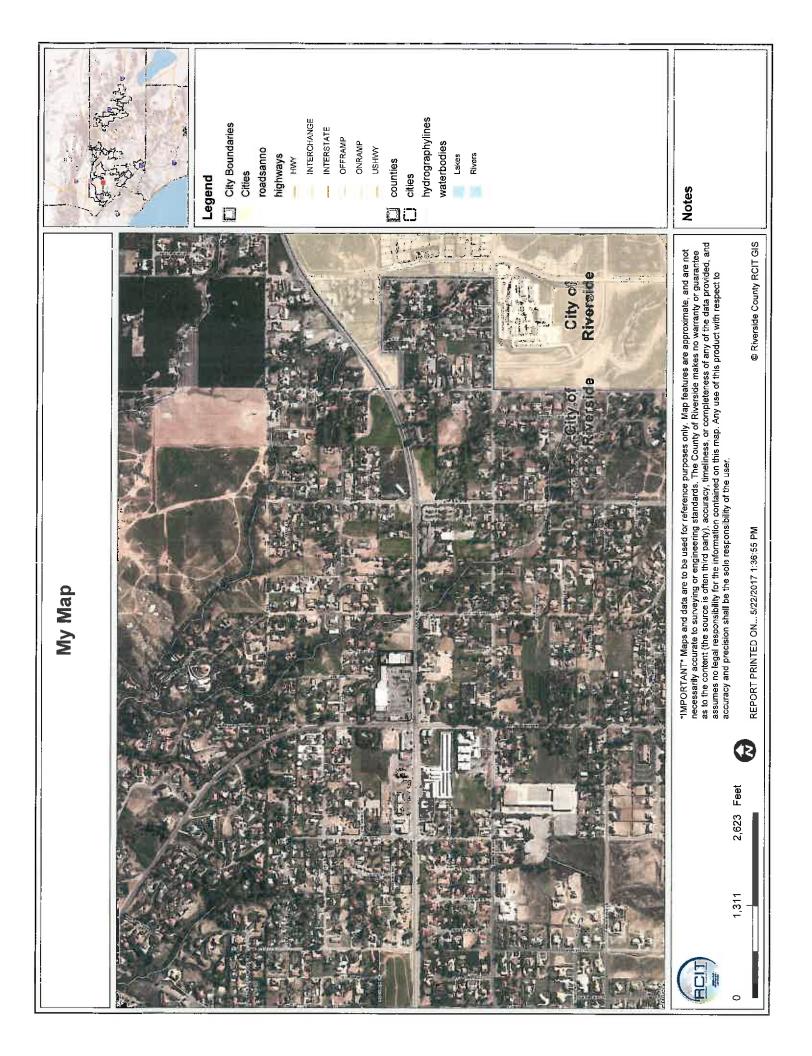


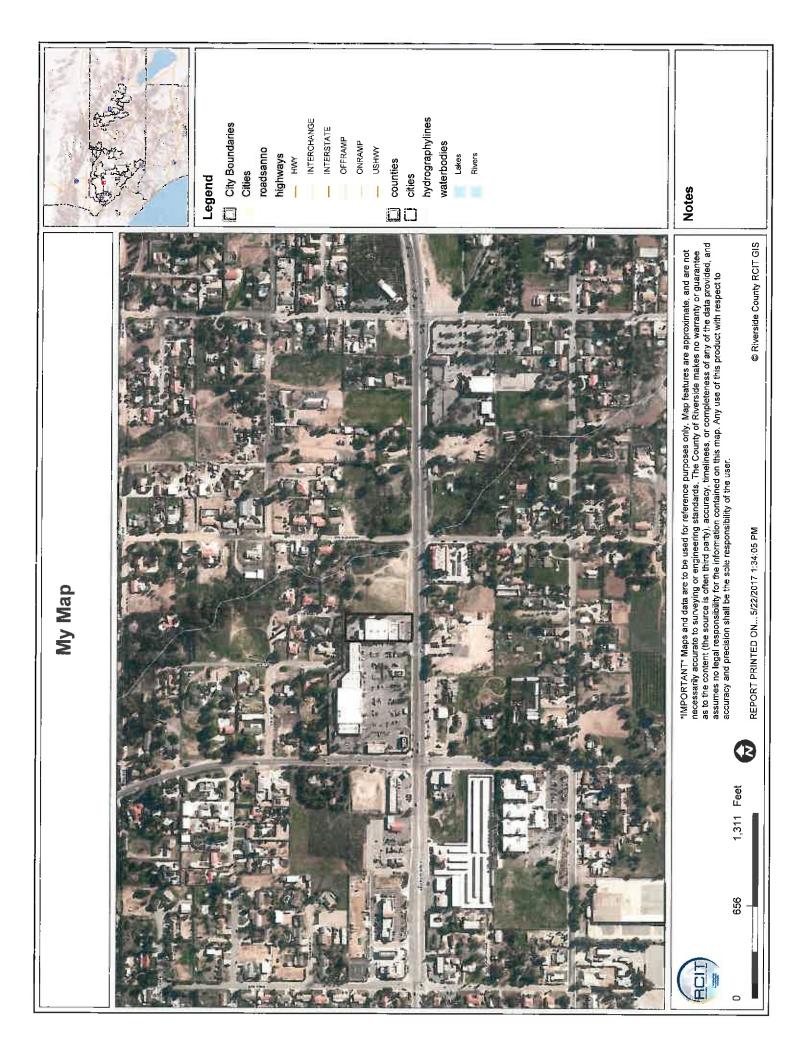


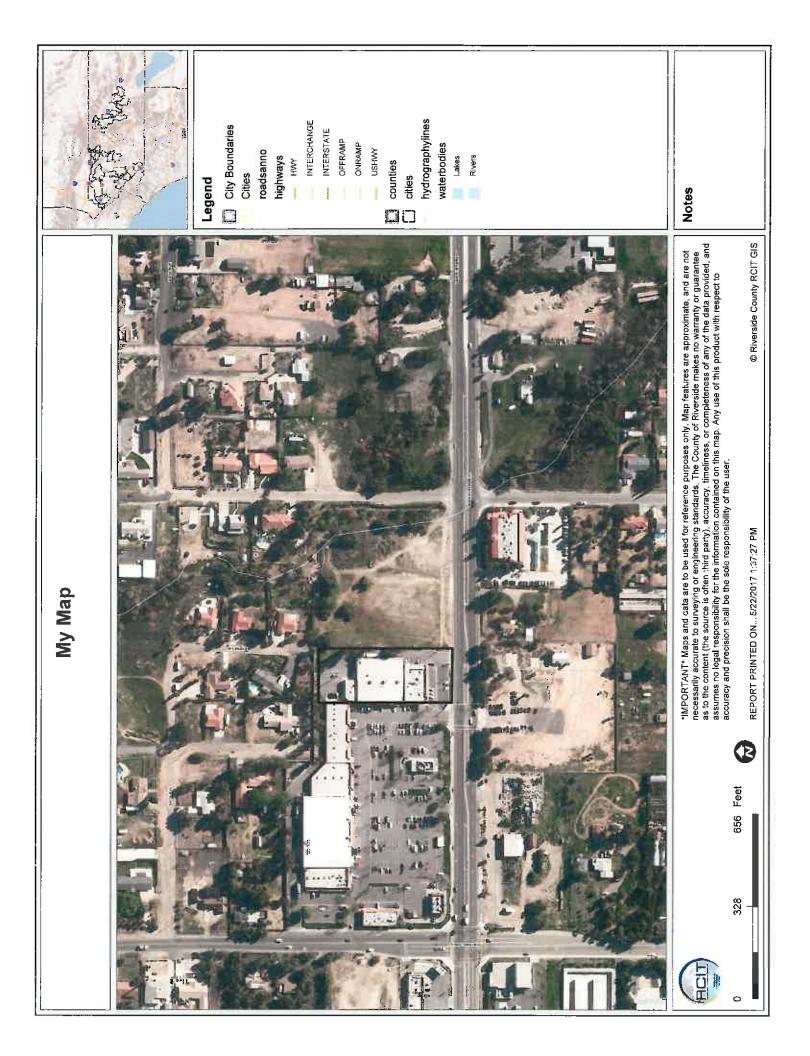


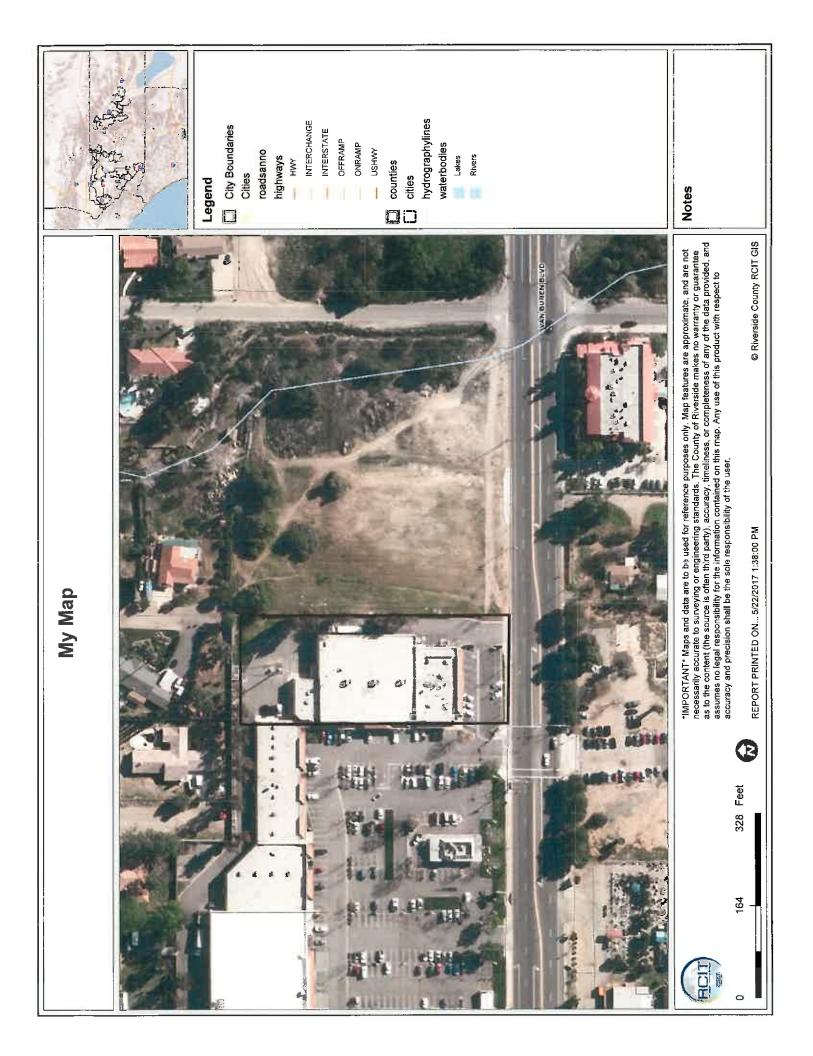














Federal Aviation Administration Air Traffic Airspace Branch, ASW-520 2601 Meacham Blvd. Fort Worth, TX 76137-0520

Issued Date: 12/03/2009

David Elke/Jennifer Sirovica Horvath Towers, LLC 312 W Colfax Ave Suite 101 South Bend, IN 46601

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower HVM_LA2364 - Woodcrest Plaza
Location:	Riverside, CA
Latitude:	33-53-00.27N NAD 83
Longitude:	117-21-48.70W
Heights:	80 feet above ground level (AGL)
	1580 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 838-1993. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2009-AWP-5727-OE.

(DNE)

Signature Control No: 668241-120571057 Joan Tengowski Technician

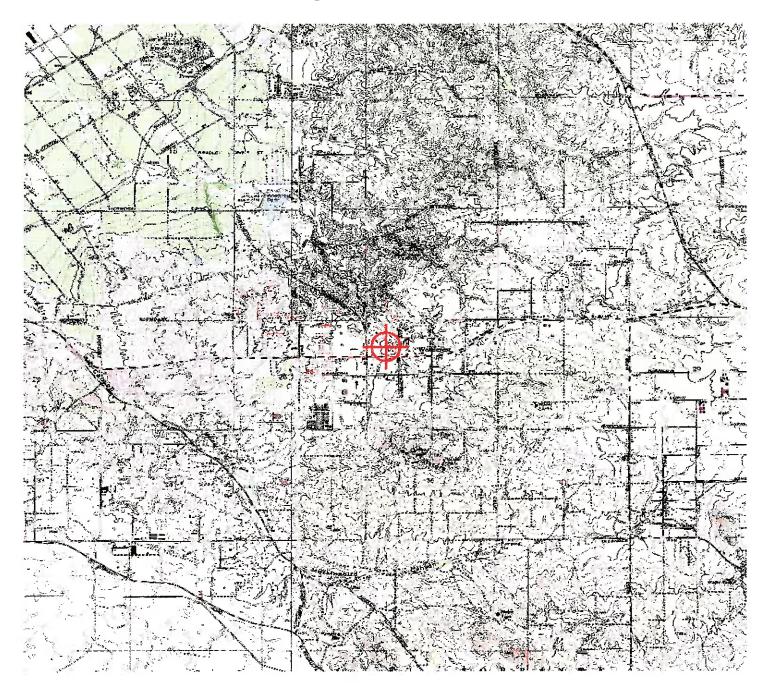
Attachment(s) Frequency Data Map(s)

cc: FCC

Frequency Data for ASN 2009-AWP-5727-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2009-AWP-5727-OE



LAND DEVELOPMENT COMMITTEE (LDC) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 28, 2017

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept. Riv. Co. Fire Department (Riv. Office) Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check P.D. Geology Section Riv. Co. Trans. Dept. – Landscape Section Riv. Co. Surveyor Riv. Co. Airport Land Use Commission March Air Reserve Base, Attn. General Manager Woodcrest Municipal Advisory Council (MAC) Board of Supervisors - Supervisor: 1st District-Jeffries Planning Commissioner: 1st Distrct-Shaffer City of Riverside Sphere of Influence Riverside Unified School District South Coast Air Quality Management District

Plot Plan No. 26197 – EA42996 – Applicant: Verizon – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (.20-.35 FAR) – Location: North of Van Buren BLVD, south of Sage Avenue, east of Washington Street, and west of Gardner – 1.4 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** To construct a 70 foot Mono-Eucalyptus wireless telecommunication facility with approximately two (2) equipment cabinets, one (1) standy generator, twelve (12) panel antennas, twelve (12) remote radio units), twelve(12) A2 backpacks, two (2) raycap boxes, one (1) GPS antenna, all partially enclosed by an existing 8 foot CMU wall and chain link fence. APN: 274-030-018. **BBID: 982-237-429 UPROJ: PP26197**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a <u>LDC</u> <u>comment on April 20, 2017</u>. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above.<u>http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx</u> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.

Y:\Planning Case Files-Riverside office\PP26197\Admin Docs\LDC Transmittal Forms\PP26197 Initial LDC Transmittal.docx

Any questions or comments regarding this project should be directed to Angei Anguiano, Project Planner at (951) 955-6184 or e-mail at aanguian@rivco.org / MAILSTOP #: 1070

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

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.

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		and the second se	COUNTY	
	PLANN	IN	G DEPAI	RTMENT
Steve Weiss, AICP			PP26197	
Planning Director			EA42996 CFG0636	4
APPLICA	ATION FOR LAN	DUS	SE AND DEVEL	OPMENT
CHECK ONE AS AP	PROPRIATE:			
PLOT PLAN CONDITIONAL U			PERMIT 🛛 VAF USE PERMIT	RIANCE
	T Original Case No.		<u>_</u>	
	IS WILL NOT BE ACCEPTED.			
APPLICATION INFO	RMATION			
Applicant Name: SA	C Wireless for Verizon Wire	less		
•				
	Courtney Standridge		E-Mail: <u>courtney</u>	standridge@sacw.com
	5015 Shoreham PI #150	Street		
San Diego	City	CA State	92122 7/P	
Daytime Phone	No: (602) 885-3676		Fax No: ()	
Engineer/Representat	ive Name:			
Contact Person:			E-Mail:	
Mailing Address:		Street		
- <u></u>	City	State	ZIP	
Davtime Phone I	No: ()			
	Sands Paragon Manage			
Contact Person:	Jackie Horvath		E-Mail:	
Mailing Address:	312 W. Colfax Avenue	Street		
South Bend	City	IN	46601	
Davtime Phone N	No: (<u>574</u>) <u>621-0055</u>	State		
Riverside Office · 4 P.O. Box 1409, Rive	080 Lemon Street, 12th Floor erside, California 92502-1409 0 · Fax (951) 955-1811		Fax No: () Desert Office · 77-588 El Dur Palm Desert, Californ (760) 863-8277 · Fax (76	na Court, Suite H ia 92211
-	"Planning Our Futu	ure Pre	serving Our Past"	

Form 295-1010 (06/06/16)

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

See LOA PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):	274-030-018	
Approximate Gross Acreage:	1.5 ac	
General location (nearby or cr	oss streets): North of Van Buren Blvd	_, South of
Sage St	East of <u>Washington St</u> , West of <u>Gardner Ave</u>	

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

<u>Verizon Wireless</u> proposes to remove and replace existing Horvath Towers 70' flagpole with new 70' monoeucalyptus, with 12 antennas, 12 RRUs with A2, 2 raycaps and equipment will be placed on the ground in existing 200sqft lease area. New power and telco connections.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): <u>XIXg</u>_____

Number of existing lots:

			EXISTI	NG Buildings/Structures: Yes 🗌 No 🗌		
No.*	Square Feet	Height	Stories		be Removed	Bldg. Permit No.
	·					
2						
3						
4						
5						
6						
7						
8						
9						
10						

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

			PROPO	DSED Buildings/Structures: Yes No
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4			_	
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes 🗌 No 🗌							
No.*	Square Feet	Use/Function					
1		· · · · · · · · · · · · · · · · · · ·		,			
2					·		
3							
4					0i		
5	·			· ·;			

APPLICATION FOR LAND USE AND DEVELOPMENT

	· · · · · · · · · · · · · · · · · · ·	 				
6						
7					 	
8		 2	 	· · · · · ·	 	
9		 	 		 	
10			 		 	

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

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

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes \checkmark No \square
If yes, provide Application No(s)
Initial Study (EA) No. (if known) EIR No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes
If yes, indicate the type of report(s) and provide a signed copy(ies):
Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No
Is this an application for a development permit? Yes 🗌 No 🗌
If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.
If not known, please refer to <u>Riverside County's Map My County website</u> to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)
If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.
Santa Ana River/San Jacinto Valley
Santa Margarita River

Whitewater River

Form 295-1010 (06/06/16)

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to <u>Section 65982.5</u> of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: SAC Wireless for Verizon Wireless, Courtney Standridge

Address: 5015 Shoreham Place #150, San Diego, CA 92122

Phone number: 602-885-3676

Address of site (street name and number if available, and ZIP Code): 25125 Sadie Dr, Perris, 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: <u>345-090-033</u>

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

Regulatory Identification number:

Date of list:

Applicant:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Date

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

- 1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes □ No ☑
- 2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.	01-1-
Owner/Authorized Agent (1)	Date \propto 7/1/
Owner/Authorized Agent (2)	Date

Form 295-1010 (06/06/16)



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez Agency Director



02/01/18, 2:00 pm

PP26197

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26197. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PP26197 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. County Wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Amended No. 3, dated 12/18/2017. Exhibit B (Elevations), Amended No. 3, dated 12/18/2017.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
- 2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

• Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)

• Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements)

• Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation
Plan (WRCMSHCP)

• Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - PPW Collocation

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.

Advisory Notification. 6 AND - Project Description & Operational Limits

The project proposes a disguised, Verizon Wireless communication facility comprised of a 70 foot mono-eucalyptus with approximately two (2) equipment cabinets, one (1) standby generator, twelve (12) antennas, twelve (12) remote radio units (RRUs), twelve (12) A2 backpacks, two (2) ray cap boxes, and (1) GPS antenna. The equipment will be located within an 8 foot high chain link fence with a leasing area of 515 square feet.

BS-Grade

BS-Grade. 1

0010-BS-Grade-USE - GENERAL INTRODUCTION

BS-Grade

BS-Grade. 1

0010-BS-Grade-USE - GENERAL INTRODUCTION (cont.)

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.

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

E Health

E Health. 1

0010-E Health-USE - EMERGENCY GENERATOR

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

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.

c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR (cont.) 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.

E Health. 2 0010-E Health-USE - NO NOISE REPORTS

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June 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.

E Health. 3 0010-E Health-USE - NO WASTEWATER PLUMBING

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.

Planning

Planning. 1

0010-Planning-NO LANDSCAPING REQUIRED

Planning

Planning. 1 0010-Planning-NO LANDSCAPING REQUIRED (cont.) NO LANDSCAPING WILL BE REQUIRED BECAUSE THE EXISTING UTILITIES ARE CURRENTLY CONCEALED BY CMU WALL AND LANDSCAPING.

Planning. 2 0010-Planning-USE - CAUSES FOR REVOCATION

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.

Planning. 3 0010-Planning-USE - CEASED OPERATIONS

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.

Planning. 4 0010-Planning-USE - CO-LOCATION

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.

Planning. 5 0010-Planning-USE - COMPLY WITH ORD./CODES

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.

Planning. 6 0010-Planning-USE - LOW PALEO IMPACT

According to the County's General Plan, this site has been mapped as having a "Undetermined Potential" for paleontological resources. This category encompasses areas underlain by sedimentary rocks for which literature and unpublished studies are not available and, as such, have an undetermined potential for significant paleontological resources. However, due to the limited nature of the projects earthmoving activity, it is unlikely significant impacts to paleontological resources would occur. Nevertheless, should fossil remains be encountered during site development:

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

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

Planning

Planning. 6

0010-Planning-USE - LOW PALEO IMPACT (cont.)

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

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

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

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

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

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

Planning. 7 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

The proposed mono-eucalyptus 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.

Planning. 8

0010-Planning-USE - NOISE REDUCTION

Planning

Planning. 8 0010-Planning-USE - NOISE REDUCTION (cont.)

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, ball 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.

Planning. 9 0010-Planning-USE - SITE MAINTENANCE CT

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.

Planning. 10 0010-Planning-USE*- BRNCH HGT CNT ANT SOCK

The branches for the mono-eucalyptus shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

Planning. 11 0010-Planning-USE*- EQUIPMENT/BLDG COLOR CT

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

The color of the monopole/antenna array shall be either galvanized steel grey, light grey, or light tan, For monopalms or monopines, 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.

Planning. 12 0010-Planning-USE*- FUTURE INTERFERENCE

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.

Planning. 13 0010-Planning-USE*- MAX HEIGHT

The monopole/antenna array outdoor piles of materials located within the property shall not exceed a height of 6 feet.

Planning. 14 0010-Planning-USE*- NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 247-030-018 (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

Planning

Planning. 14	0010-Planning-USE*- NO USE PROPOSED LIMIT CT (cont.)
additional land	uses subject to the requirements of County Ordinance No. 348.
Planning. 15	0020-Planning-USE - EXPIRATION DATE-PP

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.

Planning. 16 0020-Planning-USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may bed extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning-All

Planning-All. 1 0010-Planning-All-USE* - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26197 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26197, Exhibit A, Amended No. 3, dated December 18, 2017.

Planning-All. 2 0010-Planning-All-USE* - HOLD HARMLESS

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:

Planning-All

Planning-All. 2 0010-Planning-All-USE* - HOLD HARMLESS (cont.) (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.

Planning-All. 3 0010-Planning-All-USE* - PROJECT DESCRIPTION

The use hereby permitted is a disguised, Verizon Wireless communication facility comprised of a 70 foot mono-eucalyptus with approximately two (2) equipment cabinets, one (1) standby generator, twelve (12) antennas, twelve (12) remote radio units (RRUs), twelve (12) A2 backpacks, two (2) ray cap boxes, and (1) GPS antenna. The equipment will be located within an existing 8 foot high CMU wall with chain link security fencing within a leasing area of 515 square feet. APN: 247-030-018

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2 0010-Transportation-USE - STD INTRO (ORD 461)

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.

Transportation

Transportation. 2 0010-Transportation-USE - STD INTRO (ORD 461) (cont.) All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 0010-Transportation-USE - TS/EXEMPT

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.

Waste Resources

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Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS MATERIALS
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Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Riverside County PLUS CONDITIONS OF APPROVAL

Plan: PP26197

Parcel: 274030018

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

060-BS-Grade - USE - NPDES/SWPPP

Not Satisfied

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

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

Planning

060 - Planning, 1

060-Planning - USE - ARCHAEOLOGIST RETAINED

Not Satisfied

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, 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.

060 = Planning. 2

0060-Planning - USE - NPDES COMPLIANCE (2)

Not Satisfied

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Transportation. 1

0060-Transportation ~ USE - SUBMIT GRADING PLAN

Not Satisfied

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, and 4080 Lemon Street, Riverside, CA Standard plan check turnaround time is 10 working days.

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Riverside County PLUS CONDITIONS OF APPROVAL

Plan: PP26197

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade – USE - NO GRADING VERIFICATION

Not Satisfied

Parcel: 274030018

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

Planning

080 - Planning. 1 0080-Planning - USE - PALM FRONDS

Not Satisfied

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 2 0080-Planning - USE - ELEVATIONS & MATERIALS

Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated December 18, 2017.

080 - Planning. 3 0080-Planning - USE - RVW BLDNG PLNS/SOCKS/BRN

Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that he branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated December 18, 2017.

Transportation

080 - Transportation. 1 0080-Transportation - USE - EVIDENCE/LEGAL ACCESS

Not Satisfied

Provide evidence of legal access.

080 Transportation. 2	0080-Transportation - USE - UTILITY PLAN CELL TOWER
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Not Satisfied

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.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources - USE - WASTE RECYCLE PLAN (WRP)

Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 -E Health. 1

0090-E Health - USE - HAZMAT REVIEW

Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management.

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Riverside County PLUS CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1

0090-E Health - USE - HAZMAT REVIEW (cont.)

Not Satisfied

Parcel: 274030018

Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1

0090-Planning - USE - PALM FRONDS

Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 2 0090-Planning - USE - SIGNAGE REQUIREMENT

Not Satisfied

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

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

- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;

- Telephone number of wireless communications Facility Company.

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

090 - Planning. 3 0090-Planning - USE - UTILITIES UNDERGROUND

Not Satisfied

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.

Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP26197 have been met; specifically that the branches for proposed mono-eucalyptus are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated December 18, 2017.

Transportation

090 - Transportation. 1 0090-Transportation-USE-UTILITY INSTALL CELL TOWER

Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources - USE - WASTE REPORTING FORM

Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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 (the "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the certain real property described as APN 274-030-018 ("PROPERTY"); and,

WHEREAS, on January 23, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26197 ("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.

Payment for COUNTY's LITIGATION Costs. Payment for 4. 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: Robert Howel 15505 Sand Canyon Ave., Bldg. D1 Irvine, CA 92618

With a copy to: Sands Paragon Management Attn: Brianna Noler 2411 Gates Ave., #A Redondo Beach, CA 90278

Sands Paragon Management Attn: Jackie Horvath 312 W. Colfax Avenue South Bend, IN 46601

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.

Joint and Several Liability. In the event there is more than one 18. 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.

Effective Date. The effective date of this Agreement is the date the 19. 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: Charissa Leach

FORM APPROVED COUNTY COUNSEL BY: 12/21/12 MELISSA R. CUSHMAN

Assistant Director of TLMA – Community Development

Dated:

PROPERTY OWNER:

Los Angeles SMSA Limited Partnership, a California Limited Partnership

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

By:

Steven Lamb Director – Network Field Engineering

Dated: (2/13/17

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 ofORANGE)	
OnDECEMBER 13, 2017before me,KELLY A MCDONOUGH, NOTARY PUBLIC(insert name and title of the officer)	
personally appeared	e in
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoin paragraph is true and correct.	ng
WITNESS my hand and official seal.	T- NR
Signature UH4 HM (Seal)	े भ

- 54

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. 26197 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction of existing structures and facilities), and 15303 (New Construction or Conversion of Small Structures) – EA42996 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Sage Avenue, easterly of Washington Street, and westerly of Gardner Avenue – 1.4 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST**: The plot plan proposes a disguised, Verizon Wireless communication facility comprised of a 70 foot monoeucalyptus with approximately two (2) equipment cabinets, one (1) standby generator, 12 antennas, 12 remote radio units (RRUs), 12 A2 backpacks, two (2) ray cap boxes, and (1) GPS antenna. The equipment will be located within an eight (8) foot high chain link fence with a leasing area of 515 sq. ft.

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter
DATE OF HEARING:	MARCH 26, 2018
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 Desiree Bowdan at (951) 955-8254 or email at <u>dbowie@rivco.org</u>, go to the County Planning Department's Director's Hearing agenda web page at <u>http://planning.rctlma.org/PublicHearings.aspx</u>.

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 Street, 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: Desiree Dowdan P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

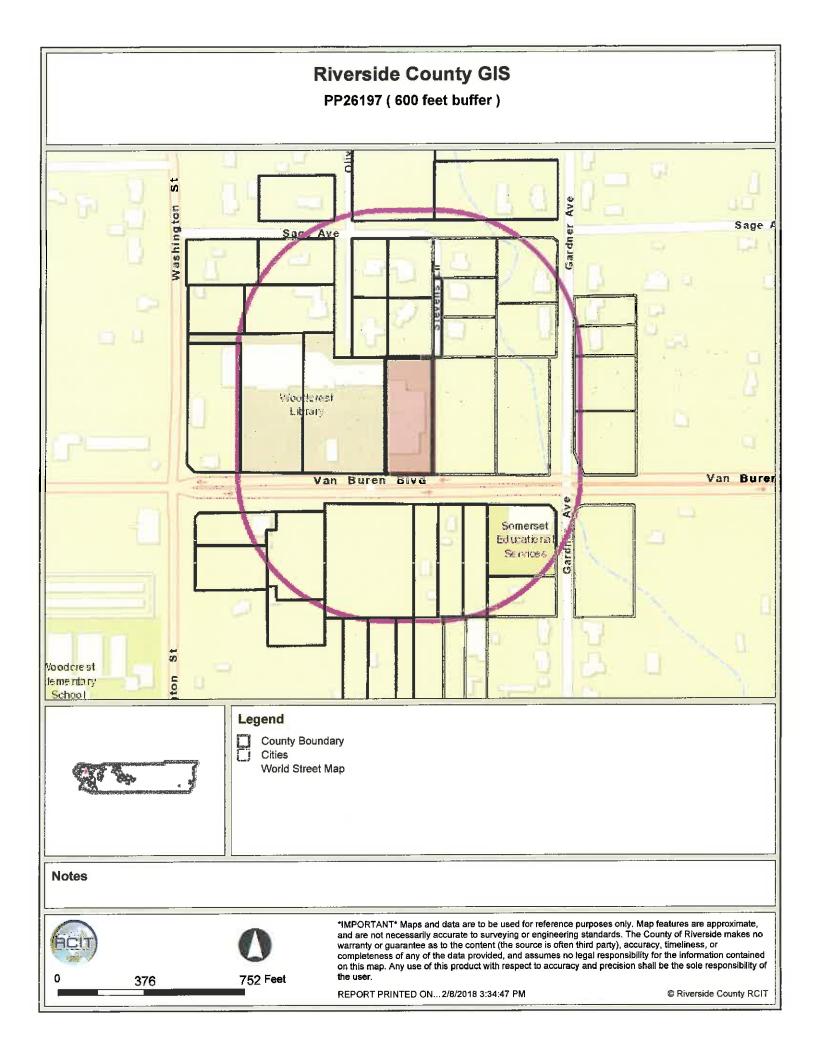
I, VINNIE NGUYEN	certify that on February 09, 2018	,
The attached property owners list was prepa	red by <u>Riverside County GIS</u>	,
APN (s) or case numbers	PP26197	for
Company or Individual's Name	RCIT - GIS	,
– Distance buffered	600'	

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.

~ ~ ~ .

TITLE:	GIS Analyst	· · · · · · · · · · · · · · · · · · ·	
ADDRESS:	4080 Lemon	Street 9 TH Floor	<u> </u>
·	Riverside, C	Ca. 92502	
TELEPHONE NUME	BER (8 a.m. – 5 p.m.):	(951) 955-8158	2, R [*] , R



274070001 KEVIN THANH DOAN PAULINE LAN DOAN PO BOX 7398 RIVERSIDE CA 92513

274040019 TIMOTHY J OLSON PATSY A OLSON 17157 VAN BUREN BLVD RIVERSIDE CA 92504

274040021 SHARENE L GREENE S L GREENE 4434 3RD ST RIVERSIDE CA 92501

274040015 THOMAS A MCCOY 31971 CALLE CABALLOS TEMECULA CA 92592

274040049 DON FRUCIANO 9390 CONATY PL RIVERSIDE CA 92503 274040020 TIMOTHY J OLSON PATSY A OLSON 17157 VAN BUREN BLV RIVERSIDE CA. 92504

274040022 SHARENE L GREENE S L GREENE 4434 3RD ST RIVERSIDE CA 92501

274040017 ANN PATTINSON PATRICIA ANN BAYLESS 16365 GARDNER AVE RIVERSIDE CA. 92504

274040050 DON FRUCIANO 9390 CONATY PL RIVERSIDE CA 92503

274040010 ARLENE JOYCE WATTS 17126 KRAMERIA AVE RIVERSIDE CA. 92504

274040014 ARNOLD L E LLOYD SANDRA R LLOYD 17160 KRAMERIA AVE RIVERSIDE CA. 92504

274040012 ANDREA ALVAREZ 17146 KRAMERIA AVE RIVERSIDE CA. 92504 274040011 AARON COOK STACEY COOK 16740 TARANO LN MORENO VALLEY CA 92551

274040013 WOODCREST COMMUNITY CLUB 17156 KRAMERIA AVE RIVERSIDE CA. 92504 274040031 THRIFTY PAYLESS INC DON FRUCIANO C/O C/O LEGAL DEPT P O BOX 3165 HARRISBURG PA 17105

274021006 MARIE PEACOCK STEWART 17060 SAGE AVE RIVERSIDE CA. 92504

274030002 DANIEL ALLEN KOHN SHELLY M KOHN 17070 SAGE AVE RIVERSIDE CA. 92504

274030006 JOHNNY AVILA MARTHA E AVILA 17170 SAGE AVE RIVERSIDE CA. 92504

274030017 SANDS PARAGON MANAGEMENT C/O C/O SAMA HASSO P O BOX 17358 ANAHEIM CA 92817

274030010 ROSEMARIE FRIESEN 16200 STEVENS LN RIVERSIDE CA. 92504

274030001 DANIEL B LEADER DEBRA L LEADER 16251 JACOBS CIR **RIVERSIDE CA 92504**

274030008 JOHN H SEARLE LAURIE A SEARLE 16215 STEVENS LN RIVERSIDE CA. 92504

274030015 SANDS PARAGON MANAGEMENT P O BOX 17358 ANAHEIM CA 92817

274030013 ADELITA NUNEZ SUSANNAH NUNEZ HERNANDEZ 16195 GARDNER AVE RIVERSIDE CA. 92504

274022010 JOSE MANUEL ALVARADO **CRISTINA ALVARADO** 3636 E ANAHEIM ST NO A LONG BEACH CA 90804

274030016 DIAJEFF PETROLANE INC C/O C/O KIN PROP 185 NW SPANISH RIVER 100 BOCA RATON FL 33431

274030009 LUIS M RAMIREZ MARISOL RAMIREZ 16180 STEVENS LN RIVERSIDE CA. 92504

274030018 SANDS PARAGON MANAGEMENT C/O C/O SAMA HASSO P O BOX 17358 ANAHEIM CA 92817

274030005 CODY L SMITH CYNTHIA R SMITH 16186 OLIVE AVE RIVERSIDE CA. 92504

274030012 TERRENCE A MAGUIRE JOAN M MAGUIRE 16220 STEVENS LN RIVERSIDE CA. 92504

274030014 RANDAL LEE HECHT 16231 GARDNER AVE RIVERSIDE CA. 92504

274030011 PRINCE P MACON 85 MEADOWVIEW DR POMONA CA 91766

274030004 5119 NOBLE INV 1 C/O C/O WAYNE KIRCHER 18310 TIMBERLANE DR YORBA LINDA CA 92886

274030019 KWANG S PARK YONG Y PARK 4568 W 1ST ST NO 307 LOS ANGELES CA 90004

274060022 ZIPLINEEXPRESS 2872 TIGER TAIL ROSSMOOR CA 90720 274030020 KYUNG JA OH PARK YON SHIN PARK 4568 W 1ST ST NO 307 LOS ANGELES CA 90004

274030003 ADRIAN H GARCIA 16207 OLIVE AVE RIVERSIDE CA. 92504

274060021 LARRY EUGENE MCCRAY TERESA MARIE LESTER 16250 GARDNER AVE RIVERSIDE CA. 92504

274030007 JOSE M ROCHA DIANE MARIE ROCHA 16232 OLIVE AVE RIVERSIDE CA. 92504

274060003 HECTOR CABALLERO 776 HIGHRIDGE ST RIVERSIDE CA 92506

274060004 JUSTIN LEE FOX SMITH OTIS M FOX 16230 GARDNER AVE RIVERSIDE CA. 92504

274022012 GROVER MOSS LINDA MOSS JOSEPH MOSS C/O JOSEPH MOSS 16135 GARDNER AVE RIVERSIDE CA. 92504 274040034 THRIFTY PAYLESS INC DON FRUCIANO C/O C/O LEGAL DEPT P O BOX 3165 HARRISBURG PA 17105 274040018 SOMERSET INC 14400 METCALF AVE OVERLAND PARK KS 66223 Richard Drury Theresa Rettinghouse Lozeau Drury, LLC. 410 12th Street Suite 250 Oakland, CA 94607



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

38686 El Cerrito Road

P. O. Box 1409

Palm Desert, CA 92201

Riverside, CA 92502-1409

Project Title/Case No.: PP26197 / EA42996

Project Location: North of Van Buren Blvd., south of Sage St., east of Washington St., and west of Gardner.

Project Description: <u>PP26197 is a Plot Plan to install a 70 foot high mono-eucalyptus wireless facility with approximately two (2) equipment cabinets, one (1) standby generator, twelve (12) antennas, twelve (12) remote radio units (RRUs), twelve (12) A2 backpacks, two (2) ray cap boxes, and one (1) GPS antenna</u>

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: SAC Wireless for Verizon Wireless 5015 Shoreham Place #150 San Diego, CA 92122

Exempt Status: (Check one)

Ministerial (Sec. 21080(b)(1); 15268)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

Categorical Exemption (Sec. 15302 & 15303)

Statutory Exemption (_____)

Other: _____

 Reasons why project is exempt:
 The proposed project has been determined to be categorically exempt from CEQA, pursuant to

 Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on
the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Pursuant to
Section 15303 Class 3 (New Construction or Conversion of Small Structures)). Section 15303 consists of construction and location of
limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the
conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

 Desiree Bowdan
 (951) 955-8254

County Contact Person
County Contact Person
Contract Planner
February 7, 2018
Date
Date

Date Received for Filing and Posting at OPR:

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee FOR COUNTY CLERK'S USE ONLY Revised: 02/13/2018: Y:\Planning Case Files-Riverside office\PP26197\DH-PC-BOS Hearings\DH-PC\PP26197 NOE.docx

* REPRINTED * 11700431 COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center 38686 El Cerrito Road 4080 Lemon Street 39493 Los Alamos Road Palm Desert, CA 92211 Second Floor Suite A Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8277 (951) 955-3200 (951) 600-6100 \$50.00 Received from: SAC WIRELESS FOR VERIZON paid by: CK 57075 CALIF FISH & GAME: DOC FEE paid towards: CFG06364 EA42996 at parcel #: 17130 VAN BUREN BLV RIV appl type: CFG3

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

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

Additional info at www.rctlma.org

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